

KANSAS CITY
Aviation

Airport Master Plan

KANSAS CITY DOWNTOWN AIRPORT – WHEELER FIELD

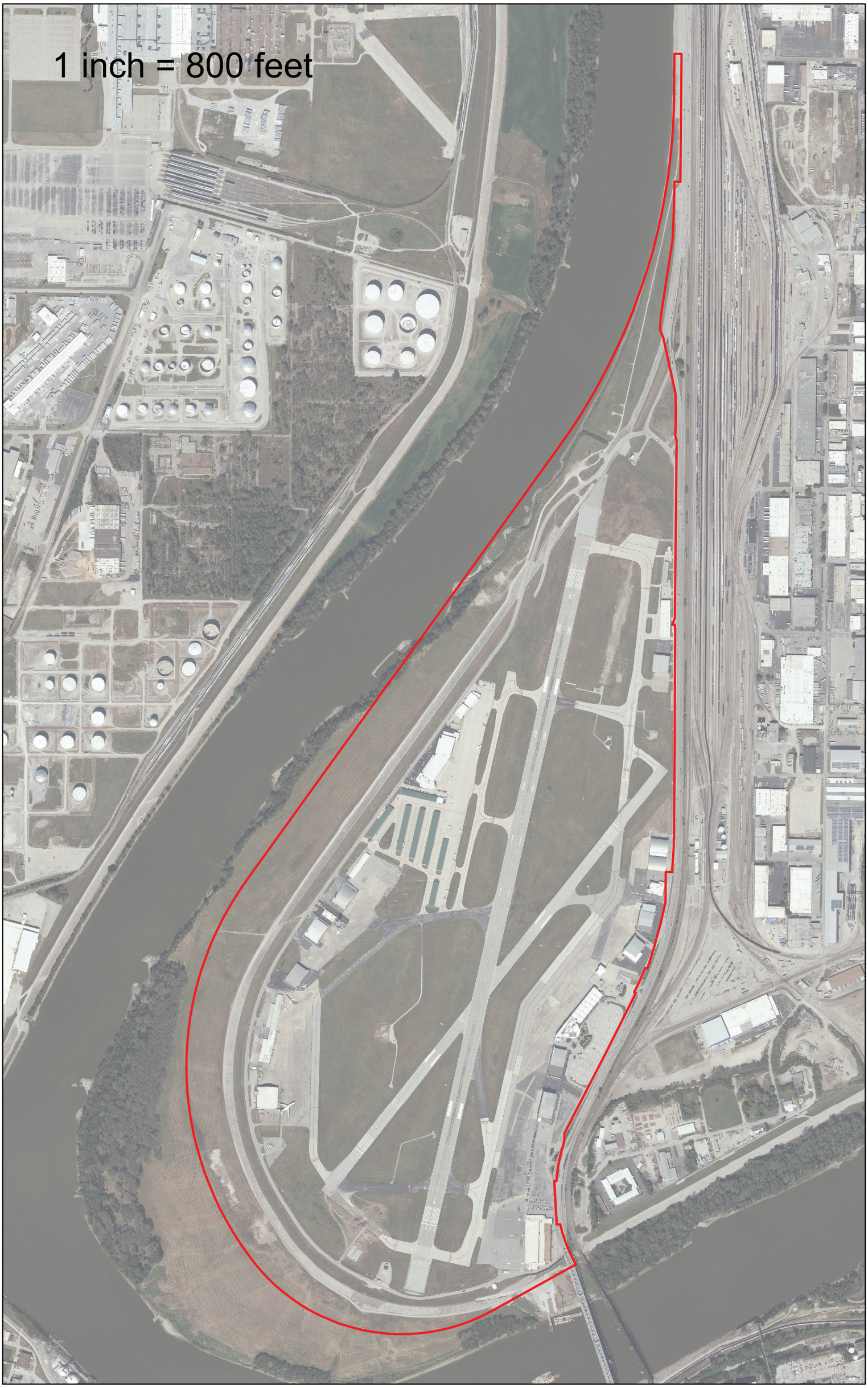
Appendix L

Boundary Survey

Appendix L
BOUNDARY SURVEY

As part of the Master Plan, a local surveying company, Anderson Survey Company, was engaged to conduct a survey of airport property. The purpose was to provide more detailed and accurate information regarding airport property. The documentation of the survey is included in this appendix.

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1 inch = 800 feet

15, 22 & 27-50-33
23-01-43207-1
43207dwt_2023-10-03.dwg

DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, AND OF SECTIONS 22 AND 27, TOWNSHIP 50 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 15; THENCE NORTH 89°-07'-03" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 145.62 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MISSOURI ROUTE 169, AS NOW ESTABLISHED, AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 0°-32'-39" WEST, A DISTANCE OF 1184.81 FEET, THIS AND THE FOLLOWING COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 89°-27'-21" WEST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 0°-32'-39" WEST, A DISTANCE OF 203.36 FEET; THENCE SOUTH 2°-34'-44" WEST, A DISTANCE OF 331.51 FEET; THENCE SOUTH 8°-48'-59" WEST, A DISTANCE OF 714.57 FEET; THENCE SOUTH 2°-52'-09" WEST, A DISTANCE OF 125.10 FEET; THENCE SOUTH 19°-51'-41" EAST, A DISTANCE OF 90.06 FEET; THENCE SOUTH 12°-19'-19" EAST, A DISTANCE OF 526.87 FEET; THENCE SOUTH 0°-24'-18" EAST, A DISTANCE OF 234.09 FEET; THENCE SOUTH 1°-56'-37" WEST, A DISTANCE OF 152.93 FEET; THENCE SOUTH 16°-59'-49" EAST, A DISTANCE OF 44.87 FEET; THENCE SOUTH 0°-34'-34" WEST, A DISTANCE OF 1277.46 FEET; THENCE SOUTH 0°-17'-44" WEST, A DISTANCE OF 372.87 FEET; THENCE SOUTH 24°-26'-02" WEST, A DISTANCE OF 66.86 FEET; THENCE SOUTH 89°-59'-11" EAST, A DISTANCE OF 27.34 FEET; THENCE SOUTH 0°-17'-44" WEST, A DISTANCE OF 36.30 FEET; THENCE SOUTH 89°-42'-16" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 0°-17'-44" WEST, A DISTANCE OF 1943.78 FEET; THENCE NORTH 89°-42'-16" WEST, A DISTANCE OF 3.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 3°-04'-28" WEST, A RADIUS OF 3223.05 FEET, A CENTRAL ANGLE OF 5°-33'-27", AND AN ARC DISTANCE OF 312.63 FEET; THENCE NORTH 88°-49'-28" WEST, A DISTANCE OF 8.03 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 9°-13'-11" WEST, A RADIUS 5729.65 FEET, A CENTRAL ANGLE OF 0°-00'-49", AND AN ARC DISTANCE OF 1.36 FEET; THENCE NORTH 89°-16'-13" WEST, A DISTANCE OF 48.80 FEET; THENCE SOUTH 0°-53'-24" WEST, A DISTANCE OF 283.31 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 15°-17'-05" WEST, A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 6°-21'-50", AND AN ARC DISTANCE OF 636.38 FEET; THENCE NORTH 67°-37'-01" WEST, A DISTANCE 19.83 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 24°-36'-19" WEST, A RADIUS OF 3200.05 FEET, A CENTRAL ANGLE OF 4°-26'-40", AND AN ARC DISTANCE OF 248.23 FEET; THENCE SOUTH 63°-10'-21" EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 26°-49'-39" WEST, A DISTANCE OF 636.10 FEET; THENCE SOUTH 27°-13'-19" WEST, A DISTANCE OF 822.01 FEET; THENCE SOUTH 1°-38'-26" WEST, A DISTANCE OF 82.30 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 10°-58'-08" WEST, A RADIUS OF 1405.30 FEET, A CENTRAL ANGLE OF 15°-04'-05", AND AN ARC DISTANCE OF 369.58 FEET; THENCE NORTH 86°-31'-43" WEST, A DISTANCE OF 22.49 FEET; THENCE SOUTH 3°-09'-44" EAST, A DISTANCE OF 318.95 FEET; THENCE SOUTH 5°-02'-29" EAST, A DISTANCE 87.04 FEET; THENCE NORTH 85°-21'-36" EAST, A DISTANCE OF 31.03 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 21°-01'-07" EAST, A RADIUS OF 1405.30 FEET, A CENTRAL ANGLE OF 15°-57'-19", AND AN ARC DISTANCE OF 391.34 FEET; THENCE SOUTH 28°-59'-43" EAST, A DISTANCE OF 6.74 FEET; THENCE SOUTH 19°-40'-31" EAST, A DISTANCE OF 3.35 FEET TO THE U.S. HARBOR LINE AS NOW ESTABLISHED; THENCE SOUTH 61°-02'-06" WEST DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 882.81 FEET, THIS AND THE FOLLOWING COURSES BEING ALONG SAID U.S. HARBOR LINE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 78°-25'-54" WEST, A RADIUS OF 1740.67 FEET, A CENTRAL ANGLE OF 81°-04'-01", AND AN ARC DISTANCE OF 2462.85 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 1°-03'-31" WEST, A RADIUS OF 2949.65 FEET, A CENTRAL ANGLE OF 73°-40'-44", AND AN ARC DISTANCE OF 3793.07 FEET; THENCE NORTH 35°-46'-51" EAST, A DISTANCE OF 4968.16 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 18°-11'-56" EAST, A RADIUS OF 5617.41 FEET, A CENTRAL ANGLE OF 35°-09'-50", AND AN ARC DISTANCE OF 3447.55; THENCE NORTH 0°-37'-01" EAST, A DISTANCE OF 410.01 FEET TO SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE SOUTH 89°-07'-03" EAST DEPARTING SAID U.S. HARBOR LINE AND ALONG SAID NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 65.76 FEET TO THE POINT OF BEGINNING. CONTAINING 25,587,016 SQUARE FEET OR 587.397 ACRES, MORE OR LESS.

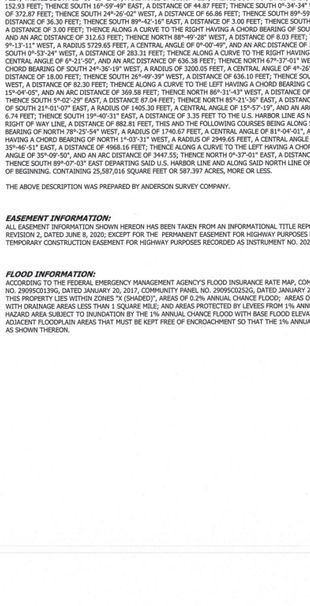
THE ABOVE DESCRIPTION WAS PREPARED BY ANDERSON SURVEY COMPANY.

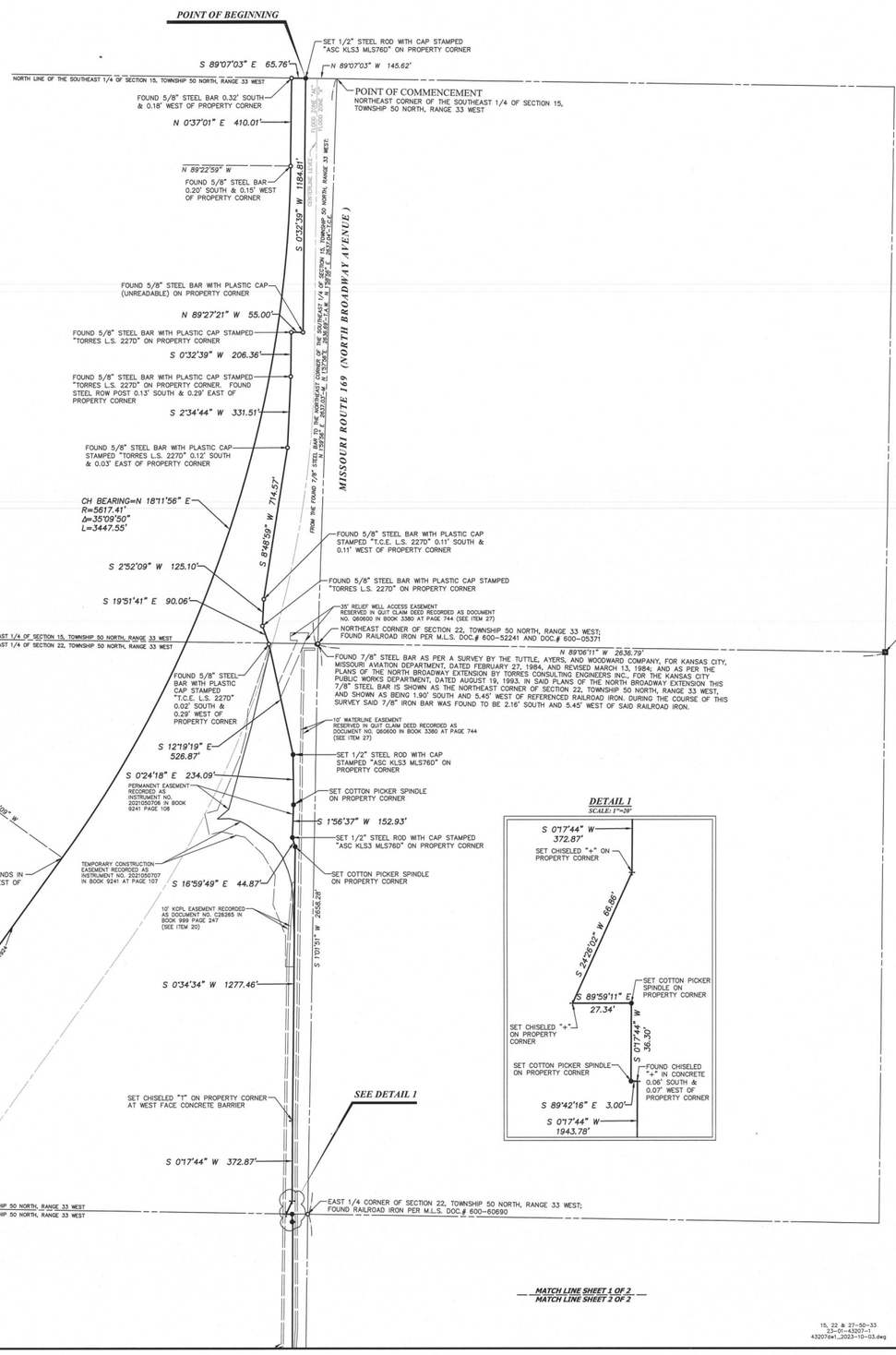
EASEMENT INFORMATION:

ALL EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM AN INFORMATIONAL TITLE REPORT ISSUED BY COFFELT LAND TITLE INC, TITLE NO. 19035149, REVISION NO. REVISION 2, DATED JUNE 8, 2020; EXCEPT FOR THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES RECORDED AS INSTRUMENT NO. 2021050706 IN BOOK 9241 AT PAGE 106, AND THE TEMPORARY CONSTRUCTION EASEMENT FOR HIGHWAY PURPOSES RECORDED AS INSTRUMENT NO. 2021050707 IN BOOK 9241 AT PAGE 107.

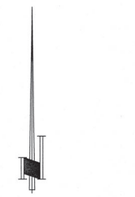
FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0138G, DATED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0139G, DATED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0252G, DATED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 29095C0251G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONES "X (SHADED)", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND FLOODWAY AREAS IN ZONE "AE", SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AS SHOWN THEREON.





DETAIL 1
SCALE: 1"=20'



THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

SCALE: 1 INCH = 200 FEET
200 100 0 200 400 600
SCALE IN FEET

SHEET 1 OF 2

DATE	REVISION	BY

PLAT OF SURVEY

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS URBAN SURVEY.

DATE: NOVEMBER 1, 2023
FOR: *COFFMAN ASSOCIATES*
CHARLES B. WHEELER DOWNTOWN AIRPORT
KANSAS CITY, MISSOURI 64116
ATTN: MIKE DMYTERKO AND PATRICK TAYLOR

PROJECT LOCATION:
KANSAS CITY, JACKSON COUNTY, MISSOURI

ANDERSON
SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

STATE OF MISSOURI
JAMES S. ANDERSON
NUMBER LS-1728
REGISTERED LAND SURVEYOR
1/5/24
JAMES S. ANDERSON, PLS #1728

MATCH LINE SHEET 1 OF 2
MATCH LINE SHEET 2 OF 2

MATCH LINE SHEET 1 OF 2
MATCH LINE SHEET 2 OF 2

DRN. MGM | P.C. MGM | CK. | APP.

15, 22 & 27-50-33
23-01-43207-1
43207dwt_2023-10-03.dwg

15, 22 & 27-50-33
23-01-43207-1
432076w1_2023-10-03.dwg

MATCH LINE SHEET 1 OF 2
MATCH LINE SHEET 2 OF 2

MISSOURI RIVER

U.S. HARBOR LINE AS ESTABLISHED IN 1924

N 35°46'51" E 4968.16'

CENTERLINE LEVEE

FLOOD ZONE "AE"
FLOOD ZONE "X"

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 50 NORTH, RANGE 33 WEST
WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 50 NORTH, RANGE 33 WEST

10' GAS LINE EASEMENT GRANTED TO LAGLEDE GAS COMPANY & MISSOURI GAS ENERGY RECORDED AS DOCUMENT NO. 2017012113 RECORDED IN BOOK 7943 AT PAGE 158 (SEE ITEM 17)

10' KCPL EASEMENT RECORDED AS DOCUMENT NO. C28265 IN BOOK 999 AT PAGE 247 (SEE ITEM 20)

S 01°17'44" W 1943.78'
S 01°54'44" W 1954.32'
(N 01°54'44" E 2654.53' F.M.W. / N 02°02'W E 2654.77' T.C.E.)

10' WATERLINE EASEMENT RESERVED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. Q60600 IN BOOK 3380 AT PAGE 744 (SEE ITEM 27)

SEE DETAIL 2

SEE DETAIL 3

N 89°42'16" W

CH BEARING=S 3°04'28" W
R=3223.05'
Δ=5°33'27"
L=312.63'

N 84°08'49" W

S 0°53'24" W 283.31'

SET COTTON PICKER SPINDLE ON PROPERTY CORNER

N 77°53'50" W

"ALAMO PLACE ANNEX" EXCEPTED IN WARRANTY DEED EXECUTED BY NORTH KANSAS CITY DEVELOPMENT COMPANY TO KANSAS CITY FILED JANUARY 1, 1929 IN BOOK 263 AT PAGE 32 (SEE ITEM 18)

SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 50 NORTH, RANGE 33 WEST; FOUND 3/4" STEEL BAR PER M.L.S. DOC.# 600-68754

FOUND 5/8" STEEL BAR 0.06' NORTH & 0.04' EAST OF PROPERTY CORNER

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 50 NORTH, RANGE 33 WEST
NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 50 NORTH, RANGE 33 WEST
NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

S 34°43'09" E

10' KCPL EASEMENT RECORDED AS DOCUMENT NO. 2007018915 IN BOOK 5699 AT PAGE 101 (SEE ITEM 14)

FOUND 1/2" STEEL BAR AND CAP STAMPED "L.S. 2270" 0.26' NORTH & 0.85' WEST OF PROPERTY CORNER

S 71°32'00" E

CH BEARING=S 15°17'05" W
R=5729.58'
Δ=6°21'50"
L=636.38'

N 67°37'01" W

SET CHISELED "+" ON PROPERTY CORNER

CH BEARING=S 24°36'19" W
R=3200.05'
Δ=4°26'40"
L=248.23'

N 67°37'01" W 19.83'

TEMPORARY CONSTRUCTION EASEMENT RECORDED AS INSTRUMENT NO. 2021050707 IN BOOK 9241 AT PAGE 107

N 83°10'21" W

FOUND 1/2" STEEL BAR AND CAP STAMPED "L.S. 2270" 0.35' NORTH & 0.75' WEST OF PROPERTY CORNER

S 63°10'21" E 18.00'

TEMPORARY CONSTRUCTION EASEMENT RECORDED AS INSTRUMENT NO. 2021050707 IN BOOK 9241 AT PAGE 107

FOUND 1/2" STEEL BAR AND CAP STAMPED "L.S. 2270" 0.27' NORTH & 0.08' EAST OF PROPERTY CORNER

S 26°49'39" W 636.10'

20' UTILITY EASEMENT RESERVED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. Q60600 IN BOOK 3380 AT PAGE 744 (SEE ITEM 27)

FOUND CHISELED "+" ON TOP OF CONCRETE BARRIER 0.07' SOUTH & 0.11' EAST OF PROPERTY CORNER

S 27°13'19" W 822.01'

MISSOURI ROUTE 169 (NORTH BROADWAY AVENUE)

PERMANENT EASEMENT RECORDED AS INSTRUMENT NO. 2021050706 IN BOOK 9241 AT PAGE 106

TEMPORARY CONSTRUCTION EASEMENT RECORDED AS INSTRUMENT NO. 2021050707 IN BOOK 9241 AT PAGE 107

20' UTILITY EASEMENT RESERVED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. Q60600 IN BOOK 3380 AT PAGE 744 (SEE ITEM 27)

S 1°38'26" W 82.30'

COULD NOT SET CORNER AT THIS TIME DUE TO CURRENT CONSTRUCTION OF THE "BUCK O'NEIL BRIDGE"

COULD NOT SET CORNER AT THIS TIME DUE TO CURRENT CONSTRUCTION OF THE "BUCK O'NEIL BRIDGE"

AERIAL RIGHTS EASEMENT RECORDED AS DOCUMENT NO. Q60659 IN BOOK 3380 AT PAGE 735 (SEE ITEM 26)

S 71°29'50" E

CH BEARING=S 10°58'08" W
R=1405.30'
Δ=15°04'05"
L=369.58'

COULD NOT SET CORNERS AT THIS TIME DUE TO CURRENT CONSTRUCTION OF THE "BUCK O'NEIL BRIDGE"

S 86°33'55" E

ACCESS EASEMENT TO WEATHER STATION RECORDED JULY 27, 2001 IN BOOK 3380 AT PAGE 647 (SEE ITEM 10)

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

N 86°31'43" W 22.49'

S 3°09'44" E 318.95'

S 5°02'29" E 87.04'

N 85°21'36" E 31.03'

TEMPORARY CONSTRUCTION EASEMENT RECORDED AS INSTRUMENT NO. 2021050707 IN BOOK 9241 AT PAGE 107

N 76°07'33" E

CH BEARING=S 21°01'07" E
R=1405.30'
Δ=15°57'19"
L=391.34'

COULD NOT SET CORNERS AT THIS TIME DUE TO CURRENT CONSTRUCTION OF THE "BUCK O'NEIL BRIDGE"

PERMANENT EASEMENT RECORDED AS INSTRUMENT NO. 2021050706 IN BOOK 9241 AT PAGE 106

N 61°00'14" E

ACCESS EASEMENT TO WEATHER STATION RECORDED JULY 27, 2001 IN BOOK 3380 AT PAGE 647 (SEE ITEM 10)

N 28°27'54" W

TEMPORARY CONSTRUCTION EASEMENT RECORDED AS INSTRUMENT NO. 2021050707 IN BOOK 9241 AT PAGE 107

AERIAL RIGHTS EASEMENT RECORDED AS DOCUMENT NO. Q60659 IN BOOK 3380 AT PAGE 735 (SEE ITEM 26)

S 61°02'06" W 882.81'

PERMANENT EASEMENT RECORDED AS INSTRUMENT NO. 2021050706 IN BOOK 9241 AT PAGE 106

SEE DETAIL 4

CH BEARING=N 78°25'54" W
R=1740.67'
Δ=81°04'01"
L=2462.85'

SET 1/2" STEEL ROD WITH CAP STAMPED "ASC KLS3 MLS76D" ON PROPERTY CORNER

CH BEARING=N 1°03'31" W
R=2949.65'
Δ=73°40'44"
L=3793.07'

EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

EAST LINE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

EXCEPTED IN WARRANTY DEED EXECUTED BY NORTH KANSAS CITY DEVELOPMENT COMPANY TO KANSAS CITY FILED JANUARY 1, 1929 IN BOOK 263 AT PAGE 32
CORRECTED IN WARRANTY DEED EXECUTED BY NORTH KANSAS CITY DEVELOPMENT COMPANY TO KANSAS CITY FILED AUGUST 24, 1944 IN BOOK 371 AT PAGE 336 (SEE ITEM 18)

SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

EXCEPTED IN WARRANTY DEED EXECUTED BY NORTH KANSAS CITY DEVELOPMENT COMPANY TO KANSAS CITY FILED JANUARY 1, 1929 IN BOOK 263 AT PAGE 32 (SEE ITEM 18)

N 52°56'07" E

FOUND 5/8" STEEL BAR ON PROPERTY CORNER

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST
WEST LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 33 WEST

U.S. HARBOR LINE AS ESTABLISHED IN 1924

CENTERLINE LEVEE

FLOOD ZONE "X"
FLOOD ZONE "AE"

MISSOURI RIVER

MATCH LINE SHEET 1 OF 2
MATCH LINE SHEET 2 OF 2

DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, AND OF SECTIONS 22 AND 27, TOWNSHIP 50 NORTH, RANGE 30 WEST, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 15; THENCE NORTH 89°-07'-03" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 145.62 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MISSOURI ROUTE 169, AS NOW ESTABLISHED, AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 0°-32'-39" WEST, A DISTANCE OF 1184.81 FEET, THIS AND THE FOLLOWING COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 89°-27'-21" WEST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 0°-32'-39" WEST, A DISTANCE OF 203.36 FEET; THENCE SOUTH 2°-34'-44" WEST, A DISTANCE OF 331.51 FEET; THENCE SOUTH 8°-48'-59" WEST, A DISTANCE OF 714.57 FEET; THENCE SOUTH 2°-52'-09" WEST, A DISTANCE OF 125.10 FEET; THENCE SOUTH 19°-51'-41" EAST, A DISTANCE OF 90.06 FEET; THENCE SOUTH 12°-19'-19" EAST, A DISTANCE OF 526.87 FEET; THENCE SOUTH 0°-24'-18" EAST, A DISTANCE OF 234.09 FEET; THENCE SOUTH 1°-56'-37" WEST, A DISTANCE OF 152.93 FEET; THENCE SOUTH 18°-59'-49" EAST, A DISTANCE OF 44.87 FEET; THENCE SOUTH 0°-34'-34" WEST, A DISTANCE OF 1277.46 FEET; THENCE SOUTH 0°-17'-44" WEST, A DISTANCE OF 372.87 FEET; THENCE SOUTH 24°-26'-02" WEST, A DISTANCE OF 66.86 FEET; THENCE SOUTH 89°-59'-11" EAST, A DISTANCE OF 27.34 FEET; THENCE SOUTH 0°-17'-44" WEST, A DISTANCE OF 36.30 FEET; THENCE SOUTH 89°-42'-16" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 0°-17'-44" WEST, A DISTANCE OF 1943.78 FEET; THENCE NORTH 89°-42'-16" WEST, A DISTANCE OF 3.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 3°-04'-28" WEST, A RADIUS OF 3223.05 FEET, A CENTRAL ANGLE OF 5°-33'-27", AND AN ARC DISTANCE OF 312.63 FEET; THENCE NORTH 88°-49'-28" WEST, A DISTANCE OF 8.03 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 9°-13'-11" WEST, A RADIUS 5729.65 FEET, A CENTRAL ANGLE OF 0°-00'-49", AND AN ARC DISTANCE OF 1.36 FEET; THENCE NORTH 89°-16'-13" WEST, A DISTANCE OF 48.80 FEET; THENCE SOUTH 0°-53'-24" WEST, A DISTANCE OF 283.31 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 15°-17'-05" WEST, A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 6°-21'-50", AND AN ARC DISTANCE OF 636.38 FEET; THENCE NORTH 67°-37'-01" WEST, A DISTANCE 19.83 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 24°-36'-19" WEST, A RADIUS OF 3200.05 FEET, A CENTRAL ANGLE OF 4°-26'-40", AND AN ARC DISTANCE OF 248.23 FEET; THENCE SOUTH 63°-10'-21" EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 26°-49'-39" WEST, A DISTANCE OF 636.10 FEET; THENCE SOUTH 27°-13'-19" WEST, A DISTANCE OF 822.01 FEET; THENCE SOUTH 1°-38'-26" WEST, A DISTANCE OF 82.30 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 10°-58'-08" WEST, A RADIUS OF 1405.30 FEET, A CENTRAL ANGLE OF 15°-04'-05", AND AN ARC DISTANCE OF 369.58 FEET; THENCE NORTH 86°-31'-43" WEST, A DISTANCE OF 22.49 FEET; THENCE SOUTH 3°-09'-44" EAST, A DISTANCE OF 318.95 FEET; THENCE SOUTH 5°-02'-29" EAST, A DISTANCE 87.04 FEET; THENCE NORTH 85°-21'-36" EAST, A DISTANCE OF 31.03 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 21°-01'-07" EAST, A RADIUS OF 1405.30 FEET, A CENTRAL ANGLE OF 15°-57'-19", AND AN ARC DISTANCE OF 391.34 FEET; THENCE SOUTH 28°-59'-43" EAST, A DISTANCE OF 6.74 FEET; THENCE SOUTH 19°-40'-31" EAST, A DISTANCE OF 3.35 FEET TO THE U.S. HARBOR LINE AS NOW ESTABLISHED; THENCE SOUTH 61°-02'-06" WEST DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 882.81 FEET, THIS AND THE FOLLOWING COURSES BEING ALONG SAID U.S. HARBOR LINE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 78°-25'-54" WEST, A RADIUS OF 1740.67 FEET, A CENTRAL ANGLE OF 81°-04'-01", AND AN ARC DISTANCE OF 2462.85 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 1°-03'-31" WEST, A RADIUS OF 2949.65 FEET, A CENTRAL ANGLE OF 73°40'-44", AND AN ARC DISTANCE OF 3793.07 FEET; THENCE NORTH 35°-46'-51" EAST, A DISTANCE OF 4968.16 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 18°-11'-56" EAST, A RADIUS OF 5617.41 FEET, A CENTRAL ANGLE OF 35°-09'-50", AND AN ARC DISTANCE OF 3447.55; THENCE NORTH 0°-37'-01" EAST, A DISTANCE OF 410.01 FEET TO SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE SOUTH 89°-07'-03" EAST DEPARTING SAID U.S. HARBOR LINE AND ALONG SAID NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 65.76 FEET TO THE POINT OF BEGINNING. CONTAINING 25,587,016 SQUARE FEET OR 587.397 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY ANDERSON SURVEY COMPANY.

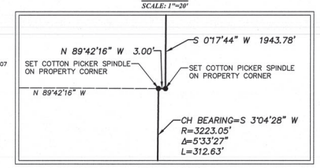
EASEMENT INFORMATION:

ALL EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM AN INFORMATIONAL TITLE REPORT ISSUED BY COFFELT LAND TITLE INC, TITLE NO. 19035149, REVISION NO. REVISION 2, DATED JUNE 8, 2020; EXCEPT FOR THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES RECORDED AS INSTRUMENT NO. 2021050706 IN BOOK 9241 AT PAGE 106, AND THE TEMPORARY CONSTRUCTION EASEMENT FOR HIGHWAY PURPOSES RECORDED AS INSTRUMENT NO. 2021050707 IN BOOK 9241 AT PAGE 107.

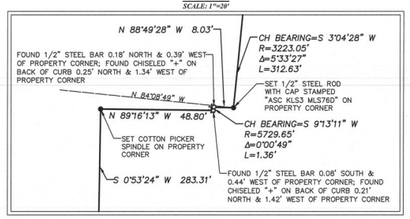
FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0138G, DATED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0139G, DATED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0252G, DATED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 29095C0251G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONES "X (SHADED)", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND FLOODWAY AREAS IN ZONE "AE", SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AS SHOWN THEREON.

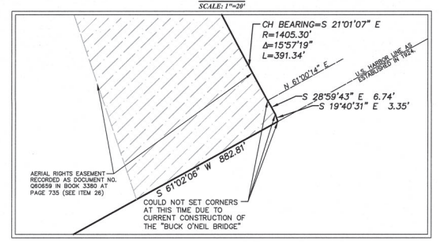
DETAIL 2
SCALE: 1"=30'



DETAIL 3
SCALE: 1"=30'



DETAIL 4
SCALE: 1"=30'



THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

SCALE: 1 INCH = 200 FEET
200 100 0 200 400 600
SCALE IN FEET

SHEET 2 OF 2

DATE	REVISION	BY

PLAT OF SURVEY

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS URBAN SURVEY.

DATE: NOVEMBER 1, 2023
FOR: *COFFMAN ASSOCIATES*
CHARLES B. WHEELER DOWNTOWN AIRPORT
KANSAS CITY, MISSOURI 64116

ATTN: MIKE DMYTERKO AND PATRICK TAYLOR

PROJECT LOCATION:
KANSAS CITY,
CLAY COUNTY,
MISSOURI

ANDERSON
SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 248-5050
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

STATE OF MISSOURI
JAMES S. ANDERSON
NUMBER LS-1726
REGISTERED LAND SURVEYOR
11/1/24

JAMES S. ANDERSON, PLS #1726

15, 22 & 27-50-33
23-01-43207-1
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DRN. MGM	P.C. MGM	CK.	APP.

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