

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

03/11/2026 1:28 PM

NON-STANDARD FEE: EXEMPT FEE: \$66.00 6 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2026E0017904

Book: 229 Page: 25

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



Tax Certificate

415 E 12th Street
Kansas City, MO 64106
Taxpayer Services: (816) 881-3232
Business Taxes: (816) 881-3186

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the GIS Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description: (RTS or Sub)

OLDHAM VILLAGE LOTS 18A, 19, TR E-1

Current Parcel ID: 61-500-03-75-00-0-00-000

Years: 2023 - 2025

GIS Staff: MATTHEW WAGNER

Date: 03/04/2026

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years. Attach document if paid. Attach bill if taxes due.

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2023	0.00	01/02/2024	Michael Cardello
2024	0.00	02/06/2025	Michael Cardello
2025	0.00	03/10/2026	Michael Cardello

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2023-2025 and all prior years for the above described property.)

Date: 03/11/2026

Supervisor: Michael Cardello



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Use ONE form for each parcel number

Legal Description: (RTS or Sub)

OLDHAM VILLAGE LOTS 18A, 19, TR E-1

Current Parcel ID: 61-500-03-39-01-0-00-000

Years: 2023 - 2025

GIS Staff: MATTHEW WAGNER

Date: 03/04/2026

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years. Attach document if paid. Attach bill if taxes due.

Table with 4 columns: YEAR, AMOUNT DUE, DATE PAID, VERIFIED BY. Rows for years 2023, 2024, and 2025.

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Legal Description: (RTS or Sub)

OLDHAM VILLAGE LOTS 18A, 19, TR E-1

Current Parcel ID: 61-500-03-41-02-0-00-000

Years: 2023 - 2025

GIS Staff: MATTHEW WAGNER

Date: 03/04/2026

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Use ONE form for each parcel number

Legal Description: (RTS or Sub)

OLDHAM VILLAGE LOTS 18A, 19, TR E-1

Current Parcel ID: 61-500-03-74-00-0-00-000
GIS Staff: MATTHEW WAGNER

Years: 2023 - 2025
Date: 03/04/2026

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

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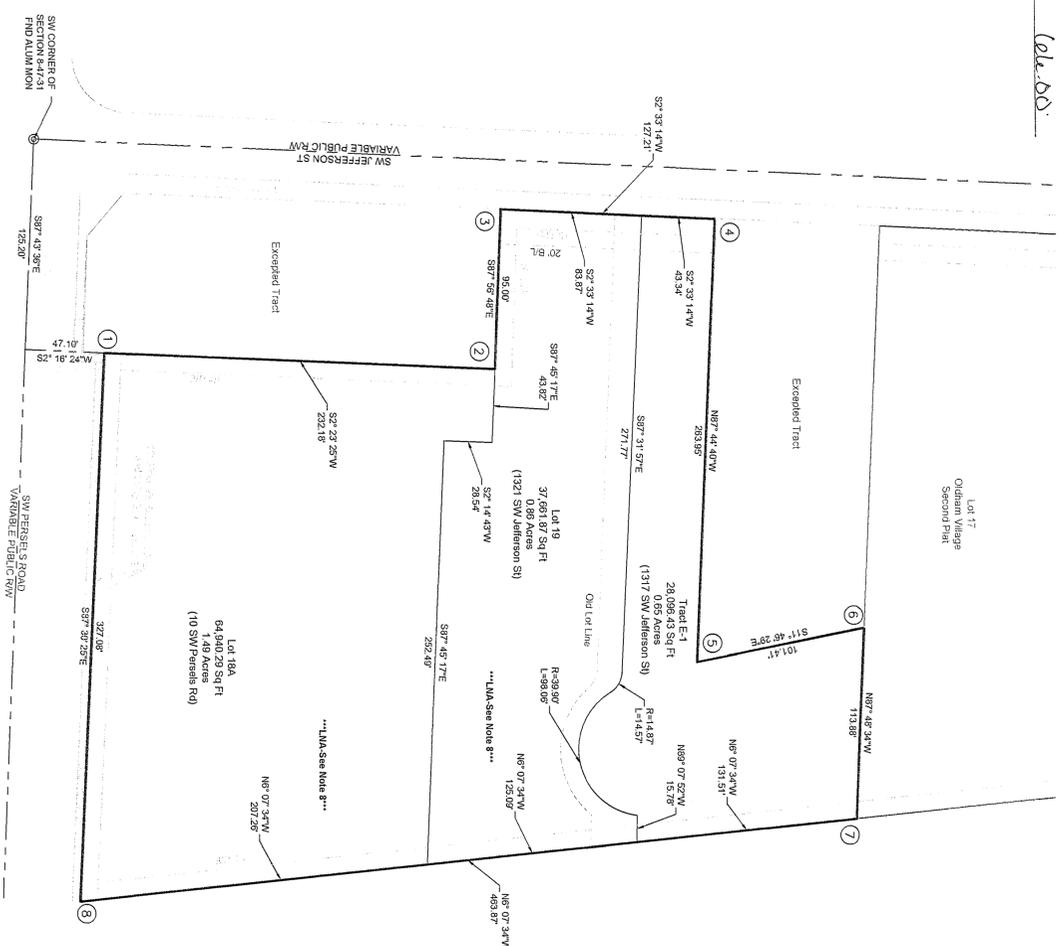
(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2023-2025 and all prior years for the above described property.)

Date: 03/11/2026

Supervisor: Michael Cardello

Filed for Record this day of November, 2026
 At 11:44 o'clock 28 Minutes P M.
 Recorded in Book 2229 At Page 75
 Instrument Number 2626017964
 Director Recorder of Deeds
 Deputy Attywell
 Recorder's Fee \$ 101.00

2026017964

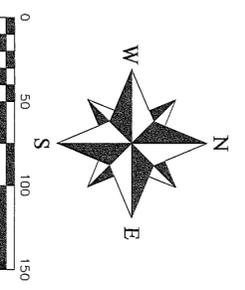
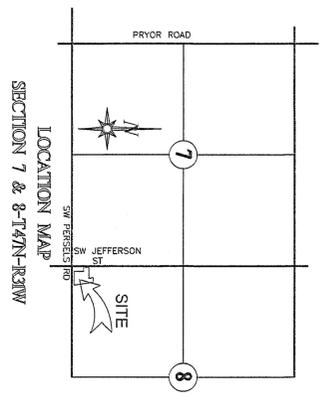


Missouri State Plane Coordinate System
 1983 Missouri West Zone
 Reference Monument: JA-72
 Combined Scale Factor: 0.999861

POINT	NORTHING	EASTING
1	302941.039	860670.305
2	303011.745	860673.257
3	303072.787	860674.319
4	303091.576	860676.046
5	303102.312	860678.176
6	303072.609	860720.129
7	303077.282	860754.816
8	302936.702	860769.304
JA-74	299235.597	856321.461

Coordinates Shown in Meters

- SURVEYORS GENERAL NOTES:**
- This survey is based upon the following information provided by the client or researched by this surveyor:
 (A) Clearview Aerial, Document No. 1947652785.
 (B) Minor Plat of Acres - Lots 1, 2, & 3, Document No. 2009E040599.
 (C) Oldham Village Second Plat, Document No. 2226026250.
 - This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
 - No title report was furnished by the client.
 - Bearings shown herein are based upon bearings furnished by the client or obtained from the Plat of Oldham Village Second Plat, Document No. 2226026250.
 - This is a boundary survey. The underground utilities shown are based on information provided by the client or obtained from the Plat of Oldham Village Second Plat, Document No. 2226026250. There may be additional underground utilities not shown on this drawing.
 - Boundaries and environmental conditions were not surveyed or examined or considered as a part of this survey. The surveyor assumes no responsibility for the location of existing utilities within the subject premises.
 - This is an open ground survey. The underground utilities shown are based on information provided by the client or obtained from the Plat of Oldham Village Second Plat, Document No. 2226026250. There may be additional underground utilities not shown on this drawing.
 - According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No. 26995C04190, dated January 20, 2017, this property lies within Zone X, Area determined to be outside the 2% Annual Chance Floodplain.
 - There shall be no direct access onto M-291 Highway from this 18A-19.



- LEGEND**
- These standard symbols will be found in the drawing:
- Found Survey Monument (As Noted)
 - Set 3/2" Bar and Cap (2009008319-0)
 - State Plane Coordinate Identification
 - Utility Easement
 - Right of Way
 - Building Line
 - Set 3/2" Bar and Cap (2009008319-0)
 - Address

MINOR PLAT
Oldham Village,
Lot 18A, 19 and Tract E-1
 Replat of Lot 18 & Tract E of Oldham Village Second Plat
 Section 8, Township 47 North, Range 31 West
 Lees Summit, Jackson County, Missouri

IN TESTIMONY WHEREOF:
 The City of Lees Summit, Missouri, has caused these presents to be signed this 3rd day of March, 2026 at Lees Summit, Missouri.
 Mayor William A. Baird
 City Clerk Trisha Fowler Acord

NOTARY CERTIFICATION
 I, Devin Cox, Notary Public, do hereby certify that the foregoing instrument was duly executed by the City of Lees Summit, Missouri, on this 3rd day of March, 2026, at Lees Summit, Missouri.
 My Commission Expires 07/2028
 My Commission No. 2280907-2028

CITY OF LEES SUMMIT:
 THIS IS TO CERTIFY THAT THE MINOR PLAT OF OLDHAM VILLAGE, LOT 18A, 19, AND TRACT E-1, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEES SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEES SUMMIT CODE OF ORDINANCES, THE UNITED DEVELOPMENT ORDINANCE.

By Trisha Fowler Acord, City Clerk, Date 3/3/26
 By George M. Baird III, Mayor, Date 3/3/26



APPROVED BY JACKSON COUNTY ASSESSOR:
 By Matthew L. Wagner, Assessor, Date 03/11/2026

PROPERTY DESCRIPTION:
 All of Lot 18 and Tract E of Oldham Village Second Plat, a subdivision in Lees Summit, Jackson County, Missouri.
 Tract Contains 130,712.43 sq (3.00 Acres)

"OLDHAM VILLAGE, LOT 18A, 19 AND Tract E-1"

DEDICATION:
 THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

EREMENTS:
 THE PROPRIETOR OF THIS TRACT OF LAND HEREBY GRANTS TO THE CITY OF LEES SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, COMBUSTIBLE AND NON-COMBUSTIBLE STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS UTILITY EASEMENTS AND SUCCESSIONS IN INTEREST. HEREBY WAIVES TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 927.184, RSMo (2009), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED. CROSS ACCESS EASEMENTS SHALL BE SUBMITTED BY SEPARATE DOCUMENT WHEN CORRS ARE SUBMITTED.

SIDEWALK EASEMENT:
 A PERMANENT EASEMENT IS HEREBY GRANTED TO THE CITY OF LEES SUMMIT TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR PEDESTRIAN ACCESS OVER, ALONG AND ACROSS THE STRIPS OF LAND DESIGNATED AS "SIDEWALK EASEMENT" OR BY THE ABBREVIATION "SE" ON THE ACCOMPANYING PLAT.

BUILDING LINES:
 BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

OIL, GAS WELLS:
 THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN MINOR OIL AND GAS FLOOD PLANS, ACCORDING TO FRM MAP 29995C04190, DATED JANUARY 20, 2017. THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMON AREA:
 TRACT E-1 OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL RUN WITH THE PROPERTY OWNERS ASSOCIATION. SUBDIVIDER SHALL RECORD COVENANTS THAT ARE REVIEWED AND APPROVED BY THE CITY WHICH COMPLY WITH SECTION 4.280 OF THE UDO, AS APPLICABLE TO THIS PROPERTY AND TRACT E-1.

DRAINAGE NOTE:
 THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

PLAT CERTIFICATION:
 I HEREBY CERTIFY THAT THE MINOR PLAT OF "OLDHAM VILLAGE, LOT 18A, 19, AND TRACT E-1", A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT MEETS OR EXCEEDS THE CURRENT REQUIREMENTS OF THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING AND ALL PLATTING OF SURVEYORS AS ESTABLISHED BY THE MISSOURI BOARD FOR PROFESSIONAL SURVEYORS AND PROFESSIONAL LAND SURVEYORS TO THE BEST OF MY PROFESSIONAL ABILITIES.
 I, Matthew J. Schlicht, State Registered Professional Engineer, License No. 2012000102, Date 3/3/26
 MATTHEW J. SCHLICHT, M.P.E. License No. 2012000102
 ENGINEERING SOLUTIONS, LLC License No. 200908199-0

REVISIONS

DATE	DESCRIPTION
2/19/26	City Comments dated 1/30/26

MINOR PLAT

SHEET 1 OF 1	SECTION 8	TOWNSHIP 47N	RANGE 31W	COUNTY Jackson	JOB NO. Oldham Village
DRAWN BY MATTHEW SCHLICHT			SCALE 1"=50'	DATE OF PREPARATION October 3, 2025	

ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING

50 SE 30TH STREET
 LEES SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849