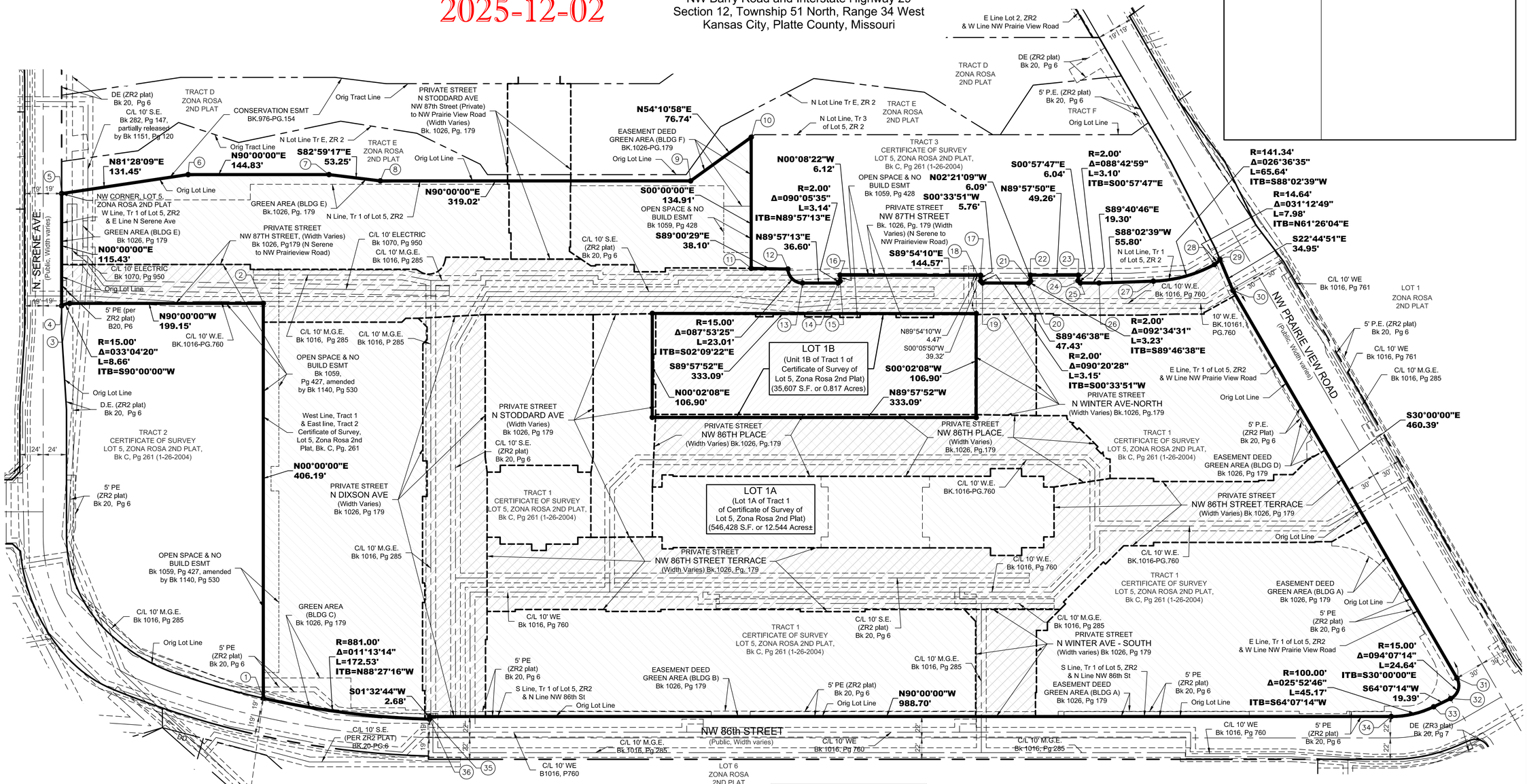
CHECK PLOT
2025-12-02

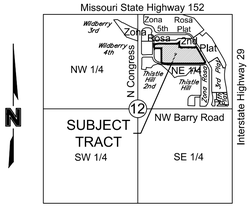
FINAL PLAT

REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT
NW Barry Road and Interstate Highway 29
Section 12, Township 51 North, Range 34 West
Kansas City, Platte County, Missouri

Recorded as: Plat	Reserved for County Recording Stamp



MISSOURI DEPARTMENT OF NATURAL RESOURCES
(MO DNR) MONUMENT PL-16
STATE PLANE NORTH: 340835.733 (Meters)
STATE PLANE EAST: 835478.304 (Meters)
GROUND NORTH: 1,118,225.233 (Feet)
GROUND EAST: 2,741,065.066 (Feet)
GRID FACTOR: 0.9998992



LOCATION MAP
SECTION 12-T51N-R34W

LEGEND	
○	FOUND MONUMENT AS NOTED
●	SET 5/8"x24" REBAR W / LC-366 CAP
◕	SECTION CORNER AS NOTED
U.E.	UTILITY EASEMENT
E.E.	POWER\ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
W.E.	WATER EASEMENT
P.E.	PEDESTRIAN ACCESS EASEMENT
W.E.	WATER EASEMENT
MGE	MISSOURI GAS ENERGY
KCPL	KANSAS CITY POWER & LIGHT
ZR2	ZONA ROSA 2ND PLAT
ZR3	ZONA ROSA 3RD PLAT
ZR5	ZONA ROSA 5TH PLAT
KCMO	KANSAS CITY, MISSOURI
R	RADIUS
L	ARC DISTANCE
D or Δ	DELTA / CENTRAL ANGLE

N

0' 25' 50' 100'
SCALE: 1"=50'

DEVELOPER AND OWNER:

MONARCHS SUB LLC
c/o SIXTH STREET PARTNERS
2100 McKINNEY AVENUE, SUITE 1500
DALLAS, TEXAS 75201
ATTN: SCOTT ZIGLER, GENERAL MANAGER

SURVEYORS CERTIFICATION:

THIS REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND PLAT WAS EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THIS REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND PLAT 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
PATRICK ETHAN WARD P.L.S. 2005000071
PWARD@OLSSON.COM

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

REV. NO.	DATE	REVISIONS DESCRIPTION
1	12-02-2025	Removed Building Details - Address comments

REVISIONS

FINAL PLAT
Replat of Tract 1 of Certificate of Survey, Lot 5, Zona Rosa 2nd Plat
NW Barry Road and Interstate Highway 29
Section 12, Township 51 North, Range 34 West
Kansas City, Platte County, Missouri

drawn by:	Bal
surveyed by:	KP-GJ
checked by:	Bal-MJB-PEW
approved by:	PEW
QA/QC by:	MJB
project no.:	025-03850
file:	V-FPlat-L5ZR2_02503850
date:	11-08-2025

SHEET
1 OF 2

DWG: F:\2025\03501-04000\025-03850\40-Design\Survey\SRVY\Sheets\Lot 5 ZR 2 FINAL PLAT\V_FPlat-L5ZR2_02503850.dwg USER: mballard
DATE: Dec 02, 2025 11:35am XREFS: V_XFINAL PLAT BNDY_02503850

CHECK PLOT
2025-12-02

FINAL PLAT

REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT
NW Barry Road and Interstate Highway 29
Section 12, Township 51 North, Range 34 West
Kansas City, Platte County, Missouri

PROPERTY DESCRIPTION:

ALL OF TRACT 1 OF THE CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT, A CERTIFICATE OF SURVEY - LOT SPLIT, RECORDED JANUARY 26, 2004 AS DOCUMENT NO. 1458, IN BOOK C, AT PAGE 261 IN THE OFFICE OF THE RECORDER OF DEEDS OF PLATTE COUNTY, MISSOURI, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, CONTAINING 582,035 SQUARE FEET OR 13.362 ACRES MORE OR LESS, INCLUDING 582,035 SQUARE FEET OR 13.362 ACRES OF REPLATTED AREA.

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:

REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT

RIGHT OF ENTRANCE: THE SUBDIVISION OF ZONA ROSA SECOND PLAT GRANTED THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY. THIS RIGHT WAS 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 UNITED STATES POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS. RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO MISSOURI STATE HIGHWAY NO. 152 OR TO INTERSTATE HIGHWAY NO. 29 FROM ANY LOT IS PERMITTED.

CROSS ACCESS: THE RIGHT OF INGRESS AND EGRESS BETWEEN ALL LOTS ESTABLISHED BY THE PLAT OF ZONA ROSA 2ND PLAT WAS GRANTED BY THE PLAT. THE RIGHT OF INGRESS AND EGRESS TO AND FROM NW PRAIRIE VIEW ROAD ACROSS THE LOTS ESTABLISHED BY THIS PLAT WAS GRANTED BY THE PLAT. THE RIGHT OF INGRESS AND EGRESS TO AND FROM ANY NEW STREET RIGHT OF WAY THAT WAS DEDICATED WITH THE PLAT, ACROSS THE LOTS ESTABLISHED BY THE PLAT WAS ALSO GRANTED BY THE PLAT OF SAID ZONA ROSA 2ND PLAT

AVIATION AND NOISE DISCLOSURE: AVIATION AND NOISE EASEMENTS OVER THE ZONA ROSA 2ND PLAT PROPERTY WERE GRANTED BY BOOK 732 AT PAGE 306, BOOK 7658 AT PAGE 433, BOOK 693 AT PAGE 698 AND BOOK 1017 AT PAGE 306.

BUILDING HEIGHT RESTRICTION: THE FOLLOWING LANGUAGE WAS TAKEN FROM THE PLAT OF ZONA ROSA 2ND PLAT. THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHT BUILDING HEIGHT RESTRICTION: ZONE MAP, DOCUMENT NO. 138-27, DATED MARCH 1982 AND IS WITHIN THE TRANSITIONAL SURFACE AND ILS APPROACH SURFACE. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED ELEVATION 1100 TO 1140 (USGS DATUM).

STREET DEDICATION: THE FOLLOWING LANGUAGE WAS TAKEN FROM THE PLAT OF ZONA ROSA 2ND PLAT. STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT OF WAY ARE HEREBY DEDICATED. THE STREET LIGHTS LOCATED WITHIN THIS PLAT SHALL BE MAINTAINED BY THE OWNERS OF THE STREET LIGHT MAINTENANCE: LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE AGREEMENT TO MAINTAIN DECORATIVE LIGHTS IN PUBLIC RIGHT-OF-WAY BEING RECORDED SIMULTANEOUSLY WITH THIS PLAT.

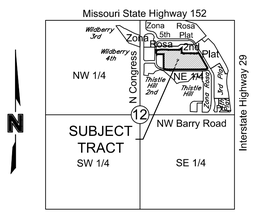
NOTE: THERE ARE NO ADDITIONAL PUBLIC OR PRIVATE STREETS BEING DEDICATED WITH THIS REPLAT.

FLOODPLAIN: ACCORDING TO THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NUMBER 29095C0043G, DATED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE X.

ZONING: ACCORDING TO THE CITY OF KANSAS CITY, MISSOURI ONLINE WEBSITE, THE SUBJECT PROPERTY IS ZONED B3.3/R2.5. B 3.3 IS COMMUNITY BUSINESS B3.3 AND R 2.5 IS RESIDENTIAL 2.5.

PLAT AND LOT AREA SUMMARY		
Lot 1A	546,428 S.F.	12.545 Acres±
Lot 1B	35,607 S.F.	0.817 Acres±
Tract 1 of Lot 5 of Lot 5, Zona Rosa 2nd Plat	582,035 S.F.	13.362 Acres±

FINAL PLAT DATA		
LAND AREA	AREA	
Total Land Area	582,035 S.F.	13.362 Acres±
Land Area for Proposed & Existing Right-of -Way	0 S.F.	0 Acres±
Net Land Area	582,035 S.F.	13.362 Acres±
PLAT AREA	COUNT	
Number of Lots	2 Lots	
Number of Tracts	0 Tracts	



LOCATION MAP
SECTION 12-T51N-R34W

DEVELOPER AND OWNER:

MONARCHS SUB LLC
c/o SIXTH STREET PARTNERS
2100 McKINNEY AVENUE, SUITE 1500
DALLAS, TEXAS 75201
ATTN: SCOTT ZIGLER, GENERAL MANAGER

SURVEYORS NOTES:

1. PROPERTY REFERENCED HEREIN HAS BEEN TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S, COMMITMENT NO. NCS-1275559-KCTY, DATED SEPTEMBER 02, 2025, AT 8:00 A.M. ALL OF THE EASEMENTS AS REFERENCED IN THIS COMMITMENT THAT CROSS THE SUBJECT PROPERTY HAVE BEEN SHOWN AND LABELED HEREIN.

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, CONDEMNATIONS, 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.

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-16 WITH A COMBINED GRID FACTOR OF 0.9998992 AND MATCH THE RECORDED PLAT OF ZONA ROSA 2ND PLAT, RECORDED DECEMBER 29, 2003, AS DOCUMENT NO. 34553, IN BOOK 20, AT PAGE 6 AND THE CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT, RECORDED JANUARY 26, 2004 AS DOCUMENT NO. 1458, IN BOOK C, AT PAGE 261, IN THE OFFICE OF THE RECORDER OF DEEDS OF PLATTE COUNTY, MISSOURI, ALL BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 52 NORTH, RANGE 34 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN KANSAS CITY, PLATTE COUNTY, MISSOURI.

3. THE RECORD DESCRIPTION OF THE PROPERTY AS REFERENCED HEREIN FORMS A MATHEMATICALLY CLOSED FIGURE.

4. THERE ARE NO GAPS OR GORES BETWEEN THE SUBJECT PROPERTY AND ITS ADJOINING PROPERTIES.

5. TRACT 1 OF THE CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT IS UNDER THE OWNERSHIP OF MONARCHS SUB LLC, A DELAWARE LIMITED LIABILITY COMPANY.

6. THE OVERALL SUBJECT PROPERTY ADJOINS NW PRAIRIE VIEW ROAD (PUBLIC STREET RIGHT OF WAY) ON THE EAST SIDE AND N SERENE AVENUE (PUBLIC STREET RIGHT OF WAY) ON THE WEST SIDE. ACCESS TO THE FROM ADJOINING PROPERTY IS ALLOWED.
THERE ARE PRIVATE STREETS WITHIN THE LIMITS OF LOT 5, ZONA ROSA 2ND PLAT AS RECORDED IN BOOK 1026 AT PAGE 179. THIS DOCUMENT IS PART OF THE ORIGINAL DEVELOPMENT DOCUMENTS FOR THE PLAT OF ZONA ROSA 2ND PLAT.

7. THE TERM PLAT REFERS TO ZONA ROSA 2ND PLAT (REFERENCED HEREIN AS ZR2) WAS RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 34553, IN BOOK 20, AT PAGE 6. THE CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT WAS RECORDED JANUARY 26, 2004 AS DOCUMENT NO. 1458, IN BOOK C, AT PAGE 261. THIS CERTIFICATE OF SURVEY IS KANSAS CITY, MISSOURI LOT SPLIT NO. 0402 APPROVED BY THE KANSAS CITY, MISSOURI PLANNING COMMISSION JANUARY 23, 2004. IT SPLIT THE ORIGINAL LOT 5, ZONA ROSA 2ND PLAT INTO THREE TRACTS, WITH TRACT 1 (582,035 S.F. OR 13.3621 ACRES MORE OR LESS± REMAINING AS A COMMERCIAL TRACT AND TRACTS 2 AND 3 BEING SPLIT OUT FOR THE LOCATION OF TWO PARKING GARAGES THAT WERE TRANSFERRED TO PLATTE COUNTY, MISSOURI.

MISSOURI STATE PLANE COORDINATES:

NOTE. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT PL-16 WITH A COMBINED GRID FACTOR OF 0.9998992. COORDINATES ARE IN METERS

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	342262.949	835672.866
2	342386.749	835672.866
3	342386.749	835612.168
4	342386.009	835609.673
5	342421.190	835609.673
6	342427.134	835649.294
7	342427.134	835693.438
8	342425.153	835709.546
9	342425.153	835806.779
10	342438.840	835825.745
11	342397.727	835825.745
12	342397.527	835837.270
13	342393.127	835841.842
14	342393.136	835852.998
15	342393.747	835853.607
16	342395.612	835853.603
17	342395.537	835897.665
18	342393.781	835897.647

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
19	342393.165	835898.255
20	342393.109	835912.711
21	342393.744	835913.323
22	342395.597	835913.247
23	342395.606	835928.260
24	342393.765	835928.291
25	342393.166	835928.897
26	342393.133	835934.779
27	342393.714	835951.776
28	342398.932	835970.903
29	342400.606	835972.626
30	342390.782	835976.745
31	342269.262	836046.905
32	342262.863	836044.941
33	342260.283	836039.623
34	342257.226	836026.320
35	342257.225	835724.980
36	342256.409	835724.958

OWNERSHIP OF TRACT 1 OF THE CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND PLAT

IN WITNESS WHEREOF:

MONARCHS SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF ALL OF TRACT 1 OF THE CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND PLAT, A LOT SPLIT SURVEY OF ALL OF LOT 5, ZONA ROSA 2ND PLAT, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, HAS HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2025.

MONARCHS SUB, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

_____
PRINT NAME AND TITLE

STATE OF _____
SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ AS _____ OF MONARCHS SUB, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND KNOWN TO ME TO THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AS THEIR OWN FREE ACT AND DEED.

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:

APPROVAL 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_____ .

_____
MAYOR
QUINTON LUCAS

_____
CITY CLERK
MARILYN SANDERS

SURVEYORS CERTIFICATION:

THIS REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND PLAT WAS EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THIS REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND PLAT 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
PATRICK ETHAN WARD P.L.S. 2005000071
PWARD@OLSSON.COM

olsson
Olsson - Land Surveying - MO 366, KS 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

REVISIONS		
REV. NO.	DATE	REVISIONS DESCRIPTION
1	12-02-2025	Removed Building Details - Address comments

FINAL PLAT
Replat of Tract 1 of Certificate of Survey, Lot 5, Zona Rosa 2nd Plat
NW Barry Road and Interstate Highway 29
Section 12, Township 51 North, Range 34 West
Kansas City, Platte County, Missouri

drawn by: Bal
surveyed by: KP-GJ
checked by: Bal-MJB-PEW
approved by: PEW
QA/QC by: MJB
project no.: 025-03850
file: V-FPlat-L5ZR2_02503850
date: 11-08-2025

SHEET
2 OF 2

DWG: F:\2025\03501-04000\025-03850\40-Design\Survey\SRVY\Sheets\Lot 5 ZR 2 FINAL PLAT\V_FPlat-L5ZR2_02503850.dwg
DATE: Dec 02, 2025 11:35am
XREFS: V_XFINAL PLAT BNDY_02503850
USER: mballard