

FINAL PLAT OF
KCI 29 LOGISTICS PARK SECOND PLAT
SW 1/4, SEC 3, T52N, R34W
NE 1/4, SEC 9, T52N, R34W
SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

IN WITNESS WHEREOF:

MC WINAN ROAD, LLC A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF 20

MC WINAN ROAD, LLC
A MISSOURI LIMITED LIABILITY COMPANY

BY: BLANKENBAKER LOGISTICS LLC
A KENTUCKY LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
ITS SOLE MEMBER

BY: VINCENT T. JOHNSTON, SENIOR VICE PRESIDENT

STATE OF
COUNTY OF

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 VINCENT T. JOHNSTON TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SENIOR VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. A SOLE MEMBER OF BLANKENBAKER LOGISTICS LLC, A KENTUCKY LIMITED LIABILITY COMPANY, A SOLE MEMBER OF MC WINAN ROAD, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID VINCENT T. JOHNSTON, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

CITY PLAN COMMISSION:

APPROVED DATE:
CASE NUMBER:

PUBLIC WORKS:

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

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

MAYOR QUINTON LUCAS
CITY CLERK MARILYN SANDERS

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:

KCI 29 LOGISTICS PARK SECOND PLAT

SURVEYORS NOTES:

- 1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC240449, WITH A COMMITMENT DATE OF MARCH 22, 2024 AT 8:00 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.
3. THE TERM "PER PLAT" IS IN REFERENCE TO KCI LOGISTICS PARK FIRST PLAT, RECORDED DECEMBER 20, 2023 AS INSTRUMENT NUMBER 2023012474 IN BOOK 23 AT PAGE 78 IN PLATTE COUNTY, MISSOURI.
4. NO BUILDINGS WITHIN 20' R/W, 10' OF REAR AND SIDE LINES OF LOT 3 AND TRACT A, KCI 29 LOGISTICS PARK FIRST PLAT PER ARTICLE V MINIMUM BUILDING AND SETBACK RULES, MAXIMUM HEIGHT DECLARATIONS SECTION 5.01 PER COVENANTS, CONDITIONS & RESTRICTIONS AFFECTING PROPERTY WITHIN KCI 29 LOGISTICS PARK DOCUMENT RECORDED DECEMBER 20, 2023 AS INSTRUMENT # 2023012477 IN BOOK 1400 AT PAGE 632.

STATE PLANE COORDINATE TABLE with columns: Point Number, Grid Northing, Grid Easting. Rows 1 through 61.

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 SAID EASEMENT, 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 SHALL THE 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 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 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 MAINS, 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 ROADWAYS, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

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 OF 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, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS) WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2909500035G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS SUBJECT PROPERTY LINES WITH FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE LANDS HEREIN PLATTED LIE TOTALLY OR PARTIALLY WITHIN THE LIMITS OF THE REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENTS AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER X - FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B - NATIONAL FLOOD INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES. THE CITY OF KANSAS CITY, MISSOURI AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 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.

MAINTENANCE OF TRACTS:

TRACT A (42.17 ACRES) IS TO BE USED FOR STORM WATER DETENTION 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 PLAT OF KCI 29 LOGISTICS PARK SECOND PLAT.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED

STREET GRADES:

STREET GRADES FOR A PORTION OF NW 132ND STREET, NW ROANRIDGE ROAD & N. MEXICO CITY AVENUE WERE UNAVAILABLE THROUGH A SEARCH OF CITY ORDINANCES.

N. MEXICO CITY AVENUE

Table with columns: GRADE POINT, ELEV., DESC., V.C.T. for N. Mexico City Avenue.

NW. 136TH STREET (N. MEXICO CITY AVENUE IMPROVEMENTS)

Table with columns: GRADE POINT, ELEV., DESC., V.C.T. for NW. 136th Street.

NW. 136TH STREET (NW. 136TH STREET IMPROVEMENTS)

Table with columns: GRADE POINT, ELEV., DESC., V.C.T. for NW. 136th Street improvements.

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK SECOND PLAT 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 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 30, 2024
J.ROUDEBUSH@OLSSON.COM

USER: nwilloughby

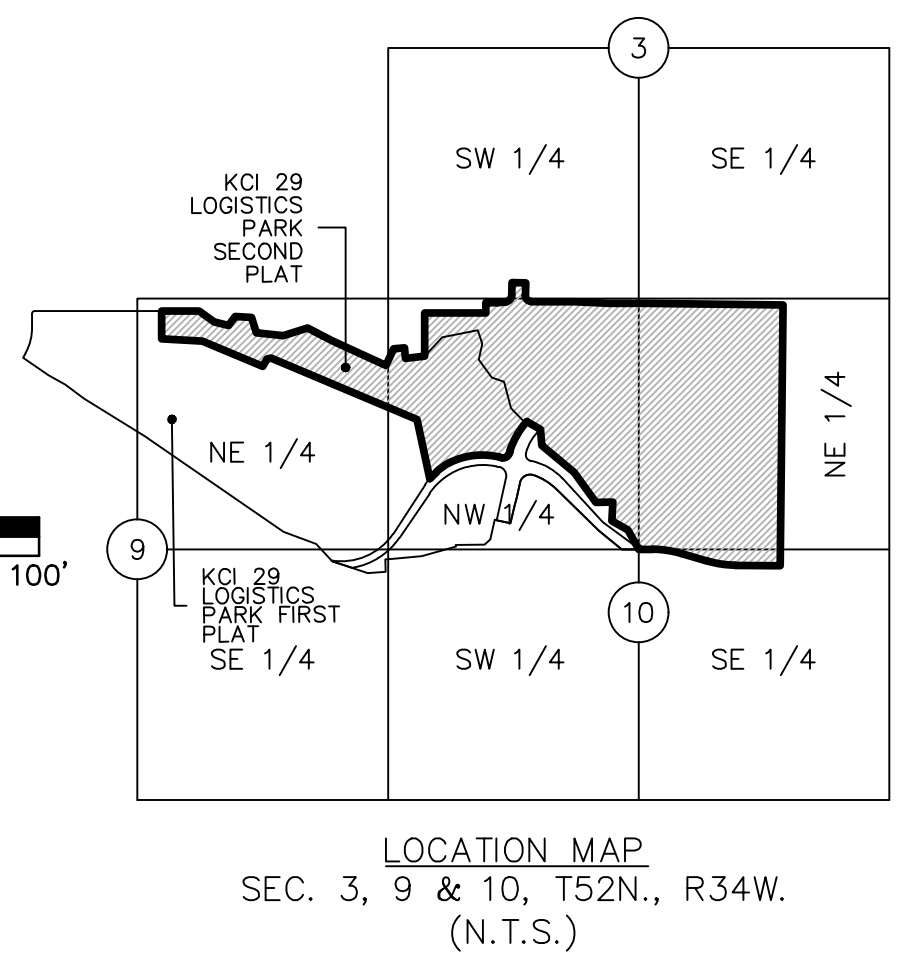
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DATE OF SURVEY table with entries for 03-10-2024, 03-11-2024, 04-03-2024, 04-05-2024, 04-29-2024, 04-30-2024.

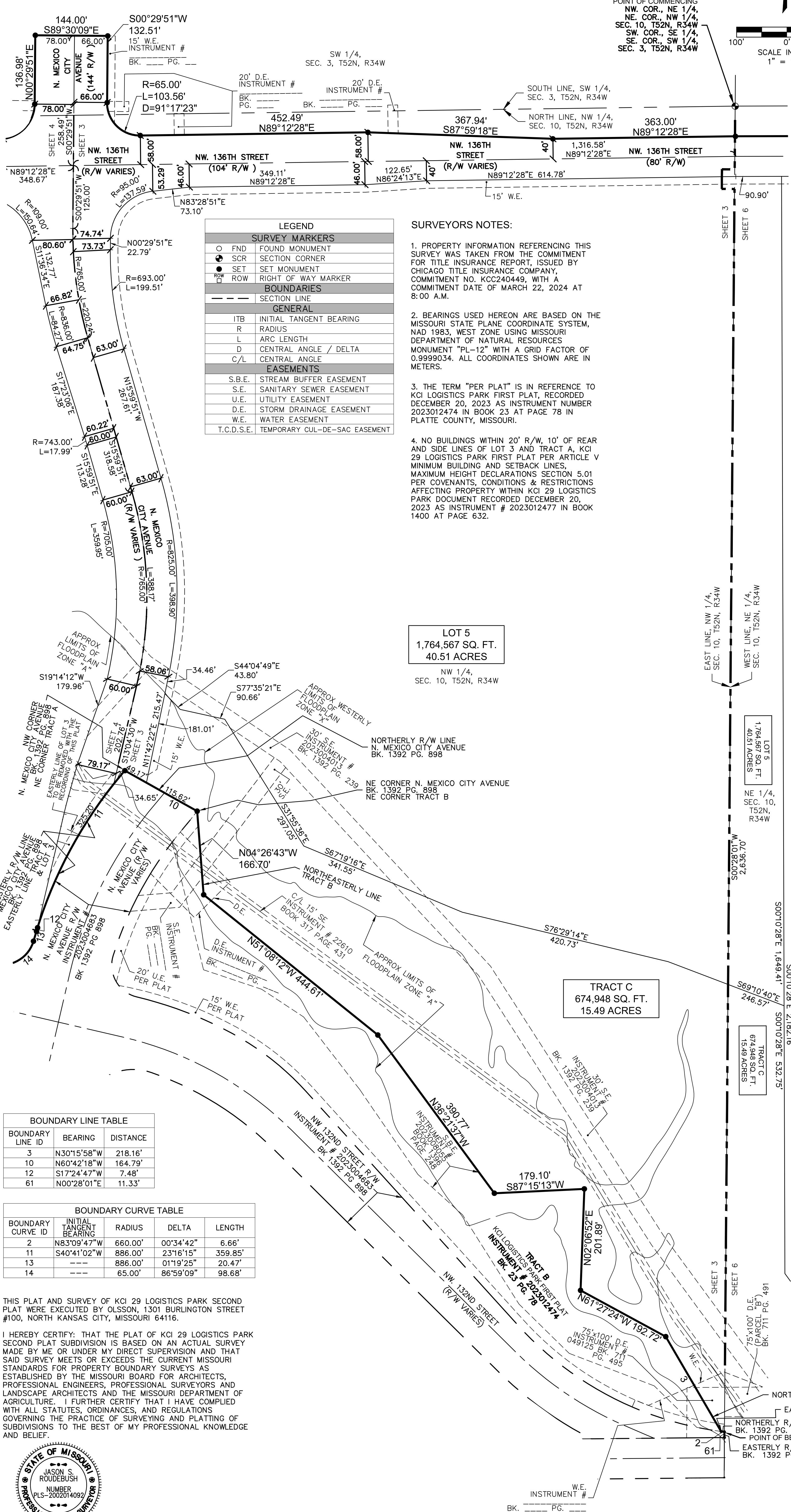
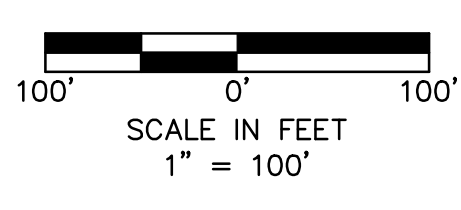
Table with drawing, surveyed by, checked by, approved by, project no., file name.

Olsson logo and contact information: Olsson - Land Surveying, 140 366, KS 154, MO Certificate of Authority-001592, 1301 Burlington Street, TEL: 816.361.1177, FAX: 816.361.1888, North Kansas City, MO 64116, www.olsson.com

FINAL PLAT OF
KCI 29 LOGISTICS PARK SECOND PLAT
 SW 1/4, SEC 3, T52N, R34W
 NE 1/4, SEC 9, T52N, R34W
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



POINT OF COMMENCING
 NW COR., NE 1/4,
 NE COR., NW 1/4,
 SEC. 10, T52N, R34W
 SW COR., SE 1/4,
 SE COR., SW 1/4,
 SEC. 3, T52N, R34W



LEGEND

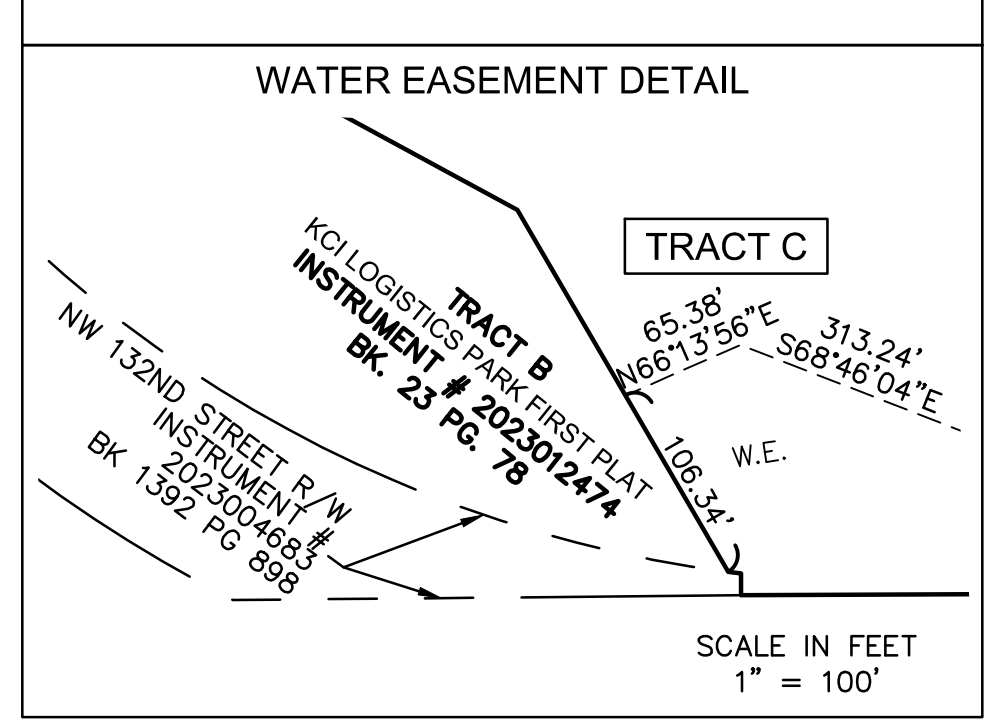
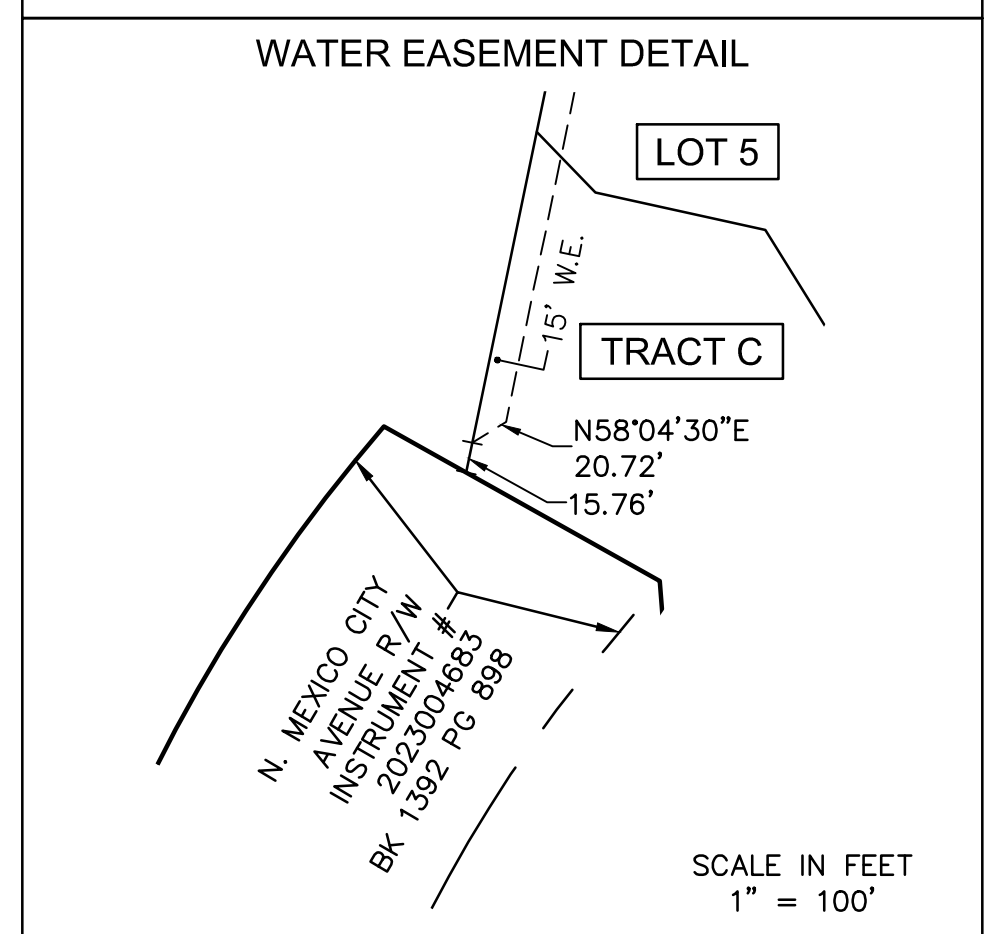
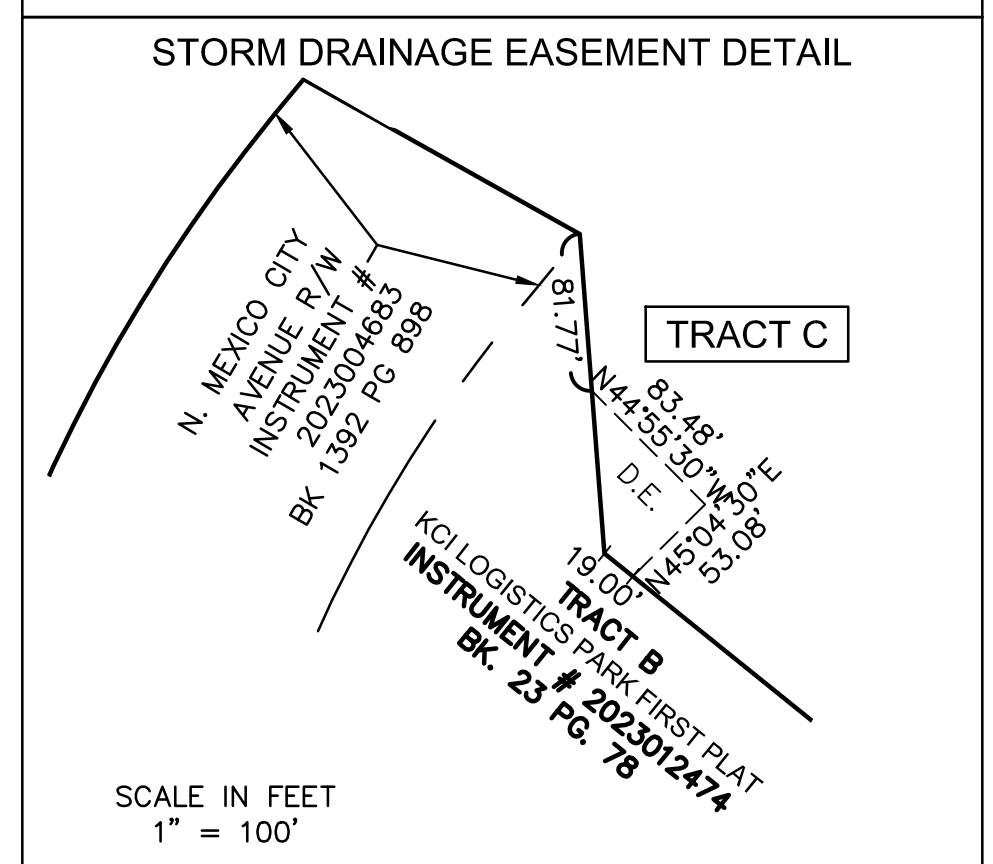
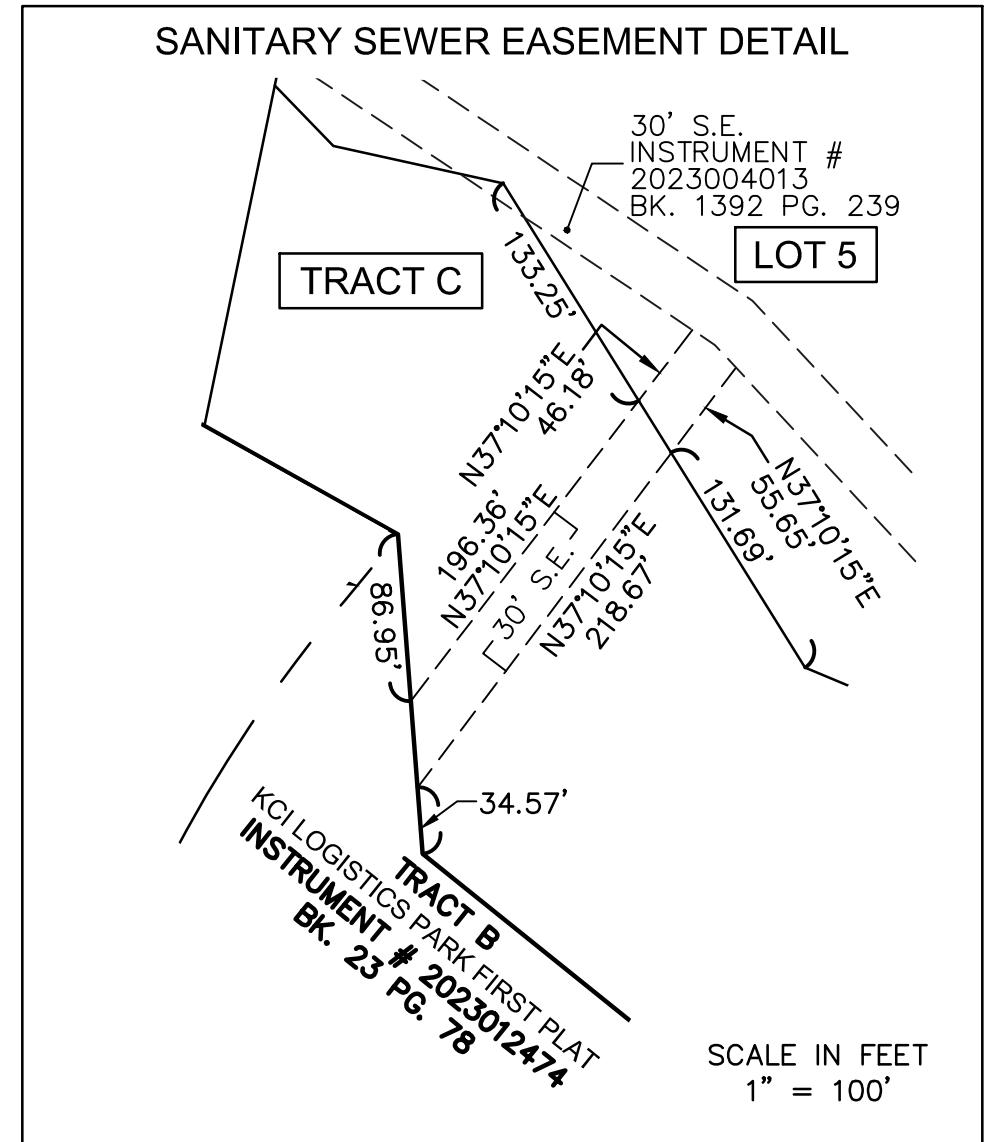
SURVEY MARKERS	
○	FND FOUND MONUMENT
●	SCR SECTION CORNER
●	SET SET MONUMENT
—	ROW RIGHT OF WAY MARKER
BOUNDARIES	
---	SECTION LINE
GENERAL	
ITB	INITIAL TANGENT BEARING
R	RADIUS
L	ARC LENGTH
D	CENTRAL ANGLE / DELTA
C/L	CENTRAL ANGLE
EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC240449, WITH A COMMITMENT DATE OF MARCH 22, 2024 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 "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.
- THE TERM "PER PLAT" IS IN REFERENCE TO KCI LOGISTICS PARK FIRST PLAT, RECORDED DECEMBER 20, 2023 AS INSTRUMENT NUMBER 2023012474 IN BOOK 23 AT PAGE 78 IN PLATTE COUNTY, MISSOURI.
- NO BUILDINGS WITHIN 20' R/W, 10' OF REAR AND SIDE LINES OF LOT 5 AND TRACT A, KCI 29 LOGISTICS PARK FIRST PLAT PER ARTICLE V MINIMUM BUILDING AND SETBACK LINES, MAXIMUM HEIGHT DECLARATIONS SECTION 5.01 PER COVENANTS, CONDITIONS & RESTRICTIONS AFFECTING PROPERTY WITHIN KCI 29 LOGISTICS PARK DOCUMENT RECORDED DECEMBER 20, 2023 AS INSTRUMENT # 2023012477 IN BOOK 1400 AT PAGE 632.

LOT 5
 1,764,567 SQ. FT.
 40.51 ACRES

TRACT C
 674,948 SQ. FT.
 15.49 ACRES



BOUNDARY LINE TABLE

BOUNDARY LINE ID	BEARING	DISTANCE
3	N30°15'58"W	218.16'
10	N60°42'18"W	164.79'
12	S17°24'47"W	7.48'
61	N00°28'01"E	11.33'

BOUNDARY CURVE TABLE

BOUNDARY CURVE ID	INITIAL TANGENT BEARING	RADIUS	DELTA	LENGTH
2	N83°09'47"W	660.00'	00°34'42"	6.66'
11	S40°41'02"W	886.00'	23°16'15"	359.85'
13	---	886.00'	01°19'25"	20.47'
14	---	65.00'	86°59'09"	98.68'

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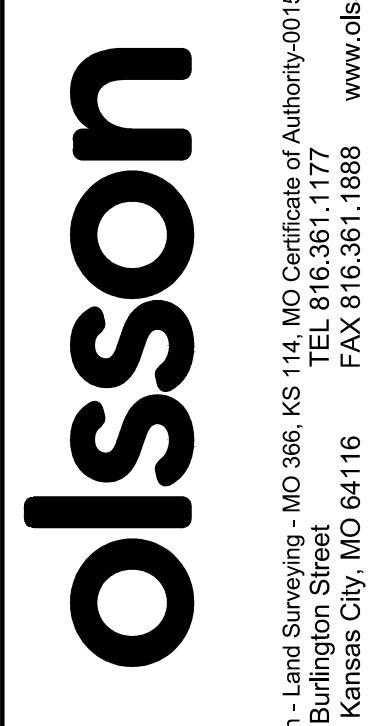
OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 APRIL 30, 2024
 JROUDEBUSH@OLSSON.COM

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

DATE OF SURVEY

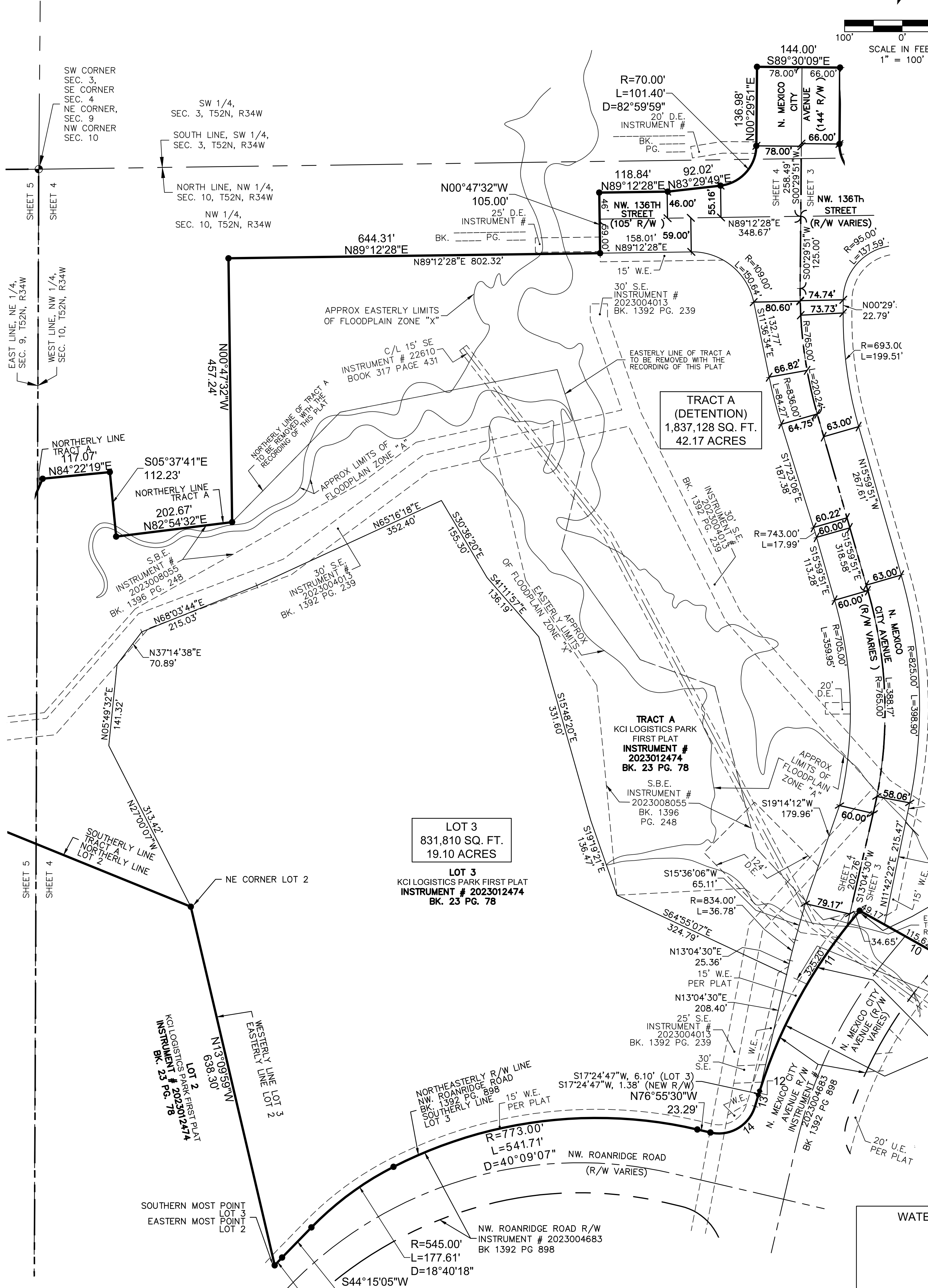
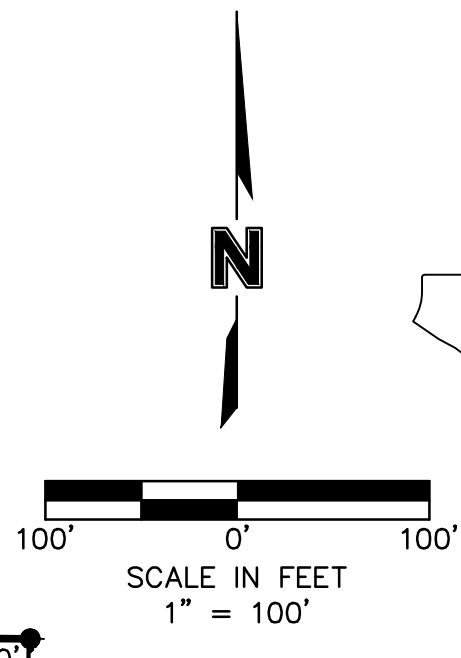
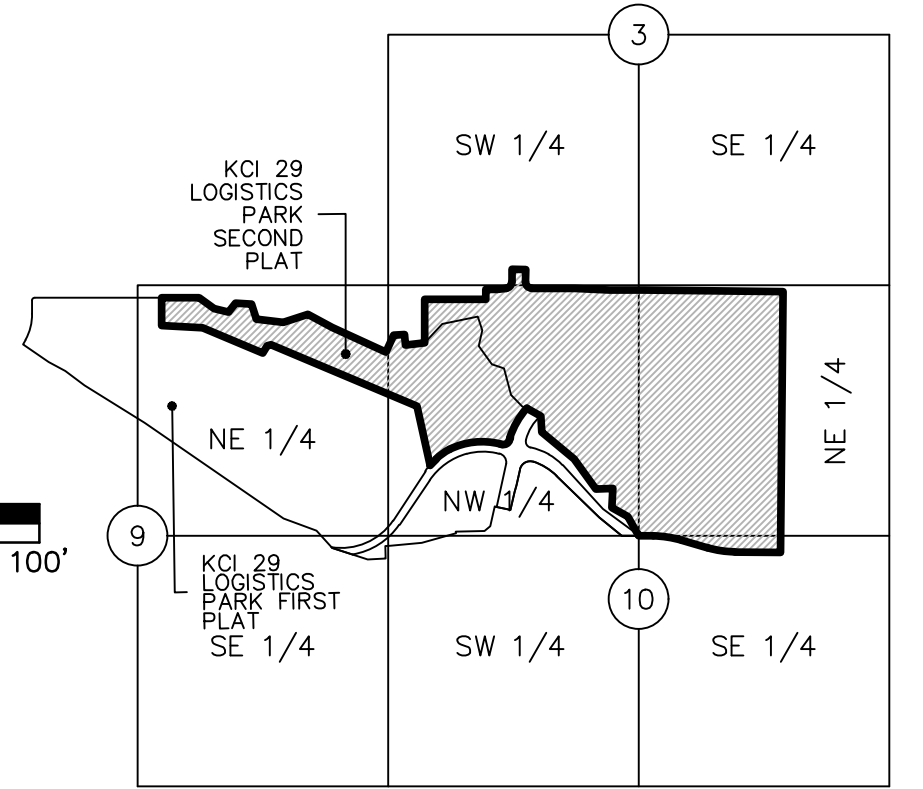
03-10-2024	- To HMW for Review
03-11-2024	- 1st Submittal
03-18-2024	- Title Report Request
04-03-2024	- To HMW for Review
04-05-2024	- 2nd Submittal
04-29-2024	- Revised Plat Boundary to HMW for Review
04-30-2024	- 3rd Submittal

drawn by: NBRW
 surveyed by: AH-NZ-RN-TG
 checked by: JPM
 approved by: JSR
 project no.: B21-06168
 file name: V_PLAT_B2106168.DWG



DWG: F:\2021\06001-06500\021-06168-B\40-Design\Survey\SRVY\Sheets\Plat_V_PLAT_B2106168.dwg
 USER: nwilloughby
 DATE: APR 30, 2024 6:53PM

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 KANSAS CITY, PLATTE COUNTY, MISSOURI



LEGEND	
SURVEY MARKERS	
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DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

BOUNDARY LINE ID	BEARING	DISTANCE
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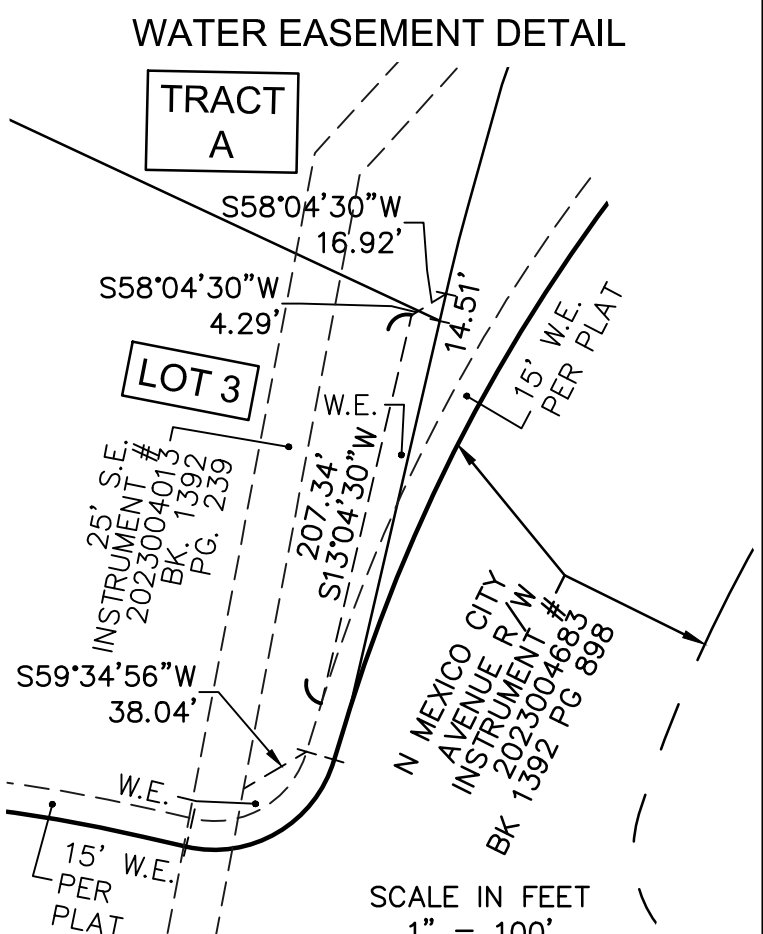
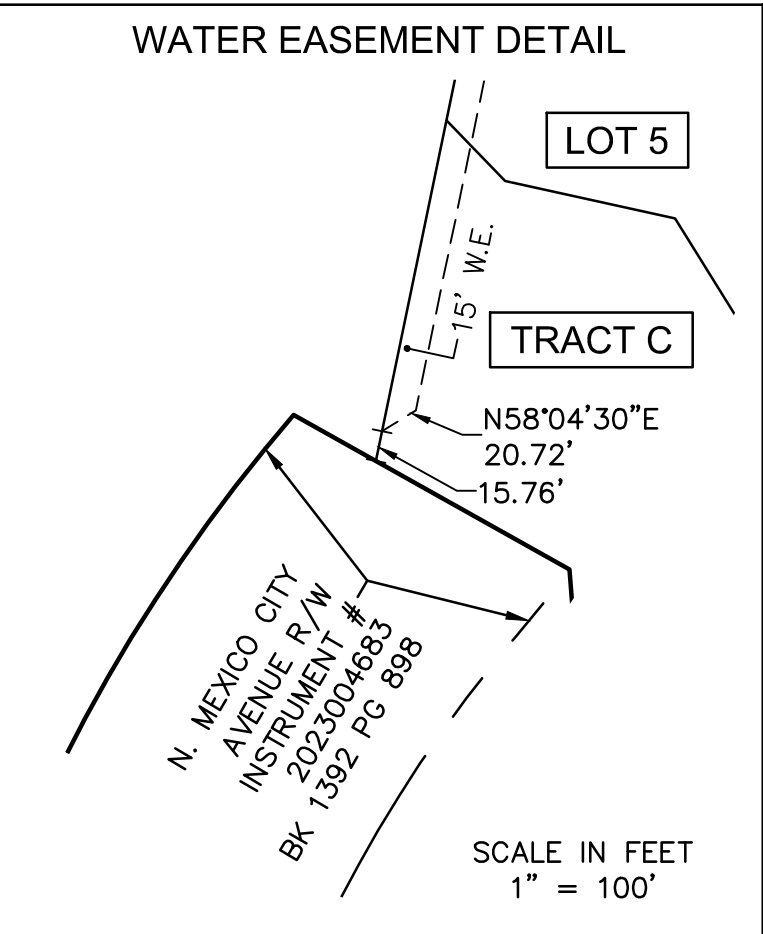
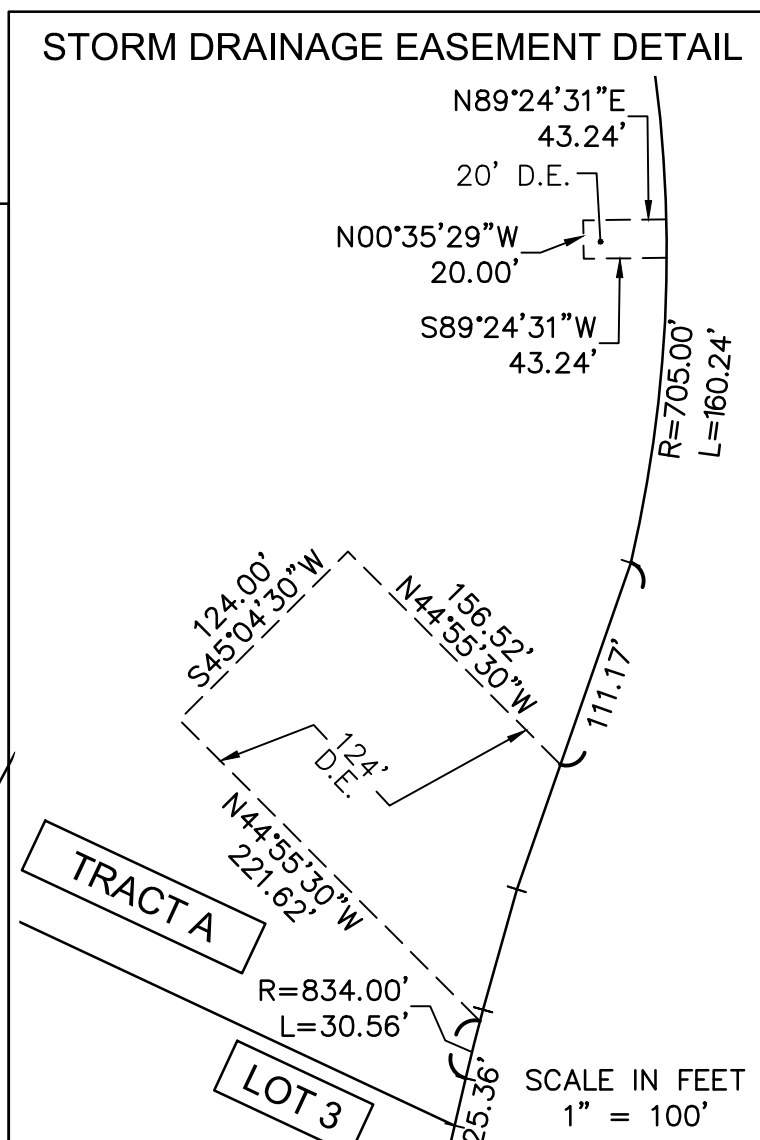
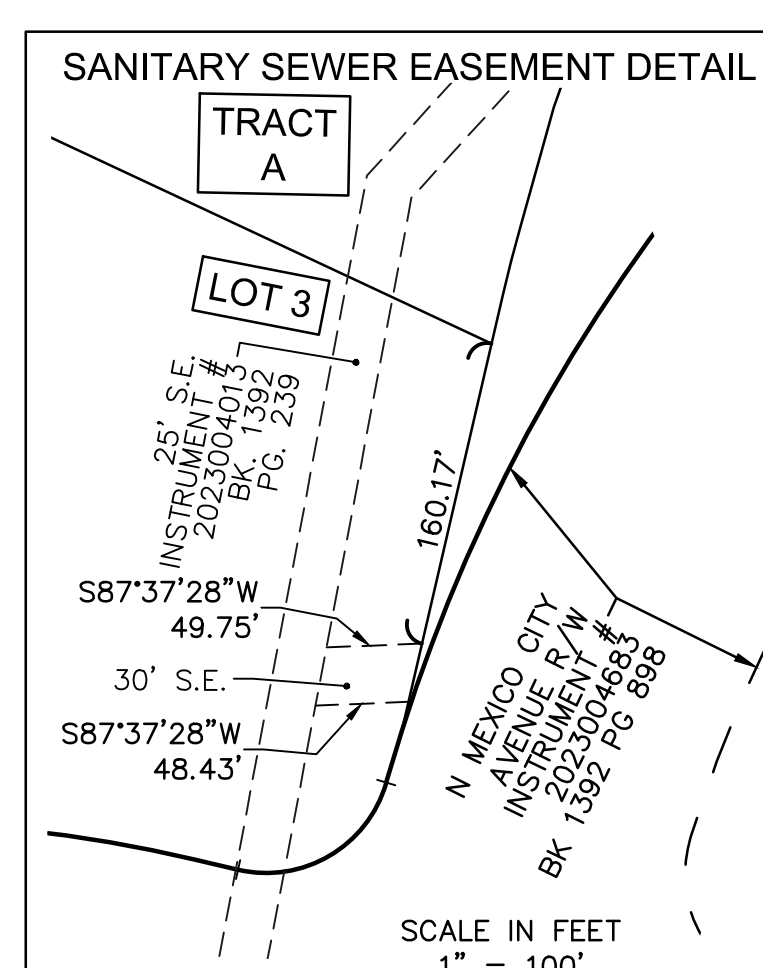
BOUNDARY CURVE ID	INITIAL TANGENT BEARING	RADIUS	DELTA	LENGTH
11	S40°41'02"W	886.00'	23°16'15"	359.85'
13	---	886.00'	01°19'25"	20.47'
14	---	65.00'	86°59'09"	98.68'

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND PLAT 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 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.

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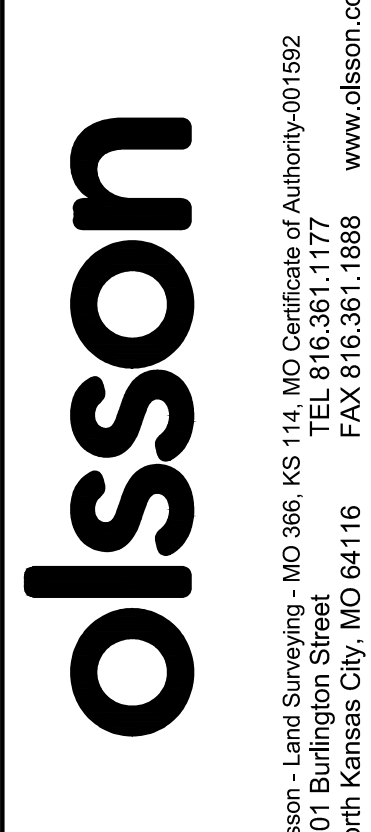


OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 APRIL 30, 2024
 JROUDEBUSH@OLSSON.COM



03-10-2024	- To HMW for Review
03-11-2024	- 1st Submittal
03-18-2024	- Title Report Request
04-03-2024	- To HMW for Review
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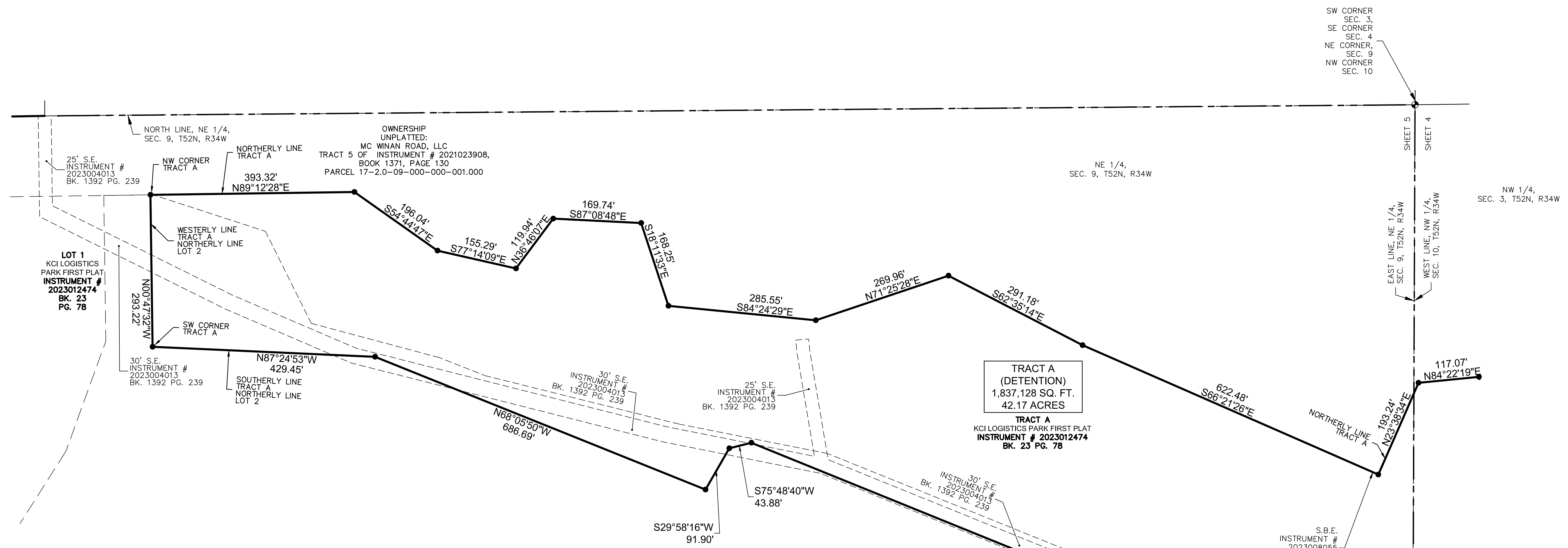
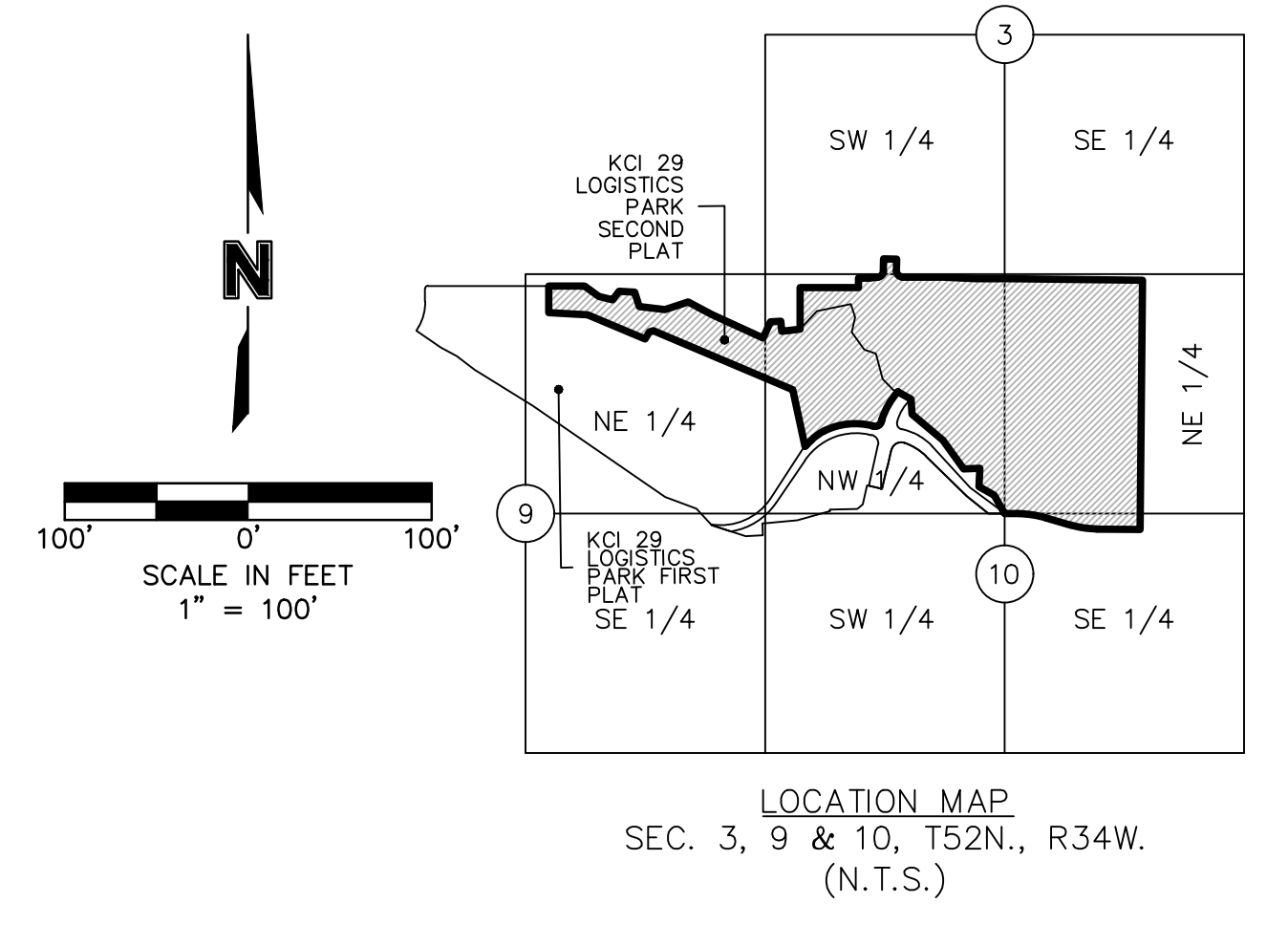
drawn by: NBRW
 surveyed by: AH-NZ-RN-TG
 checked by: JPM
 approved by: JSR
 project no.: B21-06168
 file name: V_PLAT_B2106168.DWG



USER: nwilloughby

DWG: F:\2021\06001-06500\021-06168-B\40-Design\Survey\SRV\Sheets\Plat_V_PLAT_B2106168.dwg
 DATE: Apr 30, 2024 6:54PM

FINAL PLAT OF
KCI 29 LOGISTICS PARK SECOND PLAT
 SW 1/4, SEC 3, T52N, R34W
 NE 1/4, SEC 9, T52N, R34W
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



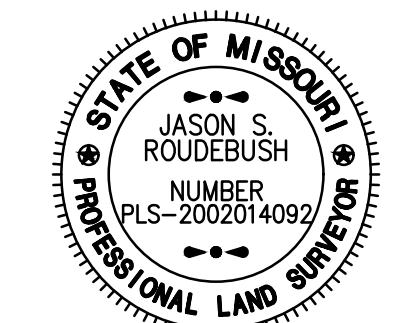
THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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SURVEYORS NOTES:

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- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.
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LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
⊙ SCR	SECTION CORNER
● SET	SET MONUMENT
ROW	RIGHT OF WAY MARKER
BOUNDARIES	
---	SECTION LINE
GENERAL	
ITB	INITIAL TANGENT BEARING
R	RADIUS
L	ARC LENGTH
D	CENTRAL ANGLE / DELTA
C/L	CENTRAL ANGLE
EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT



OLSSON, MO OLS 366
 Jason Roudsbush, MO PLS 2002014092
 APRIL 30, 2024
 JROUDBUSH@OLSSON.COM

DATE OF SURVEY	
03-10-2024	To HMW for Review
03-11-2024	1st Submittal
03-18-2024	Title Report Request
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04-30-2024	3rd Submittal

drawn by: NRW
 surveyed by: AH-NZ-RN-TG
 checked by: JPM
 approved by: JSR
 project no.: B21-06168
 file name: V_PPLAT_B2106168.DWG

olsson

Olsson, Land Surveying, MO 366, MS 114, MO Certificate of Authority-001592
 1301 Burlington Street, North Kansas City, MO 64116
 TEL 816.361.1177 FAX 816.361.1888
 www.olsson.com

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

SHEET 5 of 7

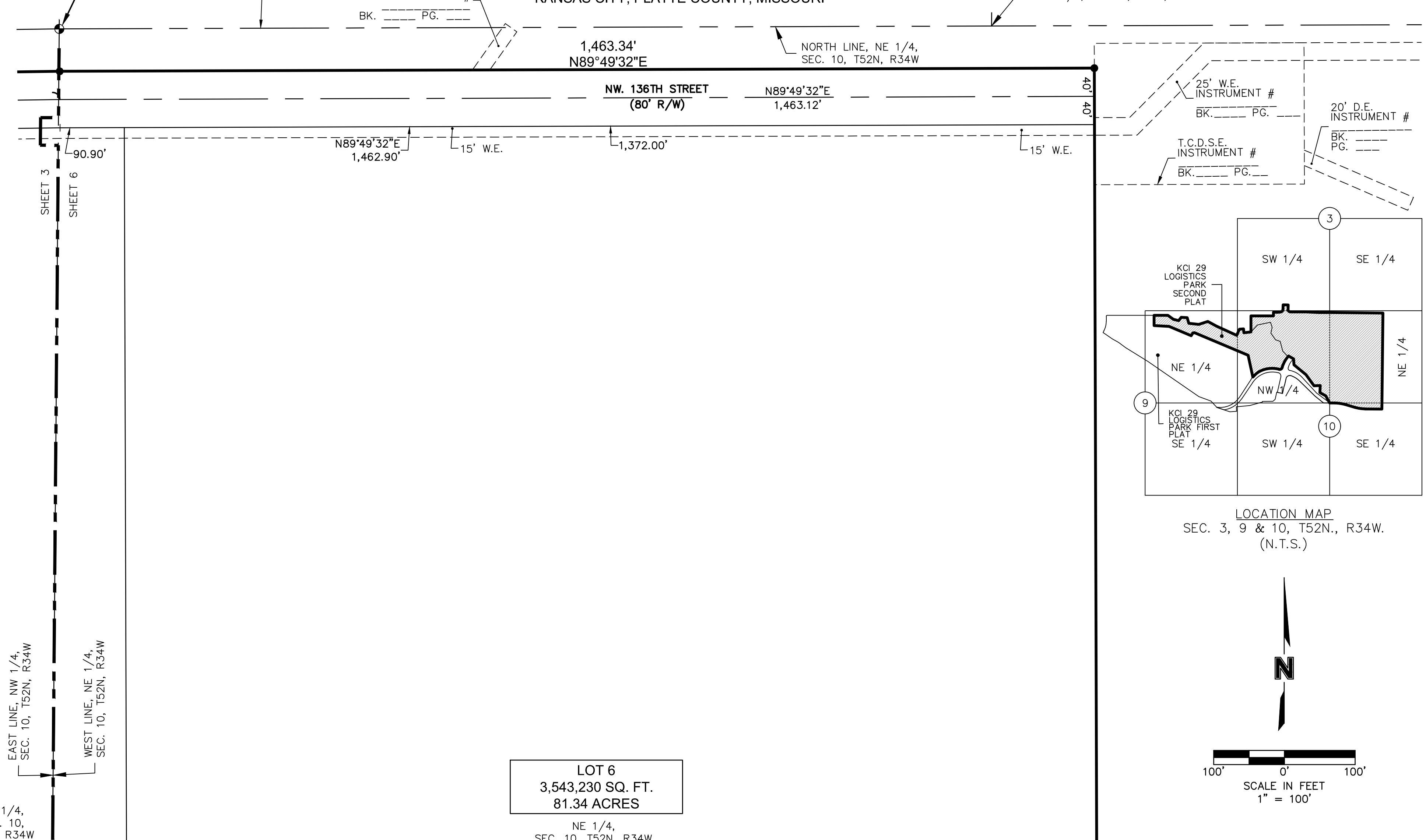
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 DATE: Apr 30, 2024 6:55pm
 USER: nwilloughby

FINAL PLAT OF
KCI 29 LOGISTICS PARK SECOND PLAT
 SW 1/4, SEC 3, T52N, R34W
 NE 1/4, SEC 9, T52N, R34W
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI

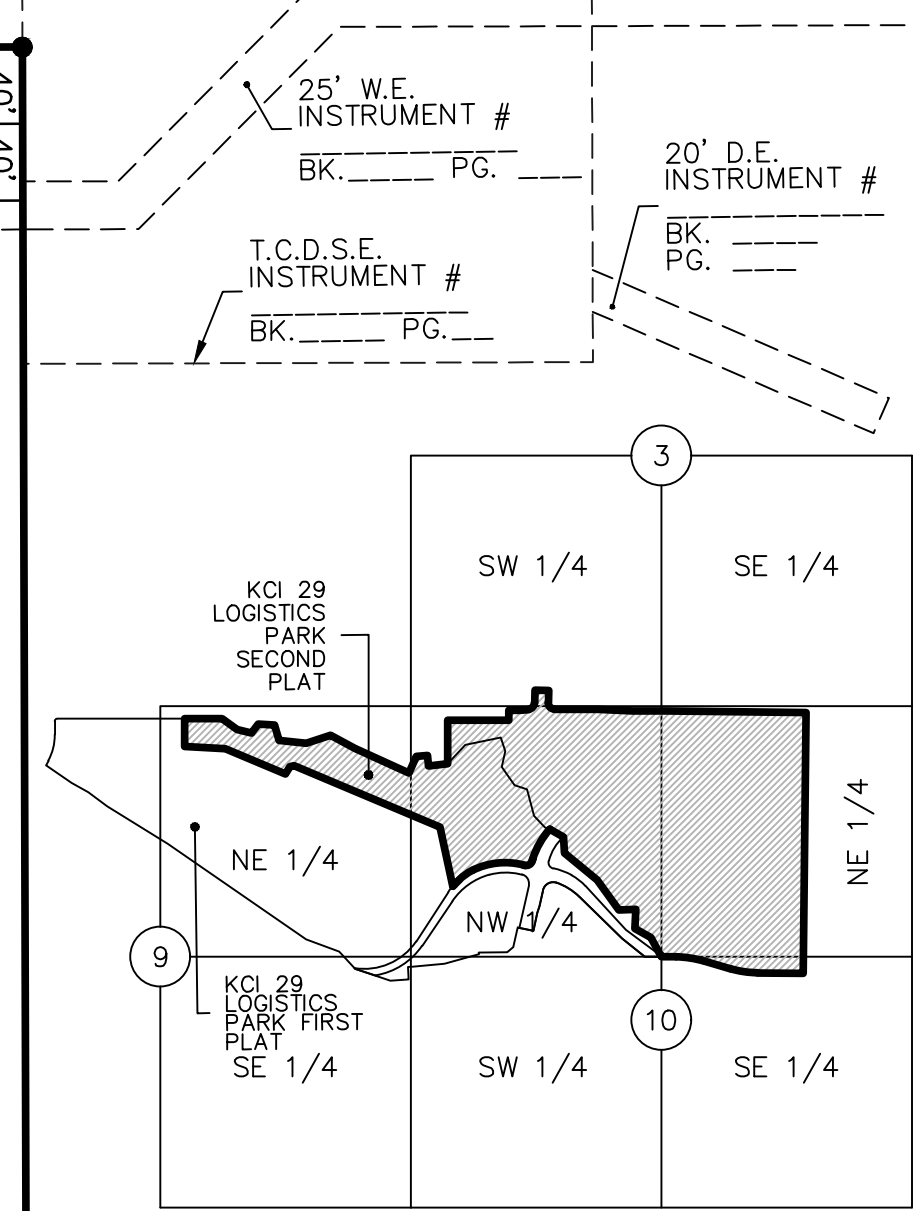
POINT OF COMMENCING
 NW COR., NE 1/4,
 NE COR., NW 1/4,
 SEC. 10, T52N, R34W
 SW COR., SE 1/4,
 SE COR., SW 1/4,
 SEC. 3, T52N, R34W

SOUTH LINE, WEST 1/2, SE 1/4,
 SEC. 3, T52N, R34W

SE CORNER WEST 1/2
 SW CORNER EAST 1/2
 SE 1/4, SEC. 3, T52N, R34W



LOT 6
 3,543,230 SQ. FT.
 81.34 ACRES
 NE 1/4,
 SEC. 10, T52N, R34W

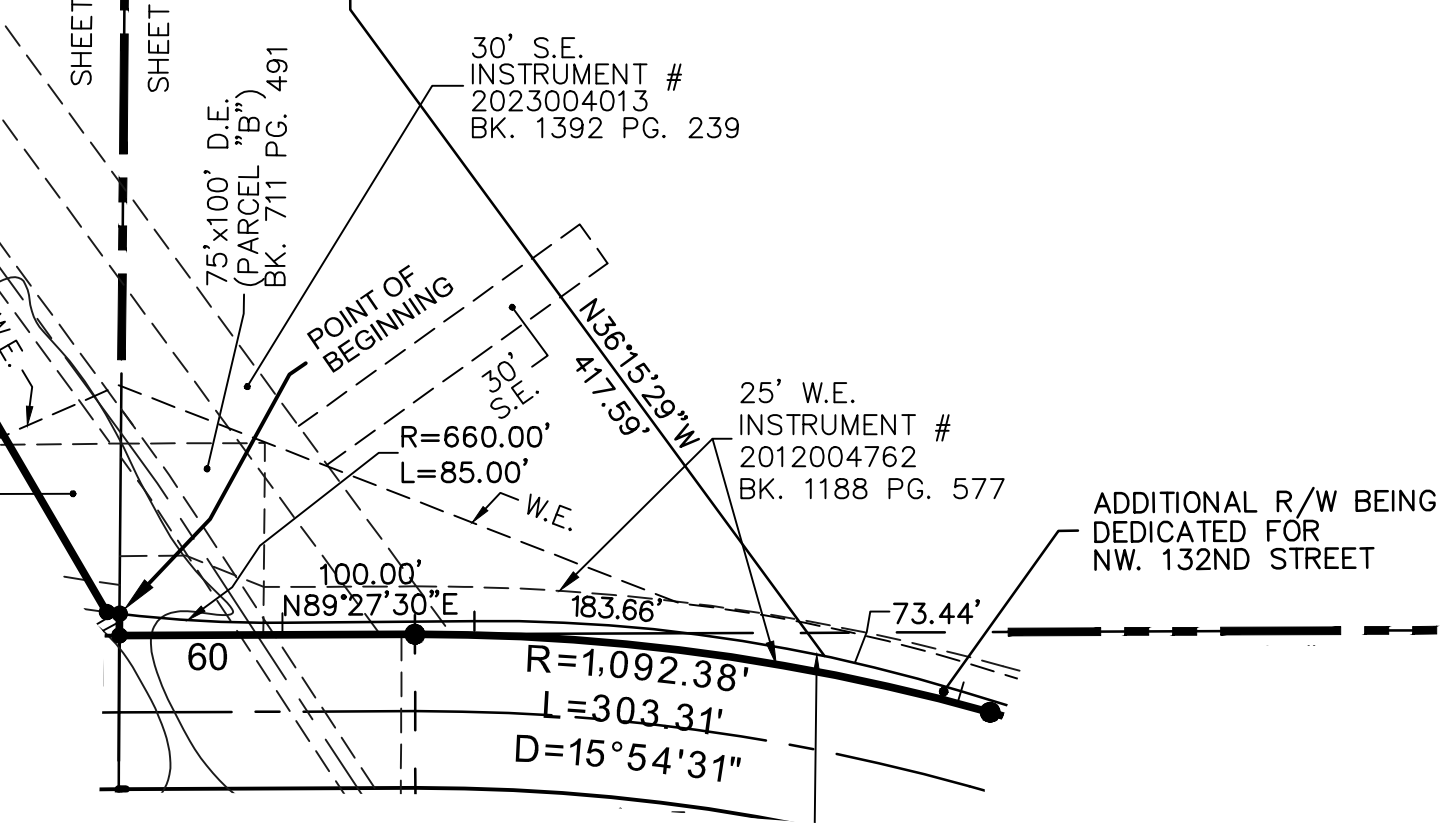
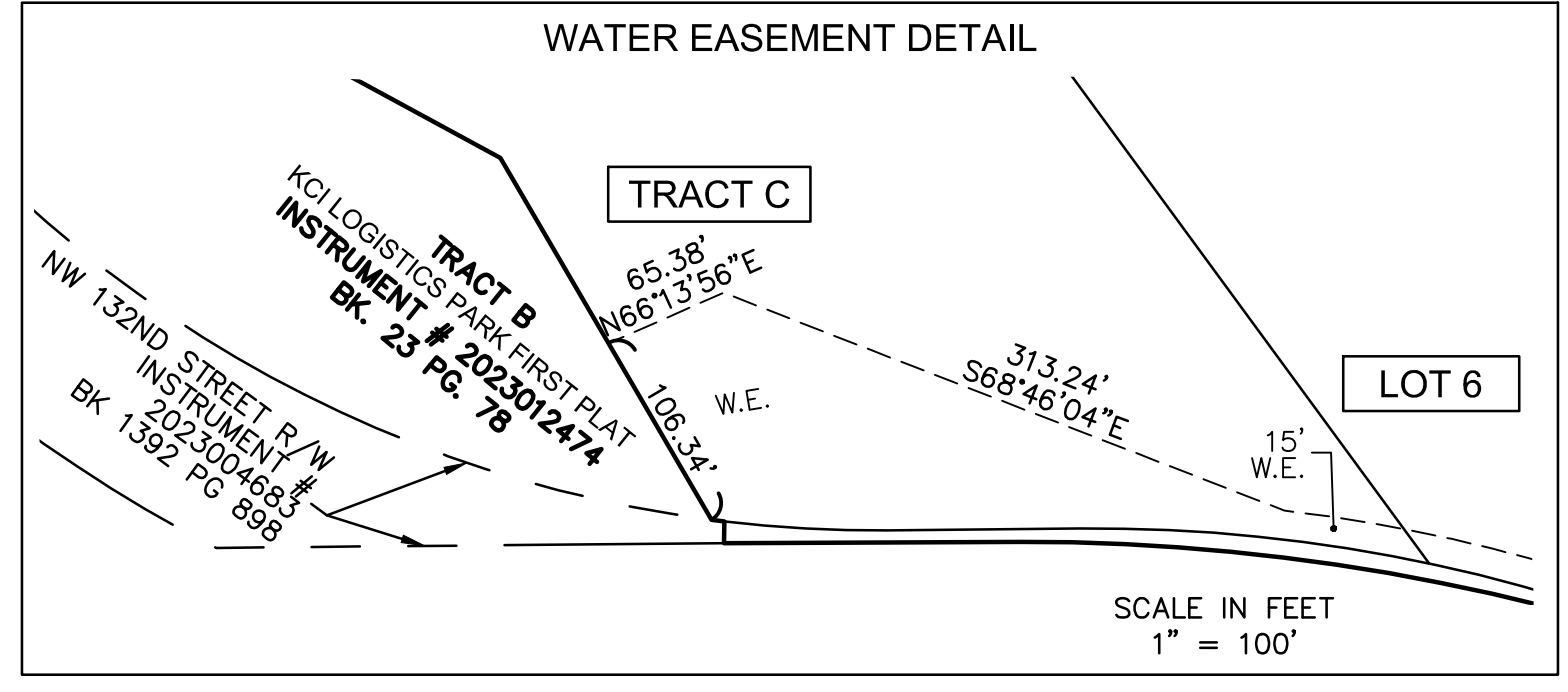
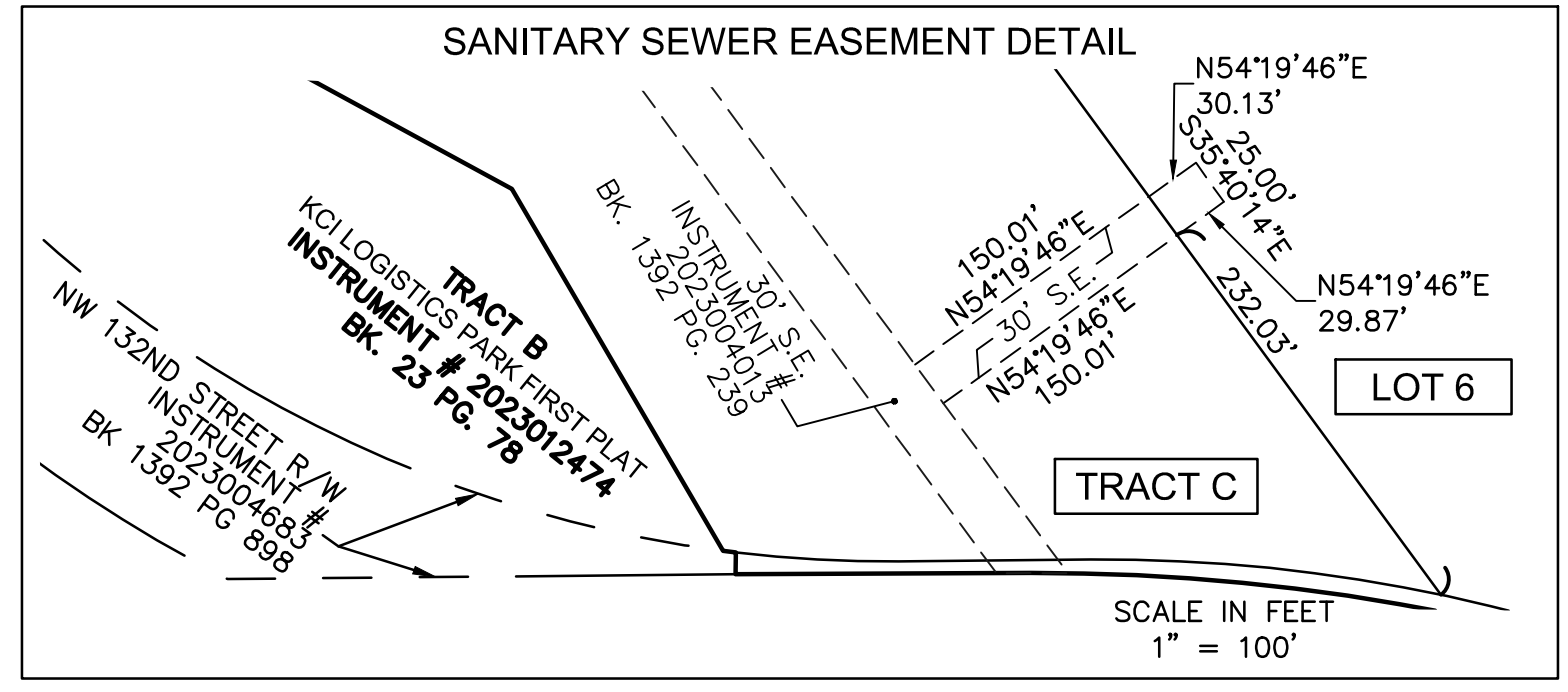


LOCATION MAP
 SEC. 3, 9 & 10, T52N., R34W.
 (N.T.S.)

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
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□ ROW	RIGHT OF WAY MARKER
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BOUNDARY LINE TABLE		
BOUNDARY LINE ID	BEARING	DISTANCE
3	N30°15'58"W	218.16'
60	S89°46'03"W	153.89'

DEVELOPER:
 HUNT MIDWEST REAL
 ESTATE DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64111
 816-455-2500

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drawn by: NRW
 surveyed by: AH-NZ-RN-TG
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 project no.: B21-06168
 file name: V_PLAT_B2106168.DWG

olsson
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 North Kansas City, MO 64116 FAX 816.361.1888

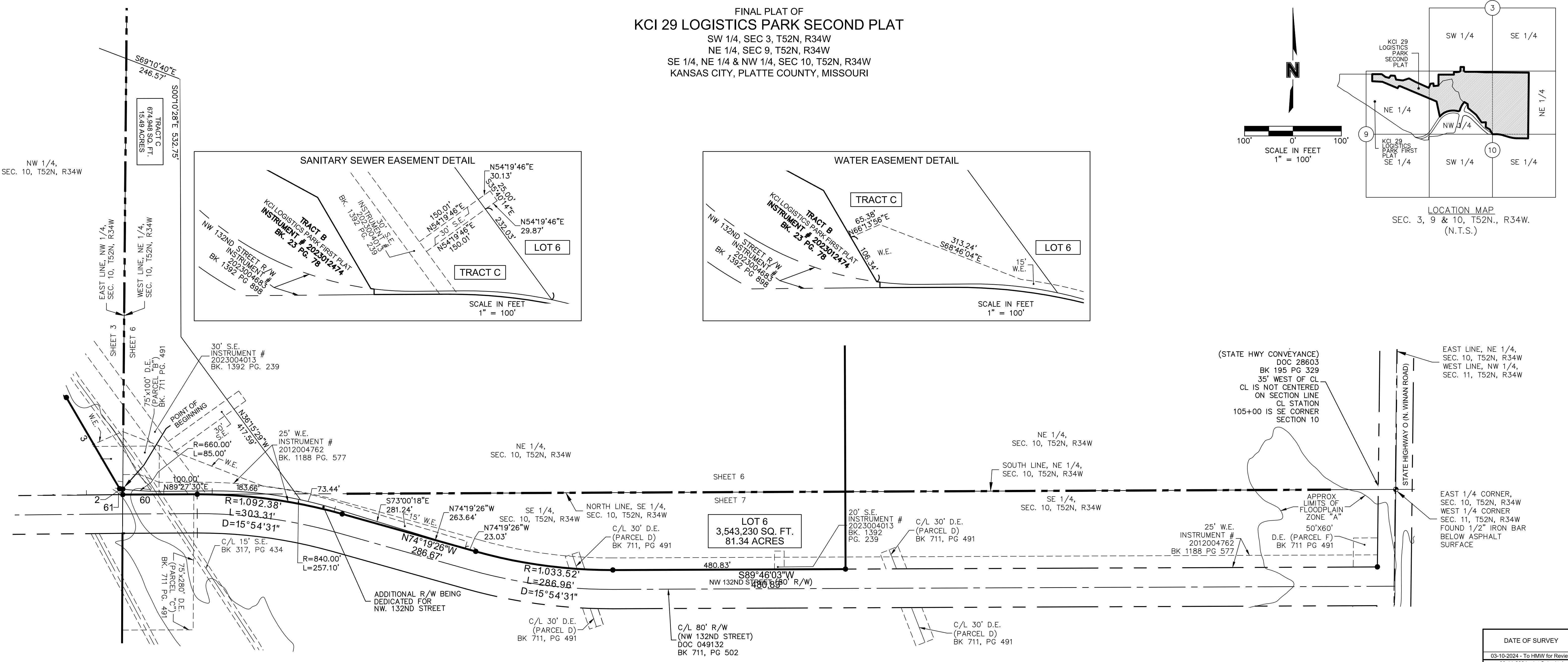
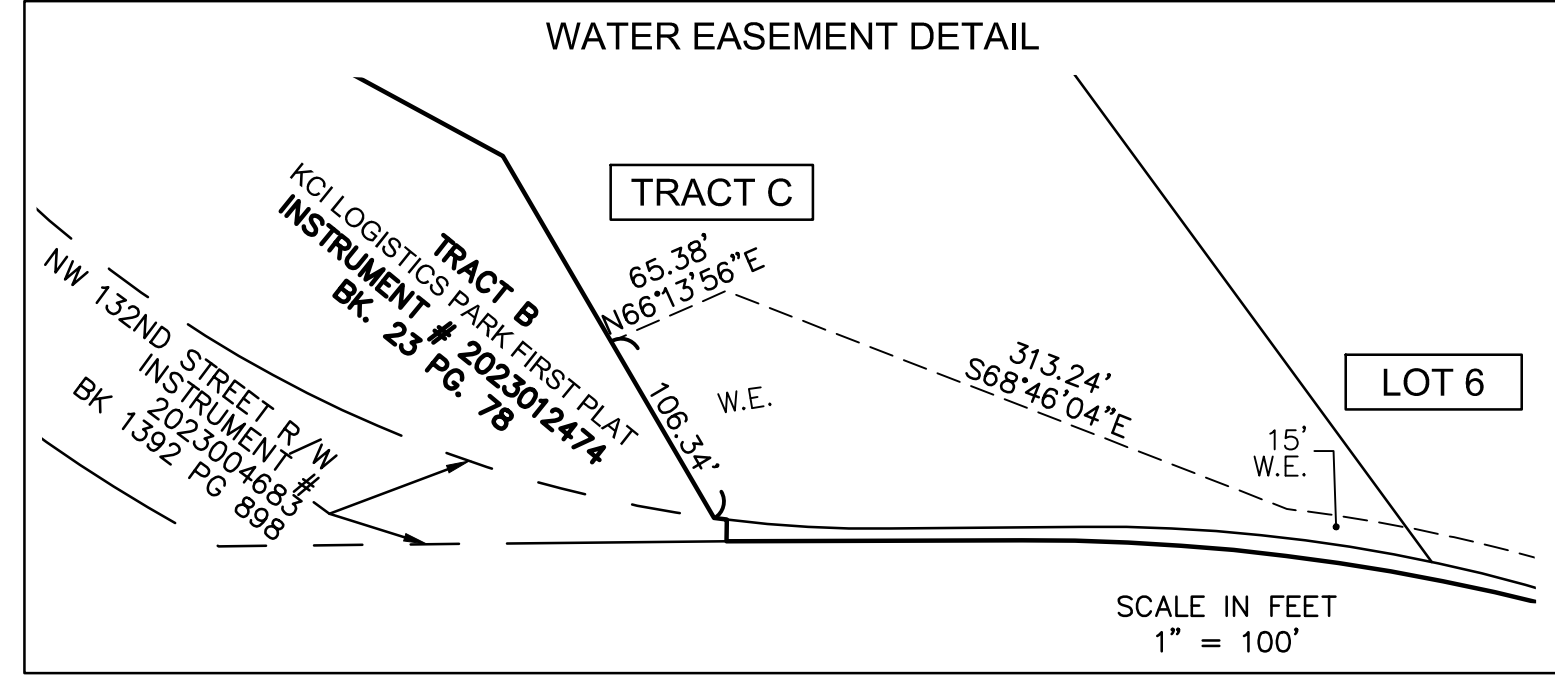
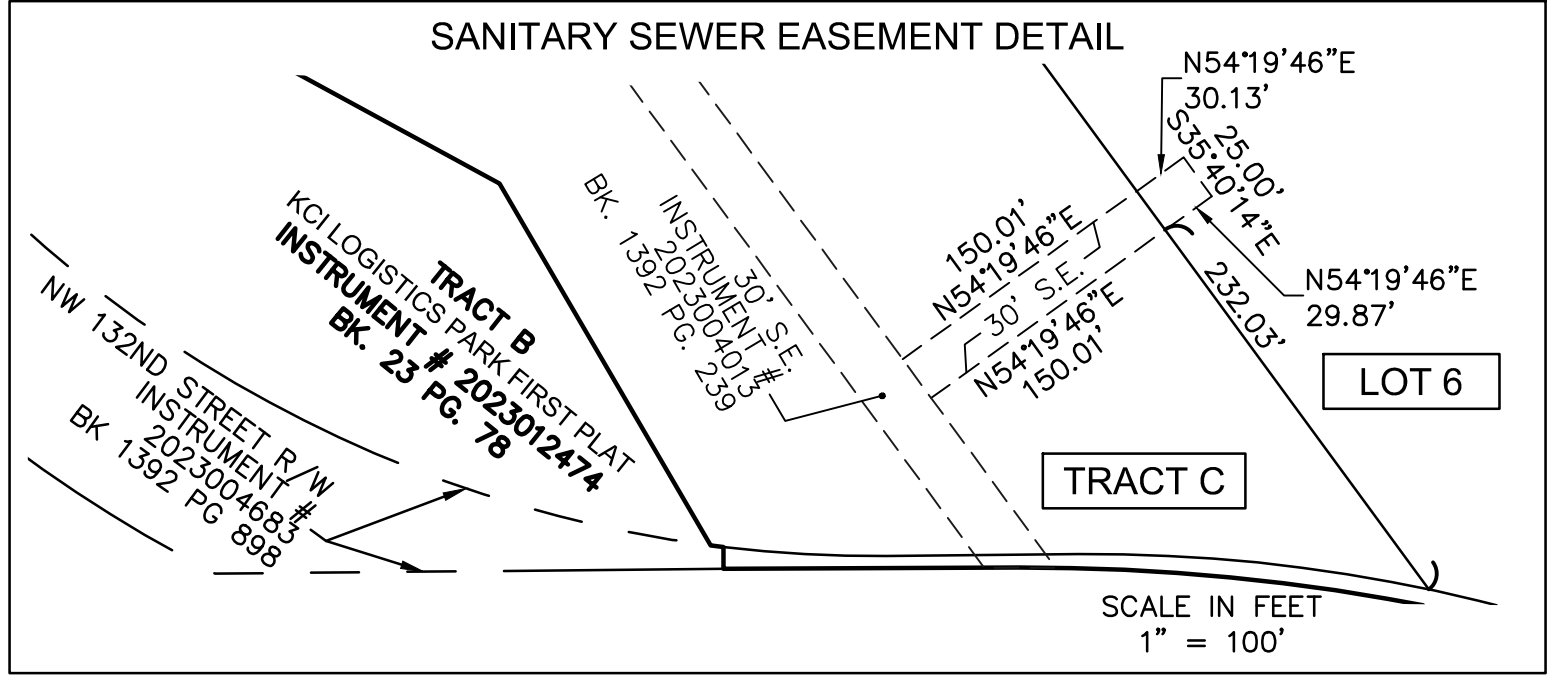
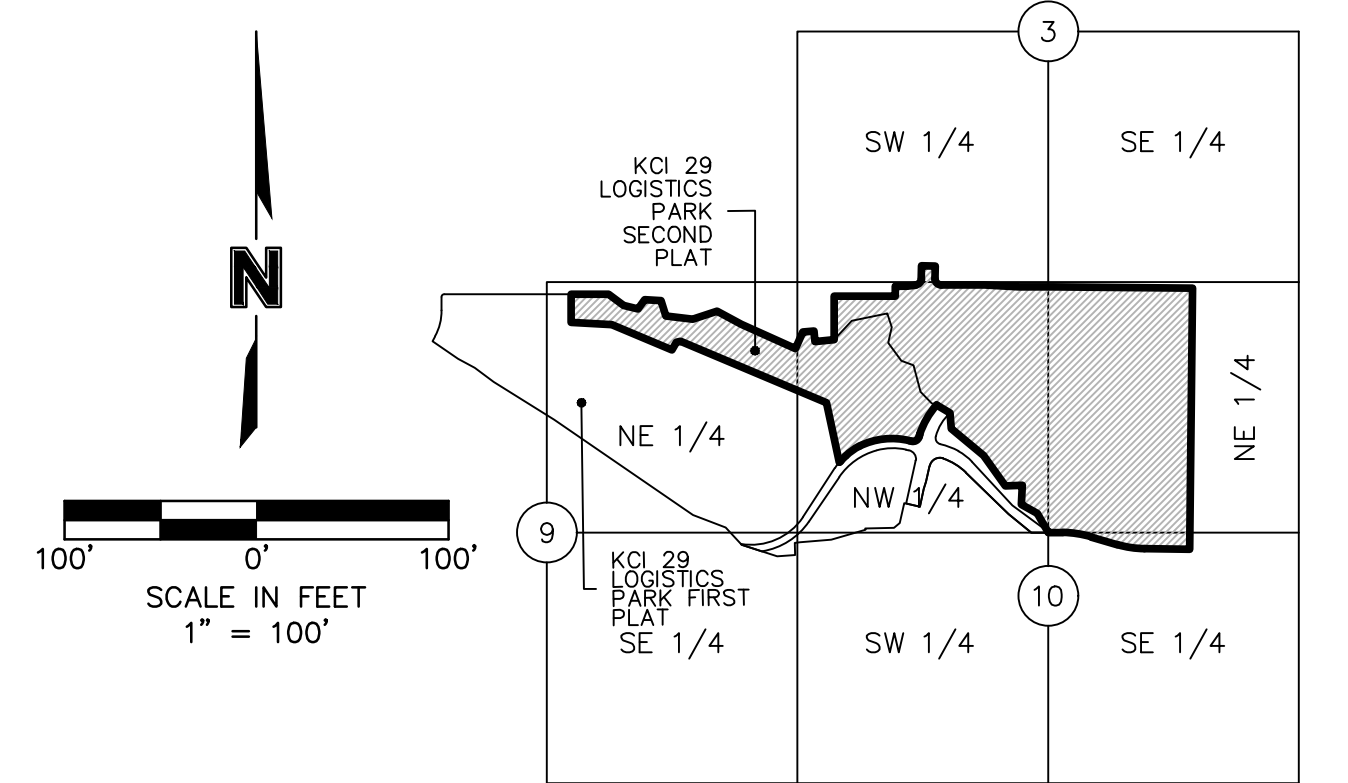
SHEET
 6 of 7



OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 APRIL 30, 2024
 JROUDEBUSH@OLSSON.COM

DWG: F:\2021\06001-06500\021-06168-B\40-Design\Survey\SRV\Sheets\Plat\PLAT_B2106168.dwg
 DATE: Apr 30, 2024 6:57PM
 USER: nwilloughby

FINAL PLAT OF
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 SW 1/4, SEC 3, T52N, R34W
 NE 1/4, SEC 9, T52N, R34W
 SE 1/4, NE 1/4 & NW 1/4, SEC 10, T52N, R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI



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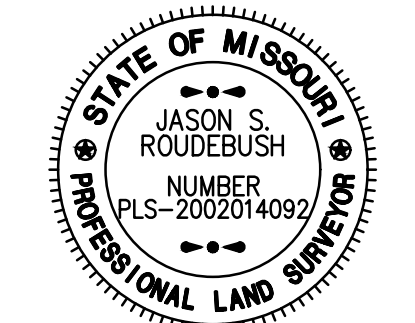
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