

**ORDINANCE NO. 030775**

**Approving the preliminary plat of Compass Industrial Park, First Plat, on approximately a 64.7 acre tract of land generally located west of Interstate 435 and east of the Kansas City Southern Railroad. (SD 1047)**

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Compass Industrial Park, First Plat, on approximately a 64.7 acre tract of land generally located west of Interstate 435 and east of the Kansas City Southern Railroad, and more specifically described as follows:

Part of the Northeast 1/4 of Section 36, Township 50, Range 33, and part of the Northwest 1/4 of Section 31, Township 50, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the southeast corner of the Northeast 1/4 of said Section 36, said point also being on the northerly right-of-way line of the Kansas City Terminal Railroad, as now established; thence North 87°20'54" West, along the south line of the Northeast 1/4 of said Section 36, and along said northerly right-of-way line, a distance of 213.26 feet to a point on the easterly right-of-way line of the Kansas City Southern Railroad, as now established; thence the following courses along said easterly right-of-way line; South 25°58'41" West, a distance of 1078.33 feet; thence North 64°02'06" East, a distance of 66.19 feet; thence North 25°57'54" West, a distance of 66.00 feet; thence South 64°02'05" West, a distance of 66.00 feet; thence North 25°57'54" West, a distance of 50.46 feet to a point on the southeasterly edge of water of the Big Blue River, as shown by aerial photography by M. J. Harden dated April 1, 1994; thence departing the easterly line of the Kansas City Southern Railroad, the following courses along said southeasterly edge of water of the Big Blue River; North 47°41'55" East, a distance of 189.31 feet; thence North 57°30'29" East, a distance of 75.53 feet; thence along a curve to the left tangent to the last described course, having a radius of 7780.13 feet and a central angle of 2°33'42", an arc distance of 347.84 feet to a point on the southerly right-of-way line of the Illinois Central Gulf Railroad, as now established; thence departing the aforesaid water line, the following courses along said southerly right-of-way line; thence along a curve to the left having an initial tangent bearing of South 76°44'31" East, a radius of 2934.93 feet and a central angle of 3°16'46", an arc distance of 167.98 feet; thence along a curve to the left tangent to the last described course, having a radius of 3890.00 feet and a central angle of 2°29'59", an arc distance of 169.72 feet; thence South 83°20'11" East, a distance of 2108.49 feet; thence along a curve to the left, having an initial tangent bearing of South 82°31'15", East, with a radius of 3858.37 feet and a central angle of 2°30'01", an arc distance of 168.37 feet; thence along a curve to the left, tangent to the last described course, having a radius of 2904.93 feet and a central angle of 1°01'00", an arc

distance of 51.55 feet; thence along a curve to the left tangent to the last described course having a radius of 3858.37 feet and a central angle of  $1^{\circ}00'33''$ , an arc distance of 67.96 feet, to a point on the westerly right-of-way line of Interstate Route No. 435, as now established; thence departing the southerly line of the Illinois Central Gulf Railroad southeasterly along said westerly right-of-way line and along curve to the right having an initial tangent bearing of South  $18^{\circ}03'54''$  East, a radius of 2739.93 feet and a central angle of  $6^{\circ}01'35''$ , an arc distance of 288.18 feet to a point on the northerly right-of-way line of the Kansas City Terminal Railroad, as now established; thence departing the westerly right-of-way line of Interstate Route No. 435, the following courses along said northerly right-of-way line: South  $70^{\circ}32'06''$  West, a distance of 498.25 feet; thence North  $19^{\circ}27'54''$  West, a distance of 20.00 feet; thence South  $70^{\circ}32'06''$  West, a distance of 2085.84 feet to a point on the south line of the Northwest 1/4 of Section 31, Township 50, Range 32; thence continuing along said south line and last said northerly right-of-way line, North  $86^{\circ}47'21''$  West, along the south line of the Northwest 1/4 of said Section 31, a distance of 101.60 feet to the point of beginning; together with, or except from, that part of the Northwest 1/4 of said Section 36 lying between the above described water's edge and the low water mark of the Big Blue River, if any. Containing 64.711 acres, more or less.

is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
2. That a waiver to the 50-foot minimum required frontage onto a public street per Section 66-124(b) be granted for Lots 1 and 2 as shown on the preliminary plat.
3. That the developer extend a private water line to serve Lot 2 as shown on the preliminary plat and dedicate easement for this line over Lot 1 as required by the Water Services Department prior to approval of a final plat.
4. That the developer obtain any necessary building permits from the Department of Codes Administration required to bring the remaining

**030775**

building(s) into conformance with Chapter 18, Building Code, prior to final plat approval by ordinance.

A copy of the preliminary plat is on file in the office of the City Clerk under Document No. 030775, which is attached hereto and made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

---

I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

---

Secretary, City Plan Commission

Approved as to form and legality:

---

Assistant City Attorney