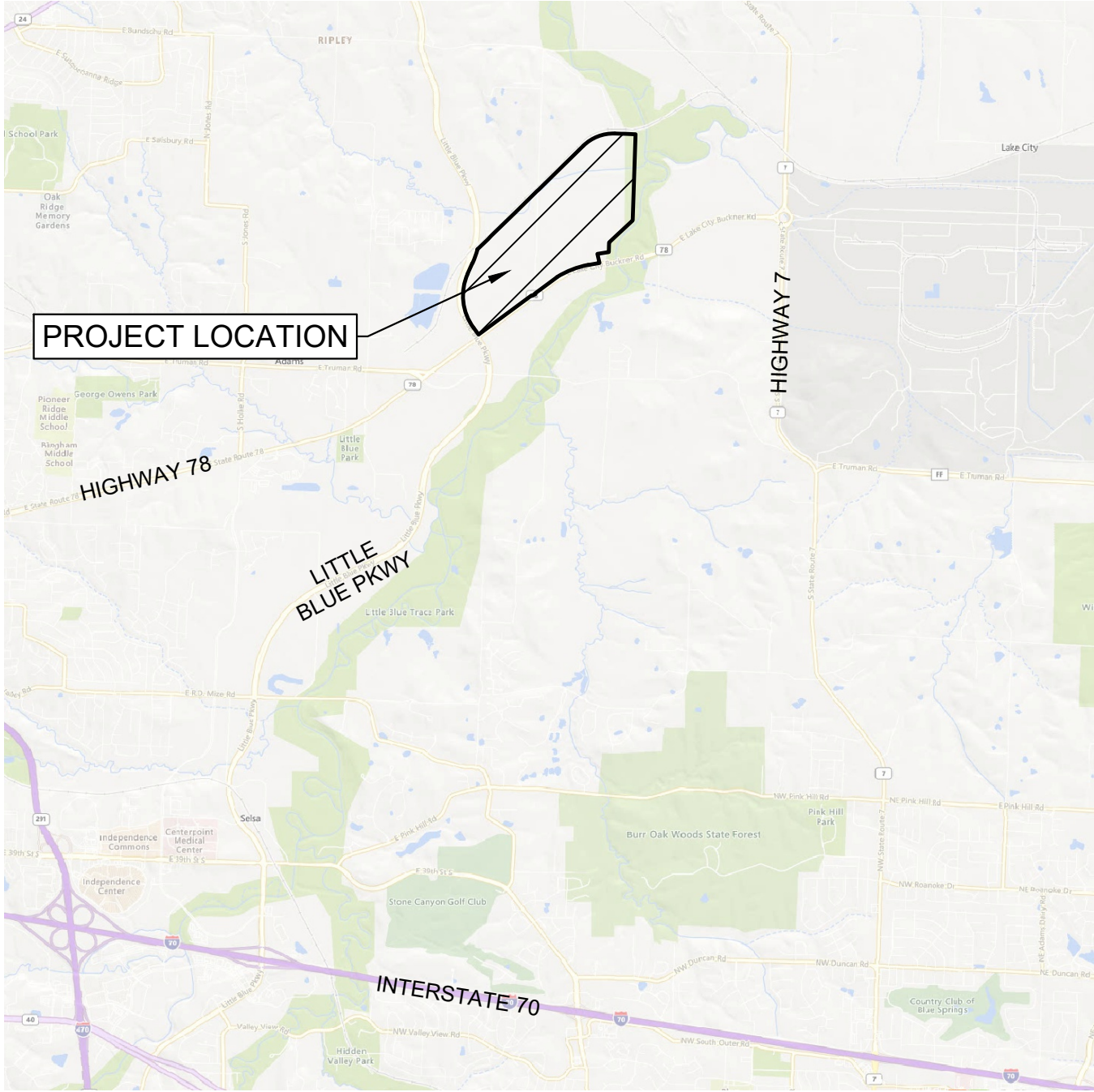


S:\01 PROJECTS\INDUSTRIAL\788 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\01 PRELIMINARY PLAT, 30x24\"C-0001 COVER SHEET.DWG



LOCATION MAP
SCALE 1:5000



PROJECT TEAM:

OWNER 1
LITTLE BLUE VALLEY (WEST), LLC
1001 W WALNUT ST
INDEPENDENCE, MO 64050

OWNER 2
NP LITTLE BLUE VALLEY LAND, LLC
3315 N OAK TRAFFICWAY
KANSAS CITY, MO 64116

DEVELOPER
NORTHPOINT DEVELOPMENT
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
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EMAIL: TROBERTS@NORTHPOINTKC.COM

UTILITY CONTACT LIST:

AT&T
Attn: Mark Manion
500 East 8th Street
Kansas City Missouri
(816) 275-2341

Municipal Services Department
Construction
Attn: Steve Maldonado
17221 E. 23rd St. S
Independence, MO 64057
(816) 325-7611

Municipal Services Department
Engineering Division
Right of Way Supervisor
Attn: Jim Holtcamp
17221 E. 23rd St. S
Independence, MO 64057
(816) 325-7614

Verizon
Attn: Bryan Burger
(816) 346-0200

Independence Power and Light (IPL)
Senior District Planner
Attn: Kris McGinley
21500 E. Truman Road
Independence, MO 64051
(816) 325-7463

Comcast
Attn: Andy Bell
4700 Little Blue Parkway
Independence, MO 64057
(816) 795-2255

Independence Water Department
Attn: Steve Engelke
17221 E. 23rd St. S
Independence, MO 64057
(816) 325-7650
SEngelke@indepmo.org

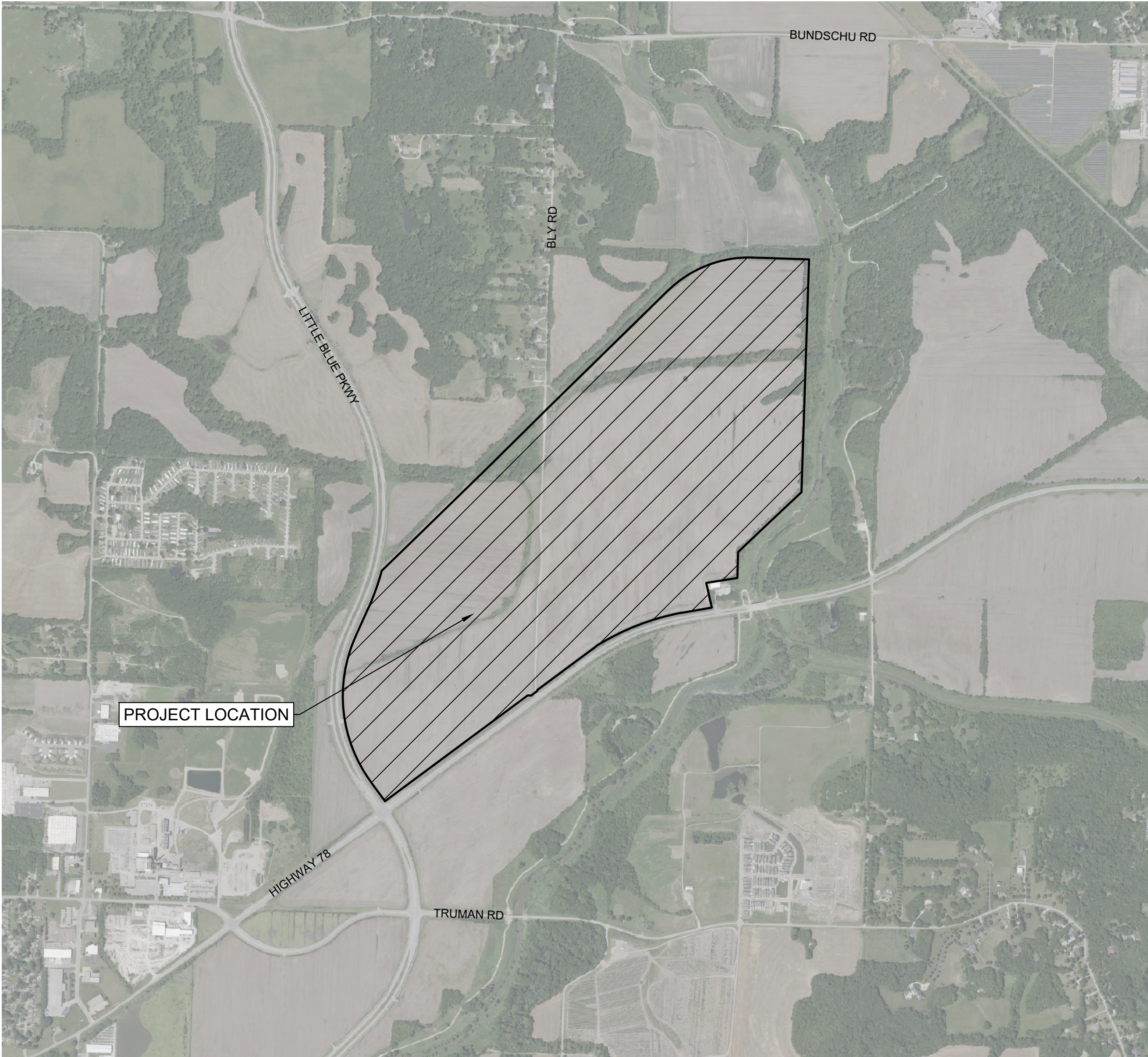
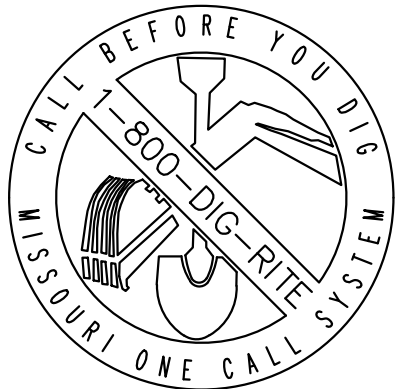
Spire Inc.
Attn: Sara Furlow
Construction Engineer I
3025 SE Clover Dr.
Lee's Summit, MO 64082
(816) 591-3989
sara.furlow@spireenergy.com

Water Pollution Control
Sewer Maintenance Division
Attn: Jeff Conway
14909 E. Truman Rd
Independence, MO 64050
(816) 325-7727

Community Development Services
Engineering Inspection
Attn: David Blaise
111 E. Maple Ave
Independence, MO 64050
(816) 325-7610

Community Development Services
Engineering Inspection
Attn: Sheldon Hannah
111 E. Maple Ave
Independence, MO 64050
(816) 325-7597

Community Development Services
ROW Inspection
Attn: Constance Battaglia
111 E. Maple Ave
Independence, MO 64050
(816) 325-7597
(816) 325-7401



LOCATION MAP
SCALE 1:1000



LEGAL DESCRIPTION:

All that part of Sections 34 and 35, Township 50 North and Section 3, Township 49 North, all in Range 31 West of the Fifth Principal Meridian, Independence, Jackson County, Missouri, lying North of the North line of MO-78 Highway (a/k/a East 23rd Street, a/k/a Lake City-Buckner Road), East of Little Blue Parkway, and West of the Little Blue Park lands (County PIN 17-800-04-08-00-0-00-000 and 17-800-01-17-00-0-00-000), and being more particularly described as follows:

BEGINNING at a 2" pipe found at the North Quarter Corner of said Section 35; Thence South 88°12'02" East, along the North line of the Northeast Quarter of said Section 35, a distance of 446.89 feet to a point on the West line of said Little Blue Park lands; Thence South 01°52'28" West, along said West line, a distance of 2,766.40 feet; Thence South 46°38'07" West, continuing along said West line, a distance of 634.65 feet to a point on the East line of the Southwest Quarter of said Section 35; Thence South 46°38'02" West, continuing along said West line, a distance of 401.53 feet; Thence South 01°18'38" West, continuing along said West line, a distance of 309.26 feet; Thence South 81°00'09" West, a distance of 375.06 feet; Thence South 12°58'34" East, a distance of 300.47 feet to a point on the North right of way line of said MO-78 Highway; Thence South 80°12'50" West, along said North right of way line, a distance of 370.70 feet to the beginning of a curve concave to the South having a radius of 2,959.79 feet and a central angle of 20°59'08" and being subtended by a chord which bears South 68°40'09" West 1,078.03 feet; Thence Westerly, continuing along said North right of way line and along said curve, a distance of 1,084.08 feet; Thence South 53°27'50" West, continuing along said North right of way line, a distance of 676.76 feet; Thence South 02°04'17" West, continuing along said North right of way line, a distance of 12.80 feet; Thence South 53°27'50" West, continuing along said North right of way line, a distance of 76.78 feet to a point on the West line of said Southwest Quarter; Thence South 53°27'50" West, continuing along said North right of way line, a distance of 15.52 feet to a point on the South line of the Southeast Quarter of said Section 34; Thence North 87°58'30" West, along said South line and continuing along said North right of way line, a distance of 40.11 feet; Thence South 53°27'50" West, continuing along said North right of way line, a distance of 2,108.46 feet to a point on the East right of way line of said Little Blue Parkway; Thence North 36°43'19" West, along said East right of way line, a distance of 271.00 feet to the beginning of a curve tangent to said line; Thence Northwesterly, continuing along said East right of way line, a distance of 1,835.58 feet along the curve concave to the East, having a radius of 1,723.00 feet and a central angle of 61°02'22"; Thence North 24°19'03" East continuing along said East right of way line and tangent to said curve, a distance of 366.37 feet to the beginning of a curve tangent to said line; Thence Northeasterly, continuing along said East right of way line, a distance of 470.35 feet along the curve concave to the West, having a radius of 2,910.00 feet and a central angle of 09°15'39" to a point on the South line of the MOPAC Spur (abandoned); Thence North 45°44'35" East, along said South line, a distance of 1,696.72 feet to a point on the North line of said Southeast Quarter; Thence North 45°22'34" East, continuing along said South line, a distance of 975.33 feet to a point on the West line of the Northwest Quarter of said Section 35; Thence North 45°36'00" East, continuing along said South line, a distance of 87.12 feet to a point on the East right of way line of N. Bly Road, as now established; Thence North 45°36'00" East, continuing along said South line, a distance of 2,000.41 feet; Thence Northeasterly, continuing along said South line, a distance of 1,116.48 feet along the curve concave to the South, having a radius of 1,382.69 feet and a central angle of 46°15'53" to a point on the North line of the Northwest Quarter of said Section 35; Thence South 88°08'07" East, along said North line and tangent to said curve, a distance of 218.93 feet to the true POINT OF BEGINNING.

Containing 17,418,144 square feet or 399.87 acres more or less.

Sheet List Table	
Sheet Number	Sheet Title
C-0001	Cover Sheet
C-0100	Existing Conditions Plan
C-0120	Preliminary Plat

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
KM	2025.08.28		PREPARED FOR SUBMITTAL
DESIGNED BY:			
MD			
DRAFTED BY:			
BRC			
SP PROJECT #:			
ROBERT			
MELISSA DEGONIA,			
P.E.			
2011000992			

COVER SHEET
EASTGATE COMMERCE CENTER
PHASE 3
PRELIMINARY PLAT
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority # MO 2020018354
SHEET #:

C-0001

