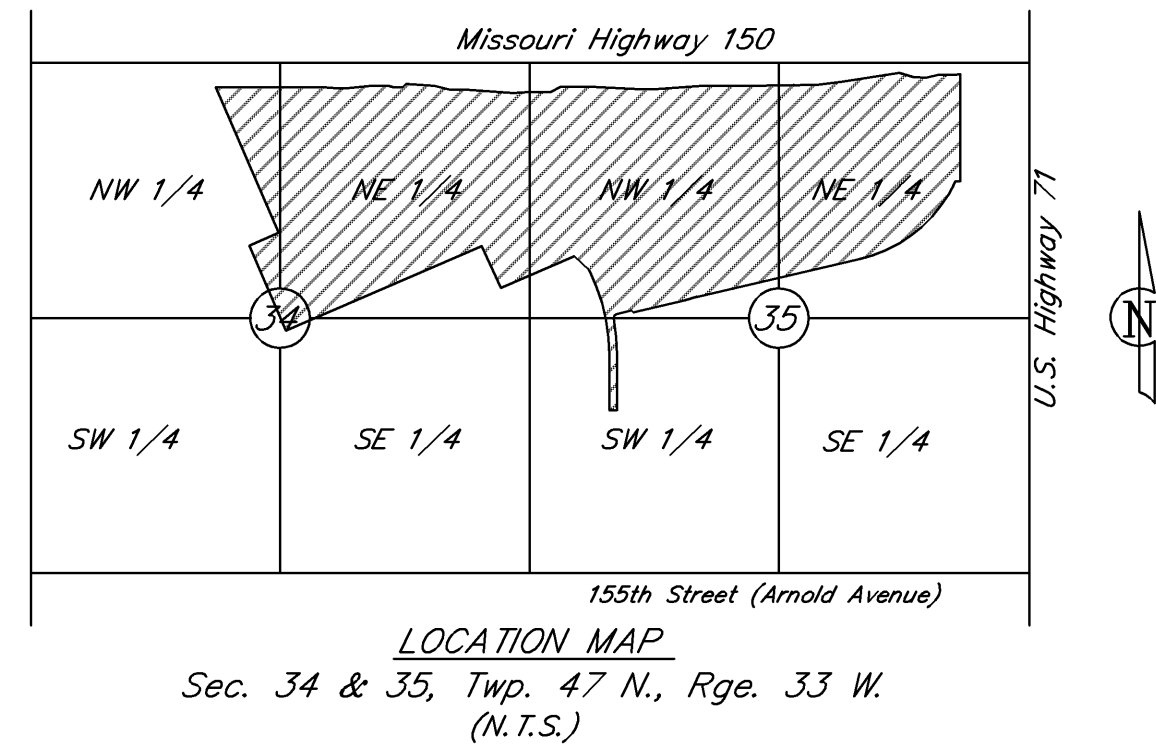


PROJECT BENCHMARK	
County: Jackson	State: Missouri
Township: 47N	Range: 32W
USGS 7.5' Quad: Belton	Section: 30
Date Monumented: 1989	Monumented By: MODNR
Elevation: 1046.26	

CENTERPOINT-KCS INTERMODAL CENTER ANDREWS ROAD PUBLIC IMPROVEMENT PLANS

STREET & STORM SEWER PLAN

N. 1/2 of Sec. 34 + 35, Twp. 47, Rge. 33
Kansas City, Jackson County, Missouri



PROPERTY DESCRIPTION BY SURVEYOR AND TITLE COMMITMENT

TRACT 2:

All that part of the Northeast Quarter of Section 34 and the Northeast Quarter and the Northwest Quarter of Section 35, Township 47 North, Range 33 West in Jackson County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 35; thence North 86° 18' 57" West along the North line of said Northeast Quarter, 987.82 feet to the extension of the West line of the St. Louis and San Francisco Railroad, as now established; thence South 03° 36' 59" West along said West line, 111.14 feet to the South line of Missouri Highway Route 150, as established by Document Number 1999K 0073310, recorded on the 22 day of December, 1999 and revised by Corrective Deed recorded as Document Number 2007E0082740, on the 22nd day of June, 2007 in the office of the Recorder of Deeds of said Jackson County and the True Point of Beginning of the tract to be herein described:

Thence South 03°36'59" West along the West line of said St. Louis and San Francisco Railroad, 1116.44 feet; thence North 86°23'01" West, 50.00 feet to a point 40.00 feet southeasterly of the centerline of a railroad spur track, as now established; thence Southwesterly along a curve to the left, parallel with and 40.00 feet distant from said centerline, with an initial tangent bearing of South 28°48'06" West, having a radius of 1472.69 feet, a central angle of 22°38'20", an arc distance of 581.89 feet; thence leaving said parallel line South 77°15'13" West, 1240.89 feet; thence South 07°24'21" West, 120.51 feet to a point 40.00 feet southeasterly of said centerline of a railroad spur track; thence South 80°28'52" West along a line parallel with and 40.00 feet distant from said centerline, 1175.87 feet; thence Southwesterly along a curve to the left, parallel with and 40.00 feet distant from said centerline, tangent to the last described course, having a radius of 1392.40 feet, a central angle of 5°28'33", an arc distance of 133.07 feet; thence leaving said parallel line South 80°21'57" West, 547.02 feet to the East line of Tract "A" of a Quitclaim Deed conveyed to the City of Kansas City, Missouri, recorded as Document Number 2005K0018275 in the office of the Recorder of Deeds of said Jackson County; thence North 42°43'09" West (deed - South 42°44'06" East) along said East line of Tract "A", 846.15 feet to the Northeast corner thereof; thence South 70°16'33" West (deed - North 70°16'47" East) along the North line of said Tract "A", 833.23 feet to the East line of an ALTA/ACSM Land Title Survey, dated May 22, 2007 and prepared by TransSystems; thence along said East line the following five courses: course 1, North 22° 41' 49" West, 1033.35 feet; course 2, North 16° 46' 49" West, 175.80 feet; course 3, North 22° 42' 03" West, 800.94 feet; course 4, South 66° 20' 02" West, 18.04 feet; course 5, North 22° 40' 12" West, 317.31 feet to said South line of Missouri Highway Route 150; thence along said South line the following twenty-two courses: course 1, South 86° 24' 47" East, 5.96 feet; course 2, North 48° 35' 13" East, 46.40 feet; course 3, South 83° 14' 00" East, 295.73 feet; course 4, South 71° 50' 20" East, 169.50 feet; course 5, South 86° 24' 47" East, 157.32 feet; course 6, South 82° 35' 56" East, 493.22 feet; course 7, South 89° 50' 48" East, 164.34 feet; course 8, South 86° 24' 47" East, 229.68 feet; course 9, North 64° 50' 50" East, 115.99 feet; course 10, South 86° 24' 47" East, 324.80 feet; course 11, South 83° 21' 37" East, 492.82 feet; course 12, South 86° 24' 47" East, 164.04 feet; course 13, North 89° 23' 34" East, 493.45 feet; course 14, South 86° 24' 47" East, 489.53 feet; course 15, South 87° 17' 27" East, 703.91 feet; course 16, North 86° 42' 41" East, 245.36 feet; course 17, North 84° 39' 29" East, 616.85 feet; course 18, South 68° 18' 20" East, 157.84 feet; course 19, South 86° 17' 19" East, 131.23 feet; course 20, North 82° 07' 35" East, 133.96 feet; course 21, South 86° 17' 19" East, 164.04 feet; course 22, North 85° 39' 50" East a distance of 61.13 feet to the True Point of Beginning. This description is subject to road right of ways, railroad right of ways, easements, covenants and restrictions of record, if any. Described property contains 233.36 acres, more or less.

LENGTH OF PROJECT	
END OF PROJECT	ANDREWS ROAD
BEGINNING OF PROJECT	11+30.20
PROJECT LENGTH	49+40.70
	3,810.50 FT

ANDREWS ROAD	
DESIGN SPEED	35 MPH
LANE WIDTH	12 FT
ADT (PRESENT)	3,700
ADT (DESIGN)	7,000
PERCENT TRUCKS	7%
FUNCTIONAL CLASSIFICATION	INDUSTRIAL COLLECTOR

EMERGENCY UTILITY SERVICE NUMBERS

AT&T	1-800-252-1133
KCMO - STREET & TRAFFIC DIVISION - DISPATCHER	816-513-2678
KCMO - WATER SERVICES DEPARTMENT	Engr. 816-513-0315 or 24hr. 816-513-0209
KCP&L	N. of 39th, 816-556-3626/So. of 39th, 816-276-5523
KINDER MORGAN INTERSTATE GAS	1-303-914-7848
AQUILA	816-781-2690
TIME-WARNER CABLE	816-358-5360, EXT. 333 OR 338
MISSOURI GAS ENERGY	816-756-5252
MISSOURI ONE CALL SYSTEM	1-800-DIG-RITE

INDEX OF SHEETS

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TRAFFIC CONTROL PLAN	44

AS BUILT

Date Surveyed: January 29, 2009

I hereby certify that the conditions shown are correct and the sewers are acceptably located within existing easements or right-of-ways.

Robert J. Sunta, P.E.

Construction Permit Numbers
SEC4: 70097223
Drawing File No:
Field Acceptance Date:

DEVELOPER:

Jlm S. Cross, Vice President Development
Centerpoint Properties
Cal East Industrial Investors, LLC.
1808 Swift Drive, Oak Brook, Illinois, 60523-1501
P.H. (630) 583-8000
Fax. (630) 583-8005

I have reviewed these plans and understand what is proposed. The work will be accomplished in EIGHT contracts with a work breakdown as follows:

12. Grading	16. Pavement Marking
13. Curb & Gutter	17. Street Signs
14. Paving	18. Storm Sewer
15. Sidewalk	19. Erosion Control

Any incidental work not specifically permitted (i.e. final cleanup) will be completed by the GRADING contractor.

ACCEPTED:

Jlm S. Cross _____ Date _____

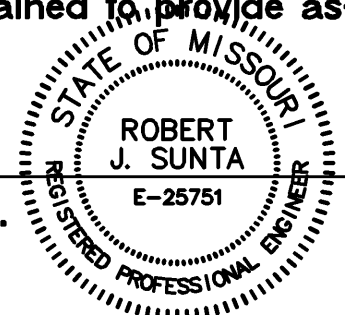
I hereby certify that this project has been designed, and these plans prepared, to meet or exceed the design criteria of Kansas City, Missouri, in current usage, except as indicated below.

Exceptions:

1. NONE
2. _____
3. _____
4. _____

Lutjen, Inc. has been retained to provide as-built drawings for this project.

Robert J. Sunta, P.E. _____ Date _____



REVIEWED FOR CODE COMPLIANCE
City Planning and Development
Development Services
Land Development Division

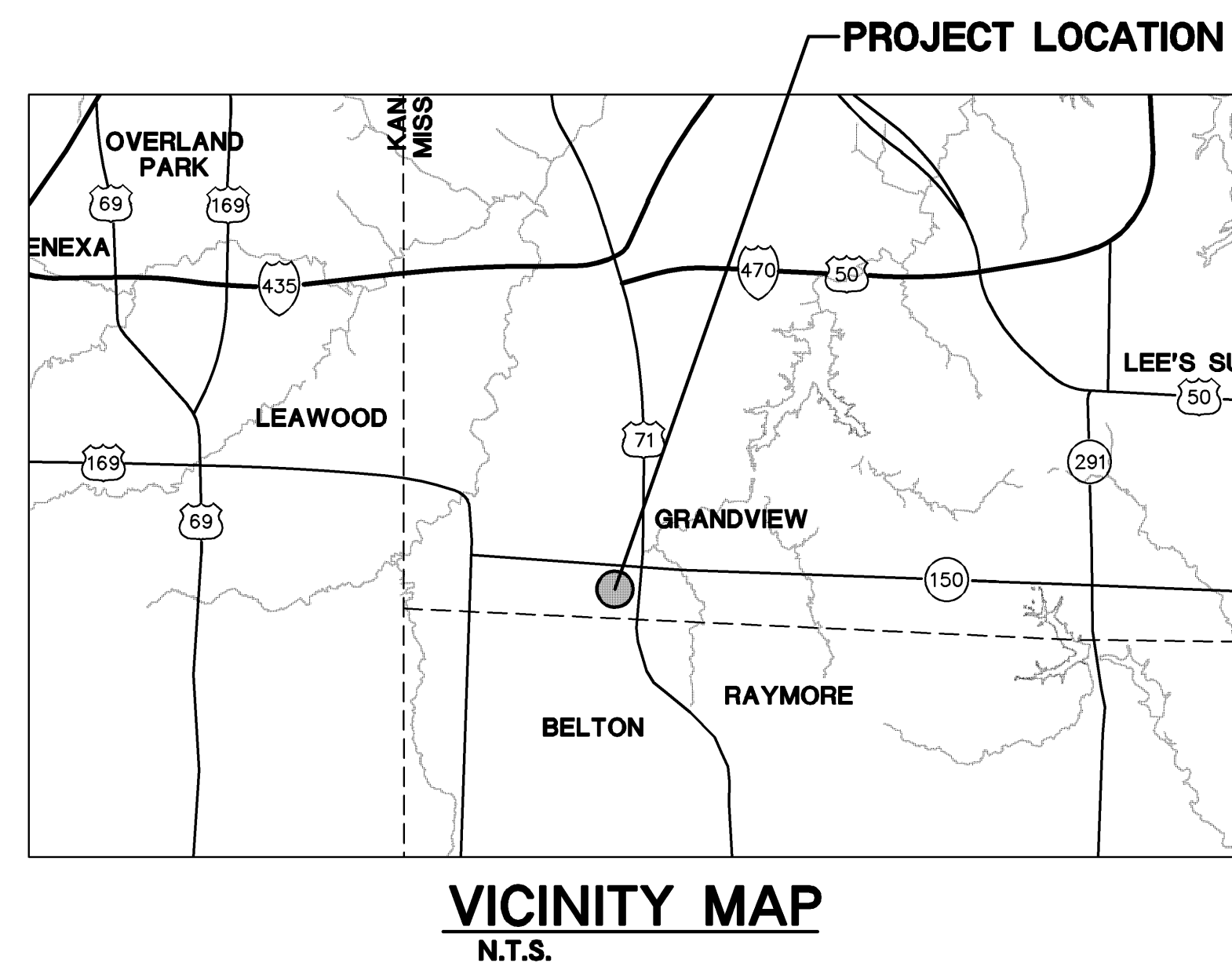
Land Disturbance
Private Grading
Public Grading
Street Design
Sanitary Sewers
Storm Sewers

BY: _____

DATE: _____

DEPARTMENT OF CITY PLANNING & DEVELOPMENT
KANSAS CITY, MISSOURI

CONSTRUCTION PERMIT MUST BE SECURED WITHIN ONE YEAR OF REVIEW

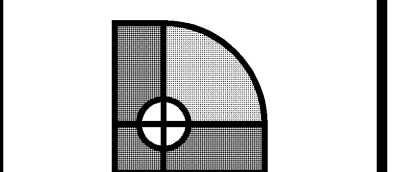


MASTER REVISION LIST			
DATE	P.E. SIGNATURE	DESCRIPTION	SHEET(S)
09-07-07	R.J.S.	Prepared for Review.	
01-25-08	R.J.S.	Revised per City comments	All
04-28-08	R.J.S.	Revised per City comments	25, 29
05-20-08	R.J.S.	Revised per City comments	25, 27, 29, 31-33, 40-43
06-25-08	R.J.S.	Revised per City comments	24, 25, 41
02-09-09	R.J.S.	AS BUILT	24, 25, 34, 35, & 36

Plat No.:
APN No.: CA060203000000001001 & CA50203000000001000
Case No.:
Watershed Name: Little Blue River
File Number: CR200810791

CENTERPOINT-KCS
INTERMODAL CENTER
STREET & STORM SEWER PLANS

Reviewed By: B.A.C.
Designed By: R.J.S.
Drafted By: J.W.W.
Lutjen Project No.: 07216



LUTJEN

8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com

surveying
planning
engineering
landscape architecture

Sheet No.:

24

Location: N:\Engineering\Richard Cebaur - 07165 & 07166\Drafting\Andrews Road\As Built\CSS - 07216.dwg