

FINAL PLAT OF I-49 COMMERCE CENTER, SECOND PLAT A SUBDIVISION IN SECTION 35, TOWNSHIP 47 NORTH, RANGE 33 WEST KANSAS CITY, JACKSON COUNTY, MISSOURI

PLAT DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown hereon, which subdivision and plat shall hereafter be known as **I-49 COMMERCE CENTER, SECOND PLAT**

EASEMENT DEDICATION: An easement is hereby granted to Kansas City Missouri (the City), 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 the City, 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 may interfere with the maintenance and use thereof.

WATER EASEMENT: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water services, any or all of them upon, over, under and along the strips of land designated Water Easements (W.E.), provided that the easement granted herein is subject to any and all existing easements.

ACCESS EASEMENT: The right of ingress-egress between Lots 2 and 3 along the Access Easement (A.E.) is hereby granted.

FLOODPLAIN: The subject property lies partially in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone A (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood - no base flood elevations determined) as shown on Flood Insurance Rate Map 29095C0510G, effective 01/20/2017. Limits of Zone A are depicted in the northern portion of the property.

STREET DEDICATION AND GRADES: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

MAINTENANCE OF TRACT: Tract "A" within I-49 COMMERCE CENTER, FIRST PLAT is to be used as a detention facility 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 Facility of the I-49 COMMERCE CENTER, SECOND PLAT, recorded simultaneously with this plat.

MAINTENANCE OF TRACT: Tract "B" is to be used for private open space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to _____ recorded simultaneously with this plat.

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 the City 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 the City nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

IN WITNESS WHEREOF:

Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri, has caused these presents to be executed this ____ day of _____, 20____.

Port Authority of Kansas City, Missouri

Jon D. Stephens, President and CEO

State of Missouri SS:
County of Jackson

Be it remembered that on this ____ day of _____, 20____, before me, the undersigned, a notary public in and for the county and state aforesaid, came Jon D. Stephens to me personally known, who being by me duly sworn, did say that he is president and CEO of Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri and that said instrument was signed in behalf of Port Authority of Kansas City, Missouri and that said Jon D. Stephens, acknowledged said instrument to be the free act and deed of said political subdivision.

I have hereunto set my hand and affixed my notarial seal in the date herein last above written.

My commission expires: _____

Notary Public

CITY PLAN COMMISSION: _____ **PUBLIC WORKS:** _____

Approved: _____
Case Number: _____ Michael J. Shaw
Director

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 ____th day of _____, 2024.

Mayor _____ City Clerk _____
Quinton Lucas _____ Marilyn Sanders _____

Vincent E. Brice
Jackson County Assessment Department

PROPERTY DESCRIPTION:

Part of the Southeast Quarter of Section 35, Township 47 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being described as follows:
COMMENCING at the Southeast corner of said Section 35; thence North 86°22'32" West, along the South line of said Section 35, a distance of 2087.54 feet; thence North 03°33'28" East, at right angles to said South line, a distance of 180.00 feet to a point on the North right of way line of East 155th Street, as now established, said point being the Southeast corner of Lot 1, I-49 COMMERCE CENTER, FIRST PLAT, a subdivision in said Kansas City, Jackson County, Missouri, said point being the true POINT OF BEGINNING;
Thence North 03°33'02" East, along the East line of said Lot 1, a distance of 1470.22 feet to the Northeast corner of said Lot 1;
Thence North 86°26'56" West, along the North line of said Lot 1, a distance of 20.00 feet to a point on the South line of Tract "A" of said I-49 COMMERCE CENTER, FIRST PLAT;
Thence North 03°33'02" East, along said South line, a distance of 257.50 feet to the beginning of a curve tangent to said line;
Thence Northerly, continuing along said South line, a distance of 290.60 feet along the curve concave to the Southeast, having a radius of 185.00 feet and a central angle of 90°00'00";
Thence South 86°26'58" East, continuing along said South line, tangent to said curve, a distance of 938.61 feet to the Southeast corner of said Tract "A";
Thence North 86°26'58" East, along said South line, a distance of 257.50 feet to the beginning of a curve tangent to said line;
Thence South 03°38'54" West, along said West right of way line, a distance of 1197.46 feet to the beginning of a curve tangent to said line;
Thence Southerly, continuing along said West right of way line, a distance of 538.73 feet along the curve concave to the West, having a radius of 2814.93 feet and a central angle of 10°57'56";
Thence South 14°36'50" West, continuing along said West right of way line, tangent to said curve, a distance of 184.64 feet to a point on said Northerly right of way line;
Thence North 86°22'32" West, along said North right of way line, a distance of 1013.82 feet to the true POINT OF BEGINNING.
Containing 2,088.418 square feet or 47.94 acres more or less.

Note: The bearings herein are referenced to Missouri State Plane Grid North and this description was authored by Jed A.M. Baughman, MO PLS 2014020708.

Coordinate Table:

(Missouri State Plane, West Zone in meters)

| | North | East | Description |
|---|------------|------------|--------------------------------------|
| ① | 297158.578 | 846840.701 | Found 5/8" Iron Bar w/ Sitepoint Cap |
| ② | 297605.816 | 846868.452 | Found 5/8" Iron Bar w/ Sitepoint Cap |
| ③ | 297606.193 | 846862.368 | Found 5/8" Iron Bar w/ Sitepoint Cap |
| ④ | 297684.524 | 846867.228 | Found 5/8" Iron Bar w/ Sitepoint Cap |
| ⑤ | 297737.309 | 846926.997 | Found 5/8" Iron Bar w/ Sitepoint Cap |
| ⑥ | 297719.592 | 847212.519 | Found 5/8" Iron Bar w/ Sitepoint Cap |
| ⑦ | 297355.368 | 847189.295 | Set 5/8" Iron Bar w/ ID Cap |
| ⑧ | 297193.500 | 846163.278 | Set 5/8" Iron Bar w/ ID Cap |
| ⑨ | 297139.044 | 847149.079 | Set 5/8" Iron Bar w/ ID Cap |

Point Number, Grid Northing (m), Grid Easting (m)

Street Grades:

| GRADE POINT | ELEV. | DESC. | V.C.T. |
|---------------|---------|-------|--------|
| STA. 10+26.68 | 1010.49 | BEGIN | |
| STA. 14+25.00 | 1004.50 | PVC | 200.00 |
| STA. 15+25.00 | 1003.00 | PVI | |
| STA. 15+44.88 | 1003.60 | SAG | |
| STA. 16+25.00 | 1004.00 | PVT | |
| STA. 16+50.03 | 1004.25 | PVC | |
| STA. 17+41.83 | 1004.71 | CREST | 200.00 |
| STA. 18+50.03 | 1004.07 | PVT | |
| STA. 18+75.03 | 1003.78 | PVC | |
| STA. 19+75.03 | 1002.60 | PVI | 200.00 |
| STA. 19+83.22 | 1003.14 | SAG | |
| STA. 20+75.03 | 1003.60 | PVT | |
| STA. 22+43.57 | 1000.59 | END | |

Survey Notes:

- This survey is based on the following prior surveys:
 - ALTA survey by SitePoint dated August 25, 2021.
 - I-49 COMMERCE CENTER, FIRST PLAT, recorded as Document #2024E0008570.
- Basis of Bearings: Grid North, Missouri West Zone, U.S. State Plane, NAD 83.
- The reference source of the surveyed property is the Missouri Special Warranty Deed Document No. 2007E0084841, recorded in the Jackson County, Missouri Recorder of Deeds.
- For the purposes of survey accuracies, this property was classified as "Urban".
- The subject property shown on this survey is the same property described in Title Commitment File No. KCC231557, provided by Chicago Title Insurance Company, with an effective date of November 6, 2023 at 8:00am.

SURVEYORS CERTIFICATION:

I hereby certify that the plat of **I-49 COMMERCE CENTER, SECOND PLAT**, a subdivision, 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, urban type property, 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 of the State of Missouri. 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.

Jed A.M. Baughman, PLS
Professional Land Surveyor
Number 2014020708 - State of Missouri

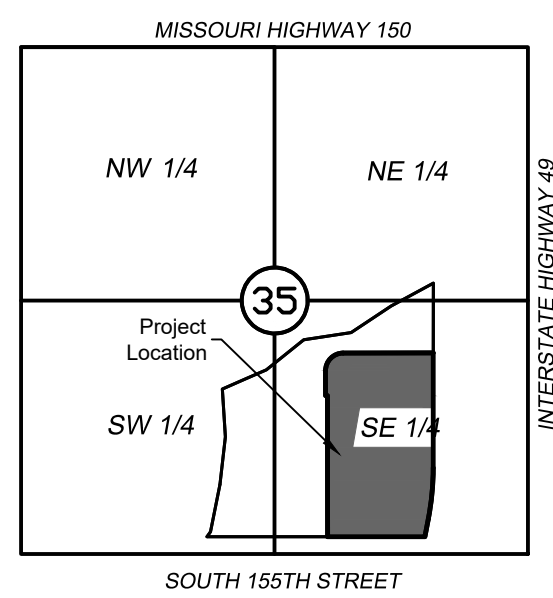
DEVELOPER:
NorthPoint Development
3315 North Oak Trafficway
Kansas City, MO 64116
816.888.7390

Owner:
Port Authority of Kansas City, Missouri
110 Berkley Plaza
Kansas City, Missouri 64120



LOCATION MAP

SECTION 35 T47N R33W
Scale 1" = 2000'



| Land Data | Area |
|--|-------------|
| Total Land Area | 47.94 Acres |
| Land Area for Proposed and Existing Right of Way | 1.91 Acres |
| Net Land Area | 46.03 Acres |

| Plat Data | Count |
|------------------|-------|
| Number of Lots | 2 |
| Number of Tracts | 1 |

LEGEND

| | |
|------|---------------------------|
| ○ | FOUND MONUMENT |
| ● | SET MONUMENT |
| SS/E | SANITARY SEWER EASEMENT |
| L | LENGTH OF CURVE |
| R | RADIUS OF CURVE |
| BMP | BEST MANAGEMENT PRACTICES |

COUNTY RECORDING INFORMATION

| | |
|---------------------------------------|-------------------------------------|
| Plat Dedication: | Reserved for County Recording Stamp |
| Private Open Space Dedication: | 1.43 acres |
| Record As: | Plat |

S:\PROJECTS\INDUSTRIAL\223 I-49 COMMERCE CENTER, SECTION 35, TOWNSHIP 47 NORTH, RANGE 33 WEST, MISSOURI



| NO. | REVISIONS/APPROVALS: | DATE: |
|-----|---------------------------------|------------|
| 1 | Added Tables 6 and 7 from DIMSR | 2024.04.01 |
| 2 | Revised per City Comments | 2024.05.02 |
| 3 | Revised per City Comments | 2024.08.06 |

FINAL PLAT
I-49 COMMERCE CENTER, SECOND PLAT
A SUBDIVISION IN SECTION 35-T47N-R33W
KANSAS CITY, JACKSON COUNTY, MO

Certificate of Authority #: LS-2020017253
SHEET #:
001
OF 001