

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00010

Central Bank Sporting Complex



KANSAS CITY
Planning & Dev

May 6, 2026

Docket # C4

Request

Final Plat

Applicant

Jacob Hodson
Olsson

Owner

City of Kansas City

Site Information

Location	9101 N Line Creek Pkwy
Area	77 Acres
Zoning	MPD
Council District	1 st
County	Platte
School District	Platte County

Surrounding Land Uses

North: Residential, MPD
South: Highway 152, AG-R
East: Undeveloped, MPD
West: Residential, R-6

Land Use Plan

The KCIA Area Plan recommends Residential Low Density for this location.

Major Street Plan

North Line Creek Parkway is identified as a Parkway in this location. Northwest Tiffany Spring Road is identified as a Local Link in this location.

Approval Process



Overview

The applicant seeks approval of a Final Plat in District MPD (Master Planned Development) on about 77 acres generally located on the north side of Highway 152 in between N. Line Creek Parkway to the west and N. Platte Purchase Drive to the east, creating 1 lot.

Existing Conditions

The subject site is currently developed with the Central Bank Sporting Complex which consists of 10 multipurpose sports fields. It is within the existing Twin Creeks Development. There is an associated regulated stream at the northwest corner of the subject site.

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-2019-00202- Committee Substitute 200596 was approved by Council on August 6, 2020, and allowed for Rezoning and Development Plan/Preliminary Plat for the Twin Creeks Village Master Plan.

Project Timeline

The application for the subject request was filed on April 27, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket # C4 Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 77 acres generally located on the north side of Highway 152 in between North Line Creek Parkway to the west and North Platte Purchase Drive to the east to allow for the creation of one lot for the purposes of a multipurpose sports field complex. This use was approved in Case No. CD-CPC-2019-00202 which served as the Preliminary Plat.

The Final Plat for Central Bank Sporting Complex was originally filed under CLD-FnPlat-2021-00049 and approved by City Council through Ordinance 220264. The approval expired on March 31, 2026, as the plat was not recorded within four years of City Council approval. A new application has been submitted to obtain reapproval from City Council and allow for recording of the 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 (88-280)	Yes	Submitted Final Plat is in conformance with the controlling Master Plan.
Boulevard & Parkway Standards (88-323)	Yes	

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: May 01, 2026

Case Number: CLD-FnPlat-2026-00010

Project: Central Bank Sporting Complex

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

1. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
3. 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 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2026-00010.
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 final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
6. Water Services, Kirk Rome: The developer must show all water main easements on the plat.
7. Land Development, Stacey Lowe: The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
8. Land Development, Stacey Lowe: The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
9. Land Development, Stacey Lowe: The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
10. Land Development, Stacey Lowe: The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
11. Land Development, Stacey Lowe: The developer must grant on City approved forms a STREAM BUFFER Easement to the City as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
12. Land Development, Stacey Lowe: 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, as amended, commonly known as the Development Regulations.

13. Land Development, Stacey Lowe: 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.
14. Land Development, Stacey Lowe: The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
15. Land Development, Stacey Lowe: The owner/developer must 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.
16. Land Development, Stacey Lowe: The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
17. Land Development, Stacey Lowe: The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
18. Land Development, Stacey Lowe: The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
19. Land Development, Stacey Lowe: 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 may be required.
20. Land Development, Stacey Lowe: The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

DWG: F:\2020\1501-2000\020-1613\40-Design\Survey\SRV\Sheets\Final Plat\V_FPT_020-1613.dwg
DATE: Apr 27, 2026 6:21am
USER: twilloughby

PLAT DEDICATION: CENTRAL BANK SPORTING COMPLEX
PRIVATE OPEN SPACE DEDICATION: N/A
RECORD AS: PLAT

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF TIMOTHY BLAIR WISWELL MISSOURI P.L.S. 2009000067 OF OLSSON C.L.S. 366, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00°21'04" WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER, 2,522.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°29'01" WEST, ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 609.35 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF NW TIFFANY SPRINGS ROAD AS NOW ESTABLISHED, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID WEST LINE, SOUTH 84°59'48" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 90.71 FEET; THENCE EASTERLY, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,075.00 FEET, A CENTRAL ANGLE OF 28°59'26" AND AN ARC DISTANCE OF 543.93 FEET; THENCE NORTH 66°00'46" EAST, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, 10.30 FEET; THENCE EASTERLY, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 78.54 FEET; THENCE SOUTH 23°59'14" EAST, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, 15.00 FEET; THENCE NORTH 66°00'46" EAST, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, 150.00 FEET; THENCE NORTH 23°59'14" WEST, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 15.00 FEET; THENCE NORTHERLY, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 78.54 FEET; THENCE NORTH 66°00'46" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 15.00 FEET; THENCE NORTHERLY, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 12°43'48" AND AN ARC DISTANCE OF 111.09 FEET; THENCE SOUTH 00°29'01" WEST, 1,562.52 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE MISSOURI STATE HIGHWAY NO. 152, AS NOW ESTABLISHED; THENCE WESTERLY, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 69°30'42" WEST WITH A RADIUS OF 3,669.71 FEET, A CENTRAL ANGLE OF 21°17'00" AND AN ARC DISTANCE OF 1,363.17 FEET; THENCE NORTH 89°12'18" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 516.63 FEET TO A POINT ON SAID WEST LINE OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°29'01" EAST, ON SAID WEST LINE, 1,671.31 FEET TO THE POINT OF BEGINNING. CONTAINING 3,338,968 SQUARE FEET OR 76.65 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:

FLOODPLAIN: CENTRAL BANK SPORTING COMPLEX

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0063G, PLATTE COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY STEWART TITLE GUARANTY COMPANY NO. 1712464, DATED MAY 09, 2022 AT 8:00 A.M.
- NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATION, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESE" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.
- ADJACENT RECORDED PLATS INCLUDE THE MANOR HOMES OF FOX CREEK IN PLATTE COUNTY, MISSOURI.
- THIS SURVEY MEETS OR EXCEEDS THE URBAN PROPERTY ACCURACY STANDARD OF CLOSURE OF 1:20,000 AS DEFINED BY THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, DIVISION 2030, CHAPTER 16, TITLE 20, CSR 2030-16-040 - ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS, EFFECTIVE JUNE 30, 2017.

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
501	343212.334	840277.517
502	343209.923	840305.059
503	343236.971	840466.831
504	343238.247	840469.698
505	343230.519	840489.817
506	343226.342	840491.675
507	343244.928	840533.444
508	343249.105	840531.586
509	343269.223	840539.313
510	343302.738	840614.634
511	343315.753	840752.652
512	343293.237	840848.543
513	343281.184	840845.713
514	343247.638	840841.684
515	342771.424	840837.667
516	342700.416	840430.122
517	342702.965	840273.217

IN WITNESS WHEREOF:

THE CITY OF KANSAS CITY, A MUNICIPAL CORPORATION IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 2023.

THE CITY OF KANSAS CITY, A MUNICIPAL CORPORATION

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 BRIAN PLATT TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS CITY MANAGER OF THE CITY OF KANSAS CITY, A MISSOURI CITY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CITY AND THAT SAID BRIAN PLATT, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

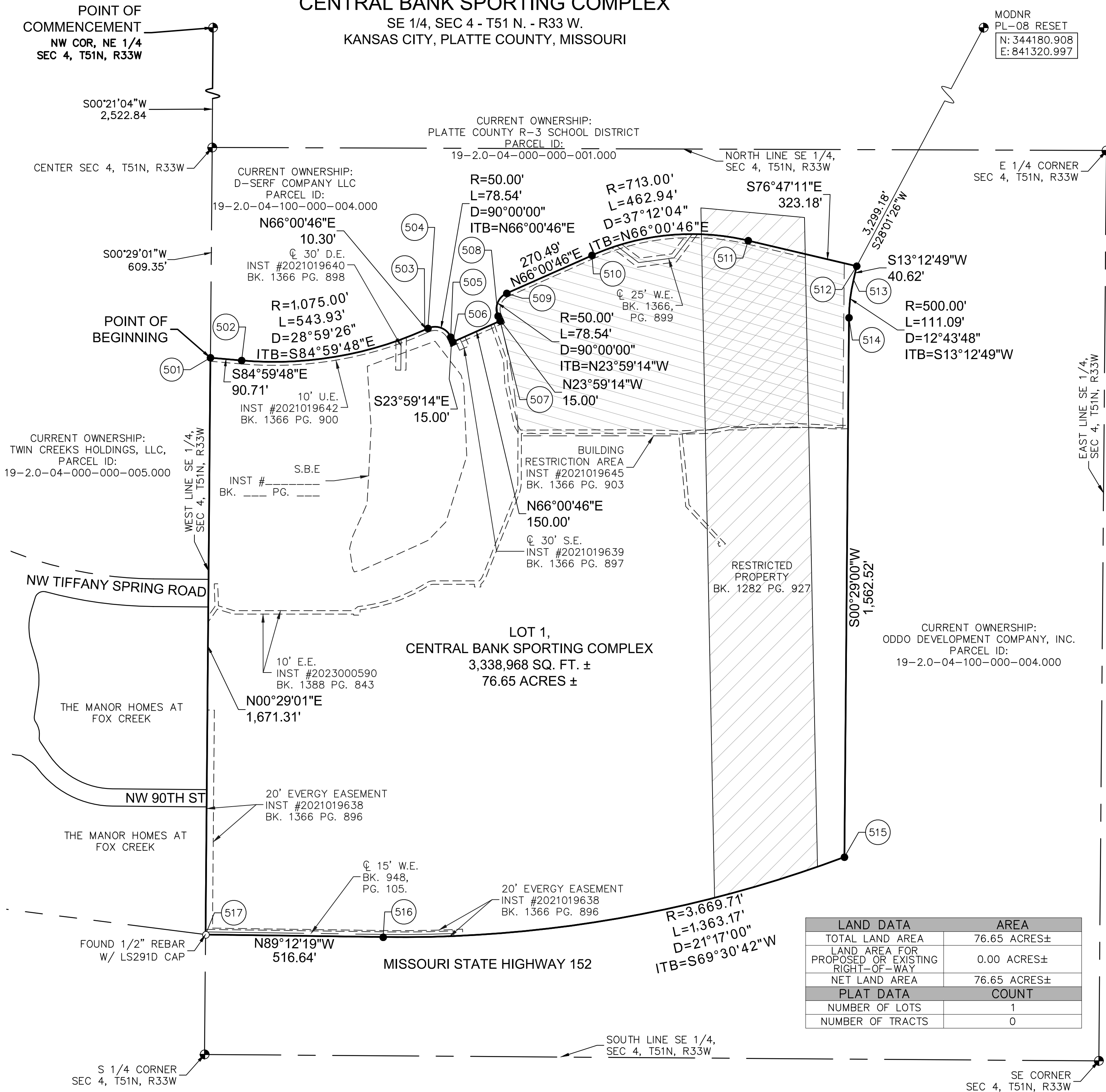
IN WITNESS WHEREOF:

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

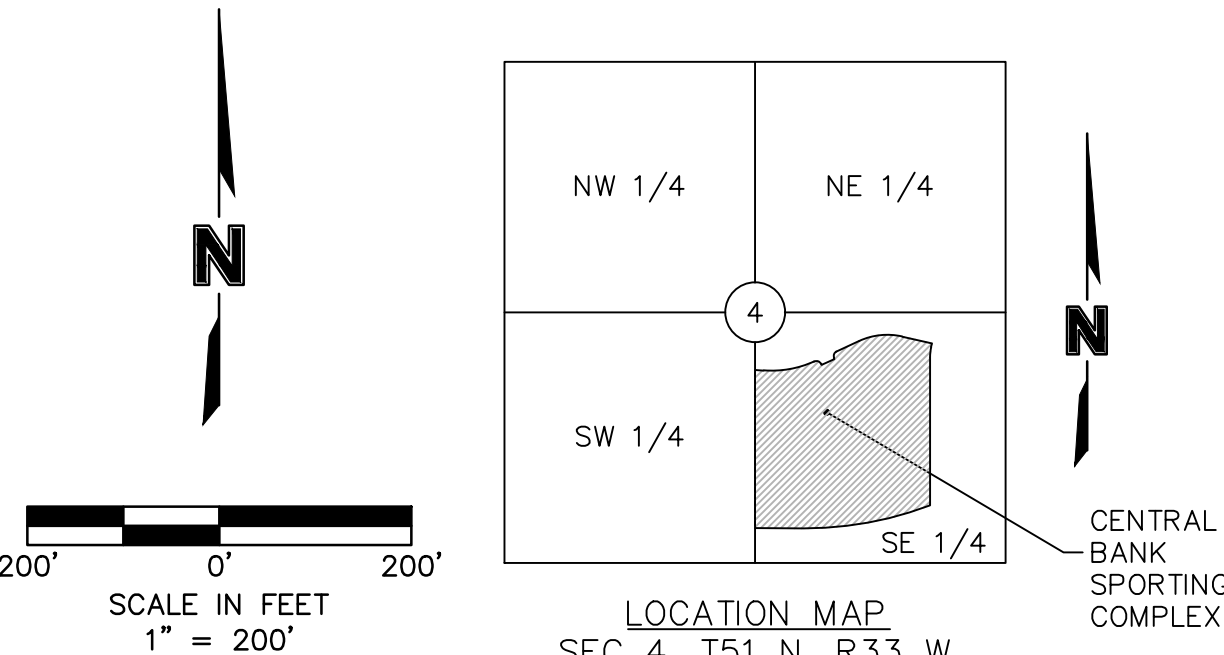
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

FINAL PLAT OF
CENTRAL BANK SPORTING COMPLEX
SE 1/4, SEC 4 - T51 N. - R33 W.
KANSAS CITY, PLATTE COUNTY, MISSOURI



LAND DATA		AREA
TOTAL LAND AREA		76.65 ACRES±
PROPOSED OR EXISTING RIGHT-OF-WAY		0.00 ACRES±
NET LAND AREA		76.65 ACRES±
PLAT DATA		COUNT
NUMBER OF LOTS		1
NUMBER OF TRACTS		0



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, GRASSES, 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.

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.

STREET GRADES:

STREET GRADES FOR A PORTION OF NW TIFFANY SPRINGS ROAD HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 2001011045 BEING PASSED ON JUNE 26, 2001, THE DOCUMENT COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE.

STREET GRADES FOR A PORTION OF NW 90TH ST HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 2001011045 BEING PASSED ON JUNE 26, 2001, THE DOCUMENT COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE.

LEGEND	
● SCR	SECTION CORNER AS DESCRIBED
● SET	SET 5/8"x24" REBAR W/LC 366 CAP
○ FND	FOUND MONUMENT AS DESCRIBED
R	RADIUS
L	ARC DISTANCE
Δ	DELTA / CENTRAL ANGLE
ITB	INITIAL TANGENT BEARING
E.E.	POWER EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.B.E.	STREAM BUFFER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF CENTRAL BANK SPORTING COMPLEX, A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI COORDINATE SYSTEM 1983, WEST ZONE; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

PUBLIC WORKS:

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY PLAN COMMISSION:

APPROVED: _____

CITY 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 _____ 20____

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

DATE OF SURVEY
1ST SUBMITTAL - 04-27-2026

drawn by: NRW/JRH
surveyed by: AHJ/SWZ
checked by: SHS
approved by: JSR
project no.: 020-1613
file name: V_FPT_020-1613.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

SHEET

1 of 1

BY: TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC-366
TWISWELL@OLSSON.COM