

Legal Description:

TRACT I:

Tract H, PLAZA INTERNATIONAL, THIRD PLAT, a subdivision in Kansas City, Platte County, Missouri.

TRACT II:

Tracts I and L, PLAZA INTERNATIONAL, THIRD PLAT, a subdivision in Kansas City, Platte County,

TRACT III:

All that part of the Southeast Quarter of Section 23, Township 52, Range 34, Kansas City, Platte County, Missouri, described as follows: Beginning at the Northwest corner of Tract I, PLAZA INTERNATIONAL, THIRD PLAT, a subdivision in Kansas City, Platte County, Missouri, thence South 15 degrees 07 minutes 51 seconds East along the Westerly line of said Tract I also being the Easterly Right of Way of Interstate I-29 a distance of 148.15 feet; thence South 55 degrees 59 minutes 56 seconds East along said Easterly Right of Way and Westerly line of Tract I and also being the Westerly line of Tract H of said PLAZA INTERNATIONAL, THIRD PLAT, a distance of 530.26 feet to a point on the Northerly Right of Way line of Northwest 112th Street, thence North 86 degrees 08 minutes 26 seconds West, a distance of 362.44 feet, thence North 21 degrees 34 minutes 55 seconds West, a distance of 82.48 feet; thence North 68 degrees 25 minutes 05 seconds East a distance of 10.00 feet; thence North 21 degrees 34 minutes 55 seconds West, a distance of 30.00 feet; thence South 68 degrees 25 minutes 05 seconds West, a distance of 10.00 feet; thence North 21 degrees 34 minutes 55 seconds West, a distance of 174.61 feet; thence North 04 degrees 15 minutes 59 seconds West, a distance of 148.59 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

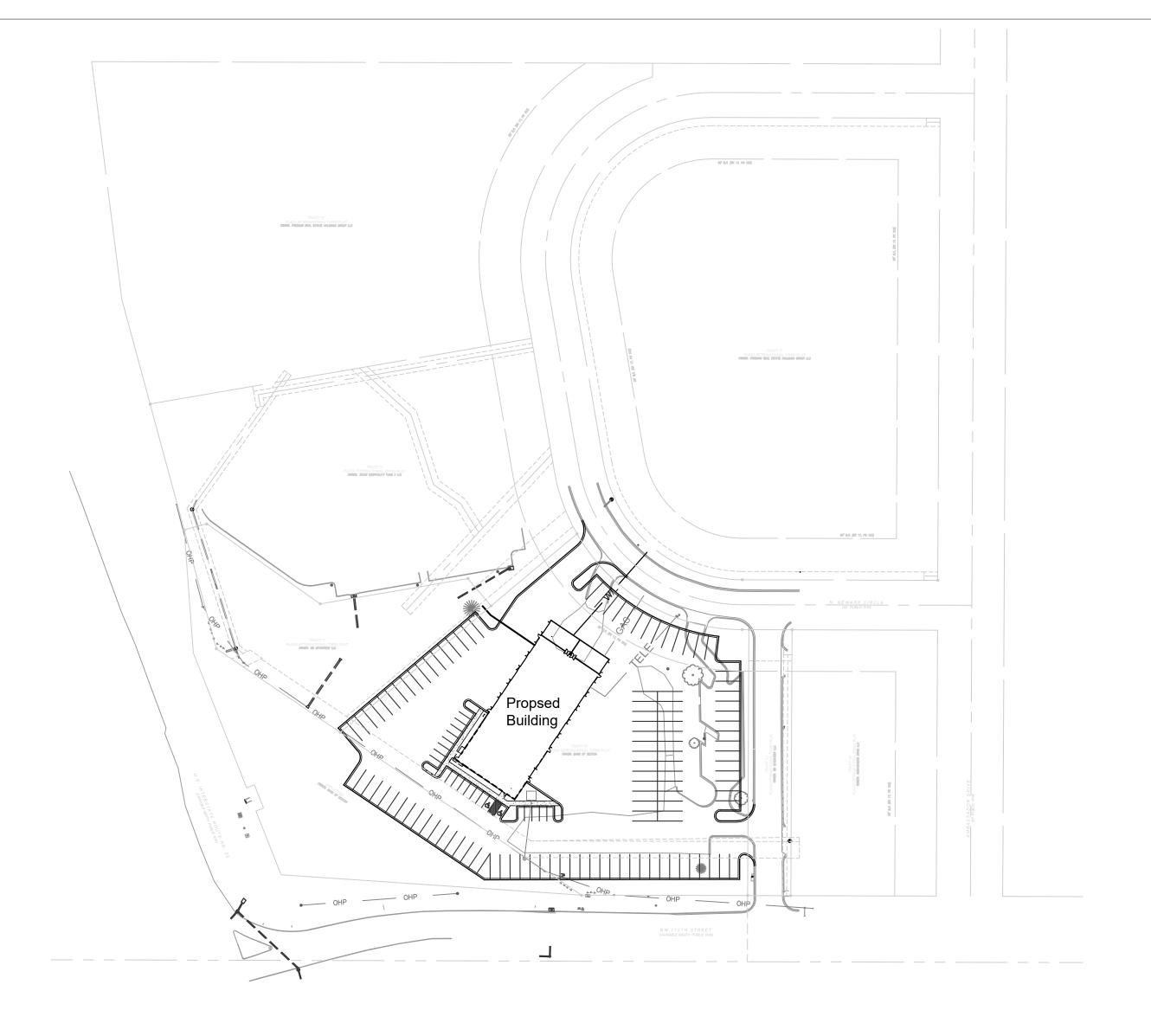
FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0041G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE.

Masters Transportation

Kansas City, Platte County, Missouri

Project Plan



<u>LEGEND</u>

-	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
uA uA uA uA	Existing Waterline	A	Proposed Fire Hydrant
001 001 001 001	Existing Gas Main	WATER WATER WATER	Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
S	Existing Sanitary Manhole	S	Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement

Temporary Easement

Drainage Easement

Sheet Number	Sheet Title
C01	Title Sheet
C02	Exising Condition
C03	General Layout
C04	Dimension Plan
C05	Grading Plan
C06	Utility Plan
C07	Truck Turning Plan
L01	Landscape Plan
L02	Landscape Details

Sheet List Table

Consultant:

Renaissance Infrastructure Consulting, LLC Contact Person: Dustin Burton, P.E. 8653 Penrose Lane Lenexa, KS 66218 dburton@ric-consult.com (913) 333-3873

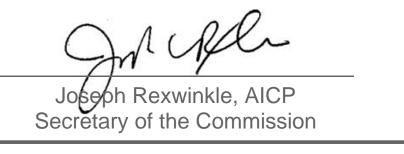
Prepared For:

Contact Person:Rita Luukkonen Master's Transportation 800 Quik Trip Way Belton, MO 64012 Direct: (816) 979-3385 Email: rital@masterstransportation.com

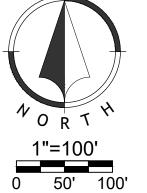


City Plan Commission Approved without Conditions

of Case No. cd-cpc-2023-00098 On 07-18-2023







Know what's below.
Call before you dig.

Sheet

Sheet C01