

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2024-000117

Congress Industrial Park Final Plat

July 15, 2026

Docket #C1

Request

Final Plat

Applicant

Daniel Finn
Phelps Engineering Inc.

Owner

America's Auto Auction Kansas City Inc

Site Information

Location	10951 N Congress Ave
Area	60 Acres
Zoning	M2-3
Council District	1 st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Commercial/Industrial, M2-3
South: Industrial, M2-3
East: undeveloped/agricultural, AG-R
West: Industrial, M2-3

Land Use Plan

The KCIA Area Plan recommends Industrial for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

North Congress Avenue is identified as a Thoroughfare in this location.

Approval Process



Overview

The applicant seeks approval of a Final Plat in District M2-3 (Manufacturing) on about 60 acres generally located at 10951 N Congress Avenue allowing for the creation of two (2) lots and one (1) tract, for an industrial development.

Existing Conditions

The subject site is currently undeveloped and consists of two parcels. There are regulated streams on both parcels.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2024-00038 - Ordinance 240524 approved a development plan on about 60 acres, which also served as a preliminary plat, for an industrial development in District M2-3 generally located at 10951 N. Congress Avenue, approved March 26, 2026.

Project Timeline

The application for the subject request was filed on June 14, 2024. Scheduling deviations have occurred due to the applicant placing the project on hold for X.

Professional Staff Recommendation

Docket #C1 Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District M2-3 (Manufacturing) on about 60 acres generally located 10951 N Congress Avenue to allow for the creation of two (2) lots and one (1) tract for the purposes of an industrial development. This use was approved in Case No. CD-CPC-2024-00038 which served as the Preliminary Plat. The Preliminary Plat proposed to develop three lots for industrial development. Lots 1 and 2 have primary access from Northwest 109th St, with an emergency connection from Northwest 108th Street. Lot three will remain unplatted at this time and will be platted when future development is proposed on site. No public streets are proposed with this Final Plat.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary

Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-140)	Yes	Proposed Final Plat is in conformance with the controlling Preliminary Plat.
Tree Preservation & Protection (88-424)	Yes	Easements have been dedicated in accordance with the Zoning Code.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

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 requested 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. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: July 08, 2026

Case Number: CLD-FnPlat-2024-00017

Project: Congress Industrial Park Final Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with Section 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in Section 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
5. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2026 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00017.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

6. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
7. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
8. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
9. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. The developer shall provide an approved temporary turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
14. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

15. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Aerial Fire Apparatus Roads must be a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1
17. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).
18. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
19. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
20. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
21. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
22. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

23. The developer shall submit a streetscape plan with street tree planting plan per Section 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
24. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with Section 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in Section 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

25. The developer shall 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.
26. The developer shall dedicate additional right of way [and provide easements] for NW 108th St as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.
27. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
28. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
29. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
30. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

31. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in 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.
32. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
33. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

34. Water Main Extension plans shall be submitted to KC Water by a Missouri PE for review, approval, and contracts for extensions of the transmission main, distribution main, and public fire hydrants per the approved utility plan prior to issuance of building permits or final plat recording whichever comes first. The WME plans shall follow all KC Water Rules and Regulations for water main extensions. KC Water has agreed to allow an approximately 1500' long portion of the 24" transmission main extension along the east side of the property along the future 112th Street extension and north of 108th Street to the north property line to be completed as part of a secured deferral agreement. The secured deferral agreement and associated 30' wide water easement shall be in place and executed prior to building permit issuance and final plat recording. The extension of the 8" public water main and approximately 1100' of 24" transmission main along NW 108th Street as shown in the development plans shall be designed and under contract (permitted) with KC Water prior to building permit issuance and final plat recording.

FINAL PLAT OF
CONGRESS INDUSTRIAL PARK
A SUBDIVISION OF LAND IN SECTION 25, TOWNSHIP 52 NORTH, RANGE 34 WEST,
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

PLAT DESCRIPTION

This description was prepared by Phelps Engineering, Inc., MO COA-2007001128, on May 5, 2024, for project no. 230245. All that part of the Northeast Quarter of Section 25, Township 52 North, Range 34 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 25; thence N 89°53'36" W, along the South line of the Northeast Quarter of said Section 25, a distance of 1649.19 feet, to the Southeast plot corner of CONGRESS BUSINESS PARK, a platted subdivision of land in the City of Kansas City, Platte County, Missouri; thence N 0°05'20" E, along the east plot line of said CONGRESS BUSINESS PARK, and its Northerly extension, a distance of 1250.31 feet; thence N 30°53'36" W, a distance of 288.64 feet, to a point on the North line of the South 10 acres of the North One-Half of the Northeast Quarter of said Section 25, said point also being on the South line of KCI AUTO AUCTION, THIRD PLAT, a platted subdivision of land in the City of Kansas City, Platte County, Missouri; thence S 89°54'49" E, along the North line of the South 10 acres of the North One-half of the Northeast Quarter of said Section 25, and the South plot line of said KCI AUTO AUCTION, a distance of 634.16 feet; thence S 10°06'24" W, a distance of 96.32 feet; thence S 1°53'36" E, a distance of 92.96 feet; thence S 19°53'36" E, a distance of 29.17 feet; thence S 67°53'36" E, a distance of 46.62 feet; thence S 41°53'36" E, a distance of 81.57 feet; thence S 89°53'36" E, a distance of 1078.92 feet, to a point on the East line of the Northeast Quarter of said Section 25; thence S 0°32'30" W, along the East line of the Northeast Quarter of said Section 25, a distance of 1204.74 feet to the Point of Beginning, containing 49.4763 acres, more or less.

PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "CONGRESS INDUSTRIAL PARK".

STREET DEDICATION

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

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.

DRAINAGE EASEMENT

A Drainage Easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which with the maintenance and use thereof.

SANITARY SEWER EASEMENT

A Sewer Easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with The City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

PUBLIC USE EASEMENT

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance of turn around at the extension of NW 108TH STREET, as shown hereon, over and under these areas outlined and designated on this plat as "PUB/E" or "Public Use Easement", is hereby granted to the City of Kansas City, Missouri, and other governmental entities as may be authorized by state law to use such easement for said purpose. Said Easement replaces the existing easement recorded in Book 1110 at Page 671 to be vacated with the acceptance of the Public Use Easement, with the recording of this Plat.

RIGHT OF ENTRANCE

The right of entrance and egress in travel along any 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 Service 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.

WATER MAIN EASEMENT

A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being, and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

MAINTENANCE OF TRACTS

Tract A is to be used for Storm Water Detention and BMPs and shall be maintained by the owners of the Lots, Tracts, and Parcels shown within this Plat pursuant to the Covenant to Maintain Storm Water Detention and BMP Facilities recorded simultaneously with this Plat.

CROSS ACCESS

The right of ingress-egress between Lot 1 and Lot 2 along the access drives or through the parking lots is hereby granted to the owners, tenants, and invitees of said lots

EXECUTION

OWNERS OF LOT 1, 2 AND TRACT A

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____

OWNER

By: _____
SIGNATORY, TITLE

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came SIGNATORY, TITLE of OWNER, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

CITY PLAN COMMISSION

Approved: _____, 2024

PUBLIC WORKS

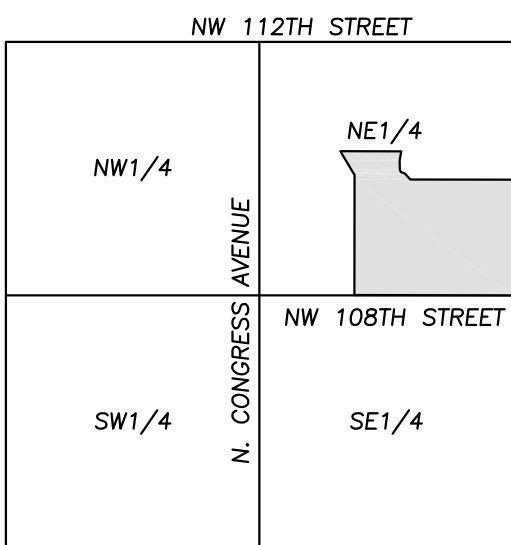
Director, Michael J. Shaw

COUNCIL

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 _____, 2024.

Mayor, Quinton Lucas

City Clerk, Marilyn Sanders



SCALE:
1"=2000'

VICINITY MAP
SEC. 25-52N.-34W.



THE PLAT TITLED "CONGRESS INDUSTRIAL PARK", HAS BEEN PREPARED FOR OPUS, AND IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, IN FEBRUARY 2023, AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AND THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS, AND THE DEPARTMENT OF AGRICULTURE, LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OWNER:

Opus Development Company, LLC
2020 Baltimore Ave.
Suite 120
Kansas City, MO 64108

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 209173, PLATTE COUNTY, MISSOURI, MAP NO. 290950041G, AND DATED JANUARY 20, 2017.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1171749-WPLS AND WITH AN EFFECTIVE DATE OF MARCH 16, 2023, AT 8:00 A.M.

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

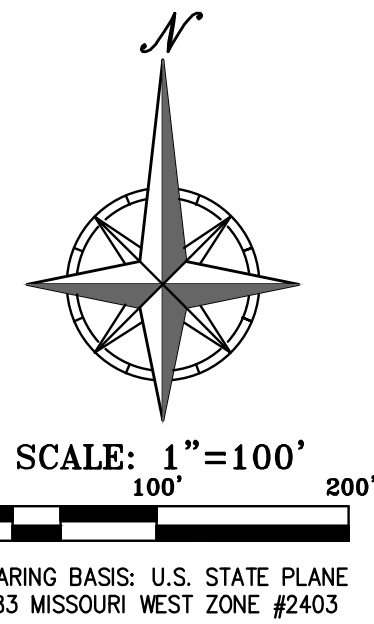
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

FINAL PLAT OF
CONGRESS INDUSTRIAL PARK
A SUBDIVISION OF LAND IN SECTION 25, TOWNSHIP 52 NORTH, RANGE 34 WEST,
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



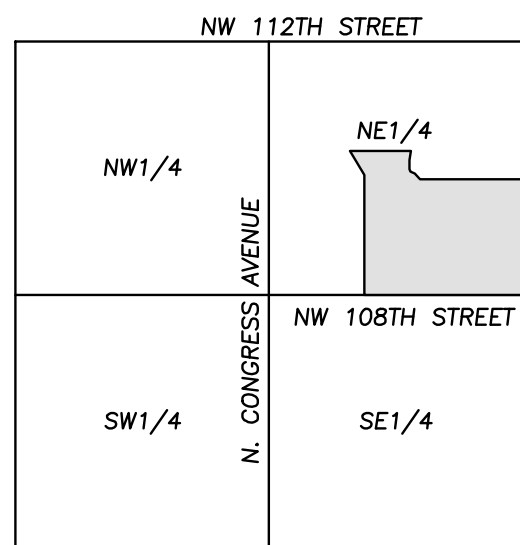
MISSOURI STATE PLANE COORDINATE TABLE: (METERS)

POINT NO.	NORTHING	EASTING
①	346572.1466	836334.6800
②	346573.0825	835832.0098
③	346954.1768	835832.6013
④	347029.6732	835787.4296
⑤	347029.3818	835980.7206
⑥	347000.4795	836280.3695
⑦	346972.1611	835976.5050
⑧	346963.8015	835979.5300
⑨	346958.4534	835992.6962
⑩	346939.9453	836009.2988
⑪	346939.3367	836338.1541

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE
BASED ON THE MISSOURI STATE PLANE COORDINATES
SYSTEM, WEST ZONE, (IN METERS) WERE OBTAINED BY GPS
OBSERVATION USING KC METRO CONTROL

LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS PLASTIC CAP STAMPED "MOCLS2007001128"
- DENOTES FOUND MONUMENT AS DESCRIBED NO IDENTIFYING CAP UNLESS DESCRIBED
- DENOTES FOUND MAG NAIL
- U/E DENOTES UTILITY EASEMENT
- B/L DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- W/E DENOTES WATER LINE EASEMENT
- SW/E DENOTES SIDEWALK EASEMENT
- R/W DENOTES RIGHT-OF-WAY
- TP/E TREE PRESERVATION EASEMENT

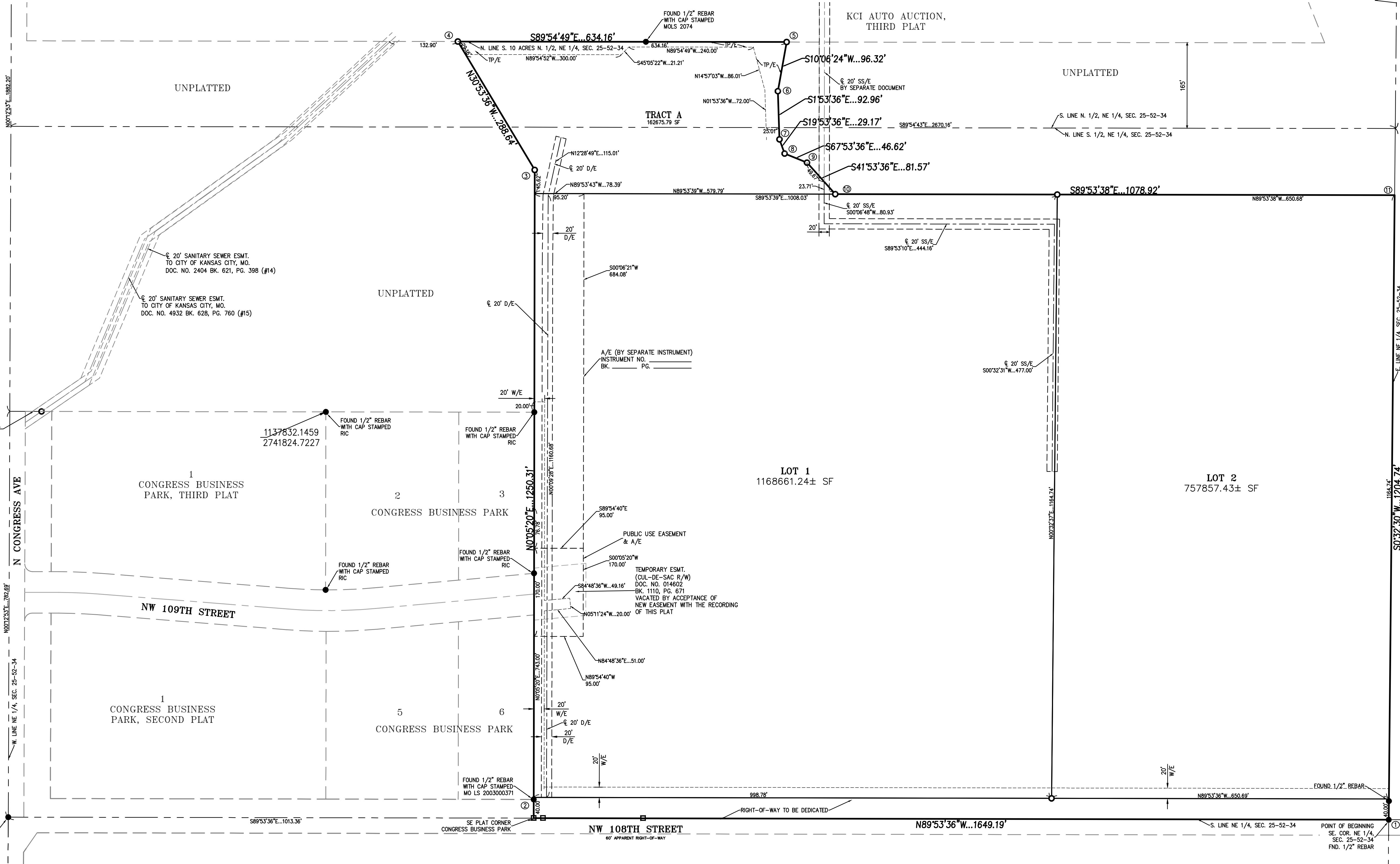


VICINITY MAP
SEC. 25-52N.-34W.



SCALE:
1"=2000'

SW. COR. NE 1/4,
SEC. 25-52-34
FND. 3" BRASS CAP
IN MON. BOX



OWNER:

Opus Development Company, LLC
2020 Baltimore Ave.
Suite 120
Kansas City, MO 64108

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 209173, PLATTE COUNTY, MISSOURI, MAP NO. 29095C0041G, AND DATED JANUARY 20, 2017.

TITLE NOTE:

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AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
BOUNDARY	2155187.33	49.4763
LOT 1	1168661.24	26.8288
LOT 2	757857.43	17.3980
ROW	65973.31	1.5145
TRACT A	162875.79	3.7345

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-B2
ENGINEERING - E-301

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
1270 N. Winchester
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