



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

May 16, 2023

Project Name
3rd and Grand

Docket #C1

Request

CLD-FnPlat-2023-00007
Final Plat

Applicant

Sam Sahlfeld
Olsson

Owner

Kansas City Area Transportation Authority
1200 E 18th Street
Kansas City, MO 64108

Location

240 Oak Street

Area

About 1.92 acres

Zoning

UR

Council District

4th

County

Jackson County

School District

KCMO 110

Surrounding Land Uses

North: Utilities, zoned M1-5

South: Commercial, zoned DC-15

East: Residential, zoned UR

West: Residential, zoned UR

Major Street Plan

The City's Major Street Plan identifies Grand Boulevard as an Established Boulevard at this location

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on March 10, 2023. No scheduling deviations from 2023 Cycle H have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently a surface parking lot adjacent to City Market. It is within the existing River Market UR Area. To the north is the Vicinity Energy Power Plant. To the east is the Cold Storage Lofts. To the south is the City Diner and to the west is the site of a proposed mixed-use building with residential and commercial. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District UR (Urban Redevelopment) on about 2 acres generally located at the northeast corner of 3rd Street and Grand Boulevard, allowing for the creation of 1 lot.

CONTROLLING CASE

Case No. CD-CPC-2022-00164 – Ordinance 221028 passed by Council on December 8, 2022 allowed for the rezoning on about 1.92 acres generally located at 240 Oak Street from District UR to District UR and approved a preliminary residential development plan.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

River Market Development Plan

- Approved via Ordinance No. 056936 to rezone the site from District M-2a to district UR to allow for a development plan for commercial, office, and residential uses.
- The subject property was approved to be used as a parking lot.

PLAT REVIEW

The request is to consider approval of a Final Plat in District UR (Urban Redevelopment) on about 2 acres generally located at the northeast corner of 3rd Street and Grand Boulevard, allowing for the creation of 1 lot to allow for a residential development. This use was approved in Case No. CD-CPC-2022-164 which served as the Preliminary Plat. The UR plan proposed to develop a five-story apartment building with 256 apartment units, one story podium parking garage, and amenity areas. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of the UR Plan.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards	Yes	Yes	All standards have been met
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	Preliminary Plat and Final Plat Conform
Parkland Dedication (88-408)	Yes	Yes	Payment in Lieu of Dedication

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes
 Planner



Plan Conditions

Report Date: May 10, 2023

Case Number: CLD-FnPlat-2023-00007

Project: 3rd & Grand

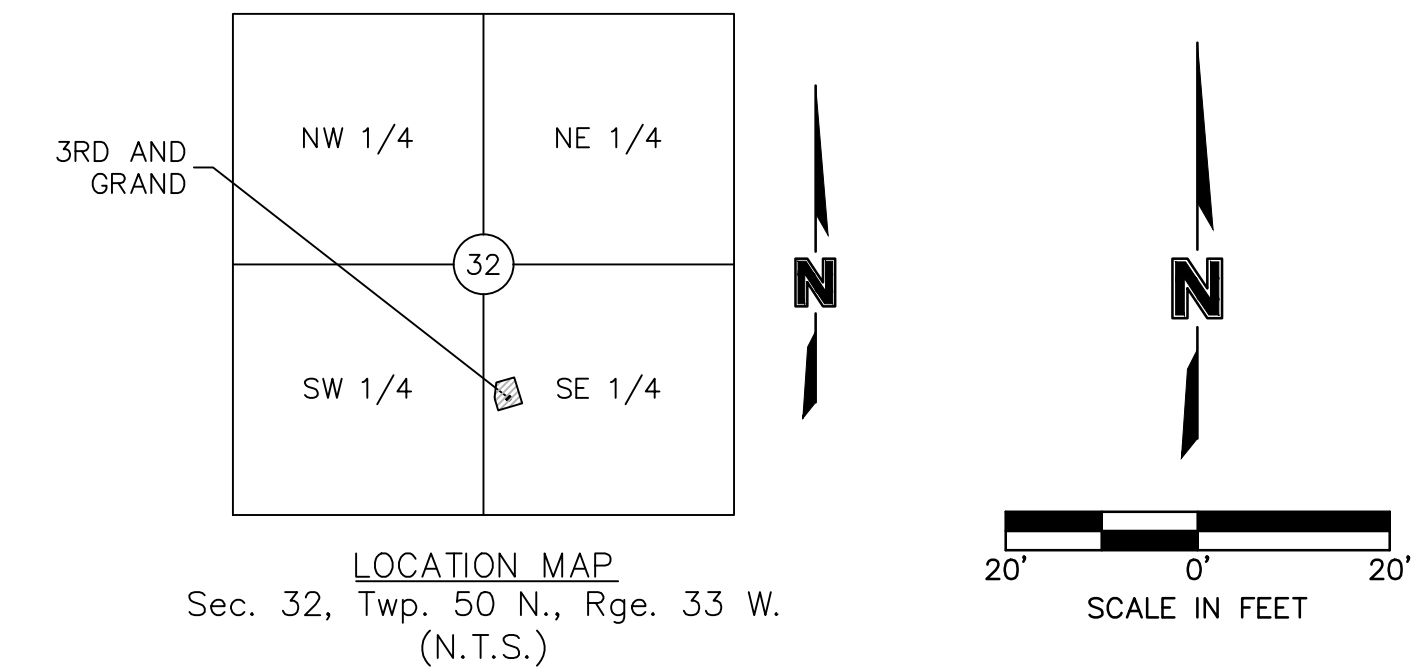
Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

1. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
2. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
3. The developer shall submit a plan for approval and permitting by the Land Development Division prior to beginning construction of the improvements within the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
4. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
5. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
6. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
8. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

9. The developer shall enter into an encroachment and indemnification agreement, in a form acceptable to KC Water, prior to platting or to the issuance of building permits, whichever occurs first.

FINAL PLAT OF
3RD AND GRAND
 SE 1/4, SEC. 32 - Twp. 50 N. - Rge. 33 W.
 KANSAS CITY, JACKSON COUNTY, MISSOURI



SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC230284, EFFECTIVE FEBRUARY 3, 2023 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "CL-70" WITH A GRID FACTOR OF 0.9999116. ALL COORDINATES SHOWN ARE IN METERS.
- A PORTION OF THE PROPERTY WILL BE DEDICATED AS RIGHT OF WAY FOR GRAND AVENUE BY SEPARATE DOCUMENT.
- LOT LINES FOR LOTS 298 THRU 302 AND 349 THRU 353 OF BLOCK 32, TOWN OF KANSAS PLAT TO BE REMOVED WITH RECORDING OF THIS PLAT.

PLAN LEGEND

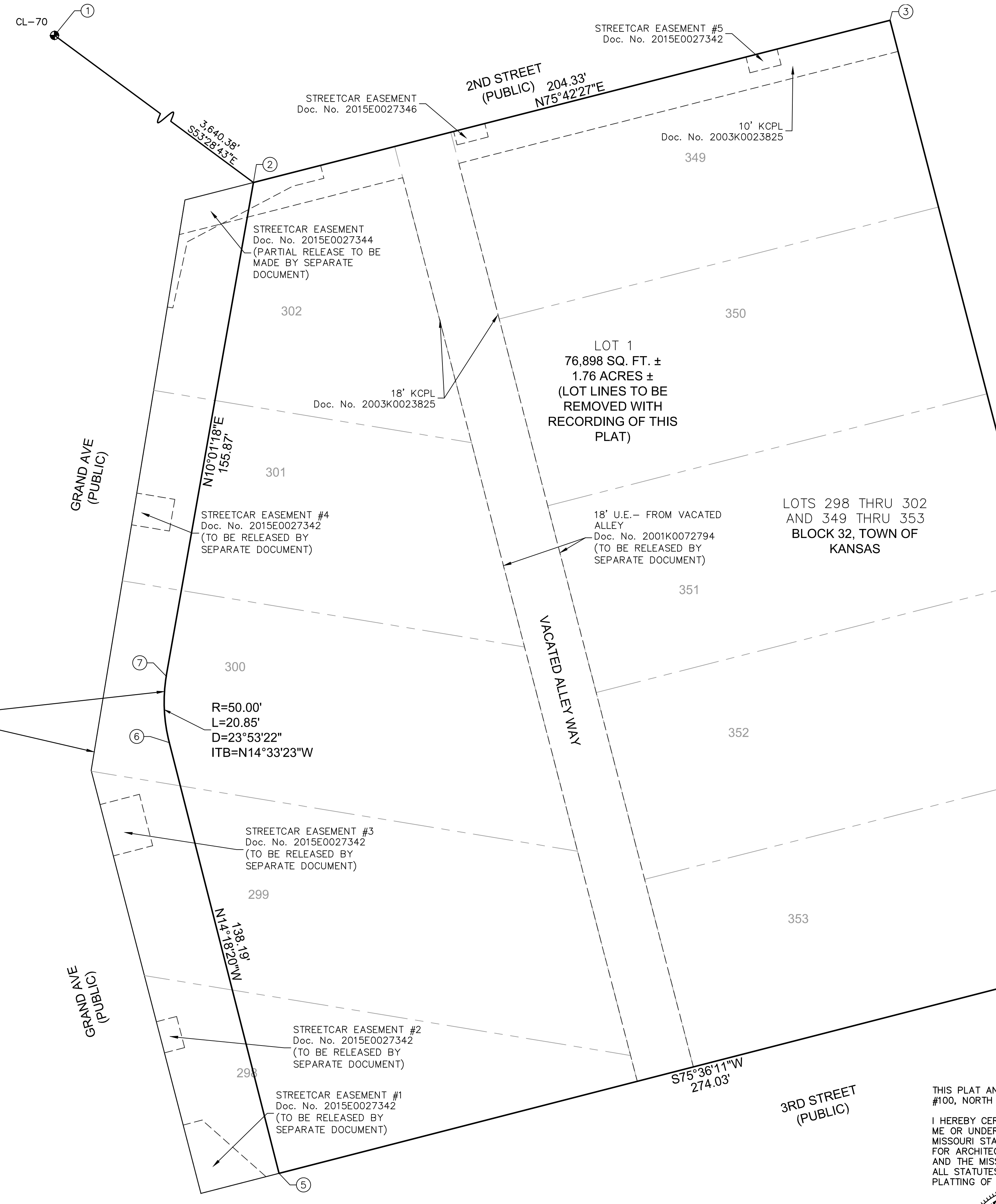
- R RADIUS
- L ARC DISTANCE
- D DELTA / CENTRAL ANGLE
- I.T.B. INITIAL TANGENT BEARING
- C/L CENTERLINE
- R/W RIGHT OF WAY
- MO DNR SURVEY MONUMENT

3RD AND GRAND PLAT:

THE GROSS LAND AREA IS 83,823 SQUARE FEET OR 1.92 ACRES. THE RIGHT-OF-WAY DEDICATION IS 6,925 SQUARE FEET OR 0.16 ACRES. THE NET LAND AREA IS 76,898 SQUARE FEET OR 1.76 ACRES.

3RD AND GRAND PLAT	PROPOSED
GROSS LAND AREA	
IN SQUARE FEET	83,823
IN ACRES	1.92
RIGHT-OF-WAY DEDICATION	
IN SQUARE FEET	6,925
IN ACRES	0.16
NET LAND AREA	
IN SQUARE FEET	76,898
IN ACRES	1.76

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	327469.387	842116.596
2	326809.081	843008.250
3	326824.455	843068.598
4	326735.954	843091.574
5	326715.188	843010.677
6	326755.999	843000.270
7	326762.301	842999.983



THIS PLAT AND SURVEY OF 3RD AND GRAND WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF 3RD AND GRAND IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 APRIL 26, 2023
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
03-10-2023	1ST SUBMITTAL
04-26-2023	REVISED

drawn by: _____ SFS
 surveyed by: _____ AJH/KJT
 checked by: _____ JFM
 approved by: _____ JSR
 project no.: B22-04041
 file name: V_FPLAT_02204041.DWG

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692
 1301 Burlington Street, North Kansas City, MO 64116
 TEL 816.361.1177 FAX 816.361.1888
 www.olsson.com

DWC: F:\2023\04001-04500\022-04041-B\40-Design\SURV\SRV\Final\Plat\V_FPLAT_02204041.dwg USER: sscshfield DATE: Apr 26, 2023 1:46pm

**FINAL PLAT OF
3RD AND GRAND**
SE 1/4, SEC. 32 - Twp. 50 N. - Rge. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL OF LOTS 349 THRU 353 AND PART OF LOTS 298 THRU 302, BLOCK 32, TOWN OF KANSAS, COMMONLY CALLED OLD TOWN, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI INCLUDING THAT PORTION OF VACATED ALLEYWAY, EXCEPT THOSE PARTS OF SAID LOTS NOW IN GRAND AVENUE AND THE RIGHT-OF-WAY OF THE KANSAS CITY SOUTHERN RAILWAY COMPANY BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 353; SAID POINT ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF 3RD STREET AS NOW ESTABLISHED; THENCE SOUTH 75°36'11" WEST ON THE SOUTH LINE OF SAID LOTS 353 AND 298 AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 274.03 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF GRAND AVE. AS ESTABLISHED BY INSTRUMENT NUMBER _____ RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID SOUTH LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 14°18'20" WEST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 138.19 FEET; THENCE NORTHERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 14°33'23" WEST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 23°53'22" AND AN ARC DISTANCE OF 20.85 FEET; THENCE NORTH 10°01'18" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 155.87 FEET TO A POINT ON THE NORTH LINE OF SAID LOTS 302 AND 349, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF 2ND STREET AS NOW ESTABLISHED; THENCE NORTH 75°42'27" EAST ON SAID NORTH LINE AND SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 204.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 349 ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF OAK STREET AS NOW ESTABLISHED; THENCE SOUTH 14°33'12" EAST ON THE EASTERLY LINE OF SAID LOTS 349 THRU 353 AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 76,901 SQUARE FEET OR 1.77 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

3RD AND GRAND

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC230284, EFFECTIVE FEBRUARY 3, 2023 AT 8:00 A.M.
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- A PORTION OF THE PROPERTY WILL BE DEDICATED AS RIGHT OF WAY FOR GRAND AVENUE BY SEPARATE DOCUMENT.

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6	326755.999	843000.270
7	326762.301	842999.983

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), 2909SC0252G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

IN WITNESS WHEREOF:

KANSAS CITY AREA TRANSPORTATION AUTHORITY, A POLITICAL SUBDIVISION OF THE STATES OF MISSOURI AND KANSAS, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2023.

KANSAS CITY AREA TRANSPORTATION AUTHORITY,

NAME, _____ TITLE _____

STATE OF _____ SS: _____

COUNTY OF _____

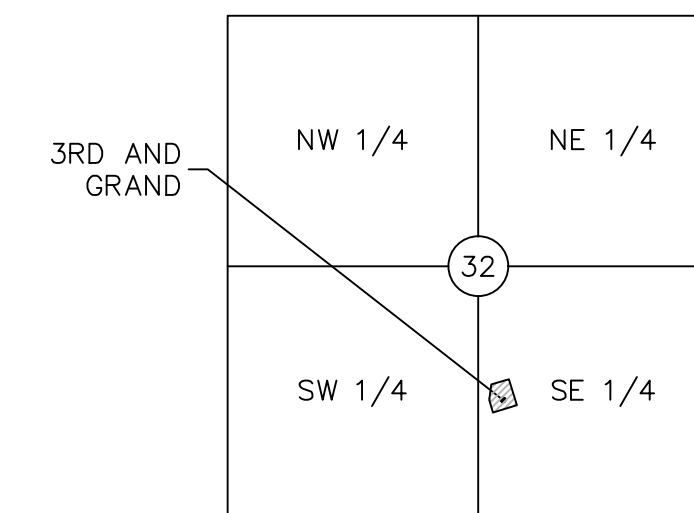
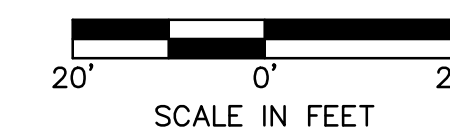
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS _____ OF KANSAS CITY AREA TRANSIT AUTHORITY, A POLITICAL SUBDIVISION OF THE STATES OF MISSOURI AND KANSAS AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF KANSAS CITY AREA TRANSPORTATION AUTHORITY AND THAT SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



LOCATION MAP
Sec. 32, Twp. 50 N., Rge. 33 W.
(N.T.S.)

CITY PLAN COMMISSION: _____

PUBLIC WORKS: _____

CITY COUNCIL: _____

APPROVED: _____

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____.

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

JACKSON COUNTY GIS DEPARTMENT

THIS PLAT AND SURVEY OF 3RD AND GRAND WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF 3RD AND GRAND IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MARCH 10, 2023
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

03-10-2023 1ST SUBMITTAL

drawn by: _____ SFS
surveyed by: _____ AHH/T
checked by: _____ JPM
approved by: _____ JSR
project no.: 022-04041
file name: V_FPLAT_02204041.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1898

SHEET
2 of 2