

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY  
**COMMUNITY ACKNOWLEDGMENT FORM**

O.M.B. NO. 1660-0015  
Expires February 28, 2014

**PAPERWORK BURDEN DISCLOSURE NOTICE**

Public reporting burden for this data collection is estimated to average 1.38 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) **OR** to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. **The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays.** Please refer to the MT-1 instructions for additional information about this form.

Community Number: 290174 Property Name or Address: 1120 NW Main Street, Lee's Summit, MO, 64086

**A. REQUESTS INVOLVING THE PLACEMENT OF FILL**

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-FEMA for a possible map revision.

Community Comments:

Community Official's Name and Title: (Please Print or Type)

GEORGE M. BINGER III, CITY ENGINEER

Telephone No.:

816-969-1800

Community Name:

City of Lee's Summit

Community Official's Signature: (required)

George M. Binger III

Date:

6-28-2023

**B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY**

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments:

Community Official's Name and Title: (Please Print or Type)

Telephone No.:

Community Name:

Community Official's Signature (required):

Date:



DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY  
PROPERTY INFORMATION FORM

O.M.B. NO. 1660-0015  
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.63 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form may be completed by the property owner, property owner's agent, licensed land surveyor, or registered professional engineer to support a request for a Letter of Map Amendment (LOMA), Conditional Letter of Map Amendment (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional Letter of Map Revision Based on Fill (CLOMR-F) for existing or proposed, single or multiple lots/structures. In order to process your request, all information on this form must be completed **in its entirety**, unless stated as optional. **Incomplete submissions will result in processing delays.** Please check the item below that describes your request:

<input type="checkbox"/> LOMA	A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill (natural grade) would not be inundated by the base flood.
<input type="checkbox"/> CLOMA	A letter from DHS-FEMA stating that a proposed structure that is not to be elevated by fill (natural grade) would not be inundated by the base flood if built as proposed.
<input checked="" type="checkbox"/> LOMR-F	A letter from DHS-FEMA stating that an <b>existing</b> structure or parcel of land that has been <b>elevated by fill</b> would not be inundated by the base flood.
<input type="checkbox"/> CLOMR-F	A letter from DHS-FEMA stating that a parcel of land or <b>proposed</b> structure that will be <b>elevated by fill</b> would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

**Fill** is defined as material from any source (including the subject property) placed that raises the ground to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. **Fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in a Special Flood Hazard Area (SFHA) is considered natural grade.**

Has fill been placed on your property to raise ground that was previously below the BFE?

☒ Yes ☐ No

If yes, when was fill placed?

04/01/2022

mm/dd/yyyy

Will fill be placed on your property to raise ground that is below the BFE?

☐ Yes\* ☐ No

If yes, when will fill be placed?

mm/dd/yyyy

\* If yes, Endangered Species Act (ESA) compliance must be documented to FEMA prior to issuance of the CLOMR-F determination (please refer page 4 to the MT-1 instructions).

1. Street Address of the Property (if request is for multiple structures or units, please attach additional sheet referencing each address and enter street names below):

1120 NW Main Street, Lee's Summit, MO, 64086

2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed):

Lot 1, Lee's Summit Logistics, Lots 1-3

3. Are you requesting that a flood zone determination be completed for (check one):

- ☒ Structures on the property? What are the dates of construction? 02/2023 (MM/YYYY)
- ☐ A portion of land within the bounds of the property? (A certified metes and bounds description and map of the area to be removed, certified by a licensed land surveyor or registered professional engineer, are **required**. For the preferred format of metes and bounds descriptions, please refer to the MT-1 Form 1 Instructions.)
- ☐ The entire legally recorded property?

4. Is this request for a (check one):

- ☒ Single structure
- ☐ Single lot
- ☐ Multiple structures (How many structures are involved in your request? List the number: \_\_\_\_\_)
- ☐ Multiple lots (How many lots are involved in your request? List the number: \_\_\_\_\_)

In addition to this form (MT-1 Form 1), please complete the checklist below. **ALL** requests must include one copy of the following:

- ☒ Copy of the effective FIRM panel on which the structure and/or property location has been accurately plotted (property inadvertently located in the NFIP regulatory floodway will require Section B of MT-1 Form 3)
- ☒ Copy of the Subdivision Plat Map for the property **(with recordation data and stamp of the Recorder's Office)**  
OR
- ☐ Copy of the Property Deed **(with recordation data and stamp of the Recorder's Office)**, *accompanied by* a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses. The map should include at least one street intersection that is shown on the FIRM panel.
- ☒ Form 2 – Elevation Form. If the request is to remove the structure, and an Elevation Certificate has already been completed for this property, it may be submitted in lieu of Form 2. If the request is to remove the entire legally recorded property, or a portion thereof, the lowest lot elevation must be provided on Form 2.
- ☒ Please include a map scale and North arrow on all maps submitted.

For LOMR-Fs and CLOMR-Fs, the following must be submitted in addition to the items listed above:

- ☒ Form 3 – Community Acknowledgment Form

For CLOMR-Fs, the following must be submitted in addition to the items listed above:

- ☐ Documented ESA compliance, which may include a copy of an Incidental Take Permit, an Incidental Take Statement, a “not likely to adversely affect” determination from the National Marine Fisheries Service (NMFS) or the U.S. Fish and Wildlife Service (USFWS), or an official letter from NMFS or USFWS concurring that the project has “No Effect” on proposed or listed species or designated critical habitat. Please refer to the MT-1 instructions for additional information.

**Please do not submit original documents. Please retain a copy of all submitted documents for your records.**

**DHS-FEMA encourages the submission of all required data in a digital format (e.g. scanned documents and images on Compact Disc [CD]). Digital submissions help to further DHS-FEMA's Digital Vision and also may facilitate the processing of your request.**

**Incomplete submissions will result in processing delays. For additional information regarding this form, including where to obtain the supporting documents listed above, please refer to the MT-1 Form Instructions located at [http://www.fema.gov/plan/prevent/fhm/dl\\_mt-1.shtm](http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm).**

**Processing Fee** (see instructions for appropriate mailing address; or visit [http://www.fema.gov/fhm/frm\\_fees.shtm](http://www.fema.gov/fhm/frm_fees.shtm) for the most current fee schedule)

Revised fee schedules are published periodically, but no more than once annually, as noted in the **Federal Register**. Please note: single/multiple lot(s)/structure(s) LOMAs are fee exempt. The current review and processing fees are listed below:

Check the fee that applies to your request:

- ☐ \$325 (single lot/structure LOMR-F following a CLOMR-F)
- ☒ \$425 (single lot/structure LOMR-F)
- ☐ \$500 (single lot/structure CLOMA or CLOMR-F)
- ☐ \$700 (multiple lot/structure LOMR-F following a CLOMR-F, or multiple lot/structure CLOMA)
- ☐ \$800 (multiple lot/structure LOMR-F or CLOMR-F)

Please submit the Payment Information Form for remittance of applicable fees. Please make your check or money order payable to:

**National Flood Insurance Program.**

**All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.**

Applicant's Name (required): **Jacob Asgian**

Company (if applicable): **Olsson**

Mailing Address (required):

7301 W 133rd St, Ste. 200, Overland Park, KS 66213

Daytime Telephone No. (required): **(913) 748-2639**

E-Mail Address (optional): ☒ By checking here you may receive correspondence electronically at the email address provided):

[jasgian@olsson.com](mailto:jasgian@olsson.com)

Fax No. (optional): **N/A**

Date (required) **4/3/2023**



Signature of Applicant (required)



DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY  
ELEVATION FORM

O.M.B. NO. 1660-0015  
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**


This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. **A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.**

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

- NFIP Community Number: 290174 Property Name or Address: 1120 NW Main Street, Lee's Summit, MO, 64086
- Are the elevations listed below based on ☒ **existing** or ☐ **proposed** conditions? (Check one)
- For the existing or proposed structures listed below, what are the types of construction? (check all that apply)  
☐ crawl space ☒ slab on grade ☐ basement/enclosure ☐ other (explain)
- Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ☒ No  
If yes, what is the date of the current re-leveling? / (month/year)
- What is the elevation datum? ☐ NGVD 29 ☒ NAVD 88 ☐ Other (explain)  
If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor? N/A  
Local Elevation +/- ft. = FIRM Datum
- Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):  
Indicate Datum: ☐ WGS84 ☒ NAD83 ☐ NAD27 Lat. 38.93181 Long. 94.38774  
Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):  
Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. Long.

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
1120 NW Main Street	1	-	-	981.2	956.4	Little Cedar Creek Tributary

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Jacob Asgian	License No.: 2021026387	Expiration Date: 12/31/2023
Company Name: Olsson	Telephone No.: 913-748-2639	
Email: jasgian@olsson.com	Fax No.: N/A	
Signature: <i>Jacob Asgian</i>	Date: 4/3/2023	

\* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.  
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.



Continued from Page 1.

[illegible]

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name:	License No.:	Expiration Date:
Company Name:	Telephone No.:	
Email:	Fax No.	
Signature:	Date:	

\* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.  
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.



Lee's Summit Logistics - Lot 1



4/3/2023

Green: Band\_2

Blue: Band\_3

Esri Community Maps Contributors, City of Lees Summit, Jackson County, MO, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap.



RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

03/22/2022 2:44 PM

NON-STANDARD FEE: EXEMPT FEE: \$116.00 8 PGS



INSTRUMENT NUMBER / BOOK & PAGE

**2022E0027423**

Book: 199 Page: 92

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.



**Division of Finance – Collection Department**

Jackson County, MO

**Tax Certificate**415 E 12<sup>th</sup> 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)

**LEES SUMMIT LOGISTICS LOTS 1-3**Current Parcel ID: 52-900-02-03-00-0-00-000Years: 2019 - 2022GIS Staff: Vincent BriceDate: 03/16/2022**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
2019	0.00	12/4/2019	Altha Young
2020	0.00	12/2/2020	Altha Young
2021	0.00	11/30/2021	Altha Young

**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 2019-2021 and all prior years for the above described property.)

Date: 3/16/2022Supervisor: Altha Young

**Division of Finance – Collection Department**

Jackson County, MO

**Tax Certificate**415 E 12<sup>th</sup> 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)

**LEES SUMMIT LOGISTICS LOTS 1-3**Current Parcel ID: 52-900-02-04-00-0-00-000Years: 2019 - 2021GIS Staff: Vincent BriceDate: 03/16/2022**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
2019	0.00	12/4/2019	Altha Young
2020	0.00	12/2/2020	Altha Young
2021	0.00	11/30/2021	Altha Young

**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 2019-2021 and all prior years for the above described property.)

Date: 3/16/2022Supervisor: Altha Young





## Division of Finance – Collection Department

Jackson County, MO

### Tax Certificate

415 E 12<sup>th</sup> 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)

### LEES SUMMIT LOGISTICS LOTS 1-3

Current Parcel ID: 52-900-03-01-01-0-00-000

Years: 2019 - 2021

GIS Staff: Vincent Brice

Date: 03/16/2022

#### 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
2019	0.00	12/4/2019	Altha Young
2020	0.00	12/2/2020	Altha Young
2021	0.00	11/30/2021	Altha Young

#### 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 2019-2021 and all prior years for the above described property.)

Date: 3/16/2022

Supervisor: Altha Young

**Division of Finance – Collection Department**

Jackson County, MO

**Tax Certificate**415 E 12<sup>th</sup> 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)

**LEES SUMMIT LOGISTICS LOTS 1-3**Current Parcel ID: 52-900-03-02-01-0-00-000Years: 2019 - 2021GIS Staff: Vincent BriceDate: 03/16/2022**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
2019	0.00	12/4/2019	Altha Young
2020	0.00	12/2/2020	Altha Young
2021	0.00	11/30/2021	Altha Young

**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 2019-2021 and all prior years for the above described property.)

Date: 3/16/2022Supervisor: Altha Young



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Missouri State Plane West Zone (FIPS zone 2403). The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NNGS12  
National Geodetic Survey  
SSM-C-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from the U.S.D.A. Farm Service National Agriculture Imagery Program (NAIP) dated 2014. Produced at scale of 1:24,000.

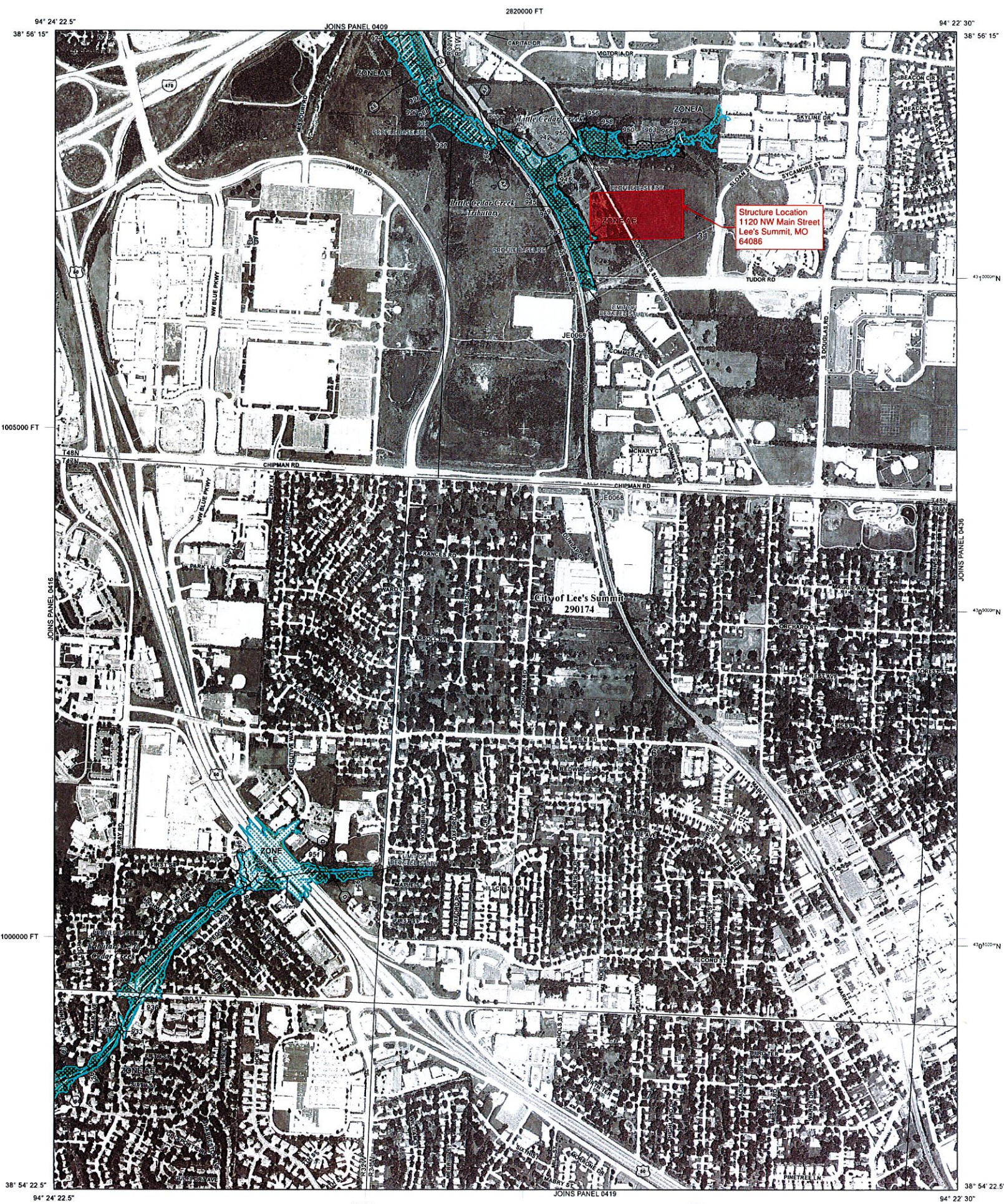
The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the profile baseline, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

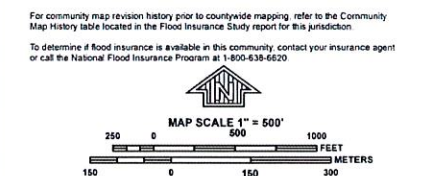
For information on available products associated with this FIRM visit the Map Service Center (MSC) website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.



## LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.  
**ZONE AE** Base Flood Elevations determined.  
**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.  
**ZONE AO** Flood depths of 1 to 3 feet (usually areas of ponding); average depths determined. For areas of shallow fan flooding, velocities also determined.  
**ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelict. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.  
**ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.  
**ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.  
**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**  
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 chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**  
**ZONE X** 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.  
**OTHER AREAS**  
**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.  
**ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**  
**OTHERWISE PROTECTED AREAS (OPAs)**  
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary  
0.2% Annual Chance Floodplain Boundary  
Floodway boundary  
Zone D boundary  
CBRS and OPA boundary  
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.  
Base Flood Elevation line and value; elevation in feet  
Base Flood Elevation value where uniform within zone; elevation in feet

- \*Referenced to the North American Vertical Datum of 1988
- MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
September 29, 2006
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
January 20, 2017 - to change Special Flood Hazard Areas
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFIP

PANEL 0417G

**FIRM**

**FLOOD INSURANCE RATE MAP  
JACKSON COUNTY,  
MISSOURI  
AND INCORPORATED AREAS**

**PANEL 417 OF 625  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)**

**CONTAINS:**  
COMMUNITY: LEE'S SUMMIT, CITY OF  
NUMBER: 290174  
PANEL: 0417  
SUFFIX: G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER  
2905C0417G  
MAP REVISED  
JANUARY 20, 2017  
Federal Emergency Management Agency**



Final Plat  
Lee's Summit  
Logistics, Lots 1-3  
An unplatted tract of  
land lying in the West  
Half of Section 31,  
Township 48 North,  
Range 31 West, in the  
City of Lee's Summit,  
Jackson County, Missouri

- LEGEND
- |  |                                     |
|--|-------------------------------------|
| SECTION CORNER                             | D/E DRAINAGE EASEMENT               |
| SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366" | LIMITS OF NO ACCESS TO RIGHT OF WAY |
| FOUND MONUMENT AS NOTED                    | E/E ELECTRIC EASEMENT               |
| (M) MEASURED DIMENSION - THIS PLAT         | R/W RIGHT OF WAY                    |
| (P) PREVIOUSLY PLATTED DIMENSION           | SB/E STREAM BUFFER EASEMENT         |
| (C) CALCULATED DIMENSION FROM RECORD       | S/E SANITARY SEWER EASEMENT         |
| (D) PREVIOUSLY DEEDED DIMENSION            | P/S PUBLIC SIDEWALK                 |
| (B) BUILDING SETBACK LINE                  | U/E UTILITY EASEMENT                |
| BMP BEST MANAGEMENT PRACTICES EASEMENT     | W/E WATER LINE EASEMENT             |
| C CENTERLINE                               |                                     |

Lot Summary Table		
Lot 1	1,643,067 S.F.	37.7196 Ac.
Lot 2	575,649 S.F.	13.2151 Ac.
Lot 3	1,064,399 S.F.	24.4352 Ac.
NW Main Street R/W	156,721 S.F.	3.5978 Ac.
Total	3,439,836 S.F.	78.9677 Ac.

Property Description

All that part of an unplatted tract of land, together with all that part of North Main Street right of way, all lying in the West Half of Section 31, Township 48 North, Range 31 West, lying in the City of Lee's Summit, Jackson County, Missouri, described by Patrick Ethan Ward, MO PLS-20050071, of Olsson MLC-366, on January 18, 2022, as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of Section 31, Township 48 North, Range 31 West; thence South 01 degree 59 minutes 47 seconds West, on the East line of said Southwest Quarter, a distance of 65.98 feet to a point on the West line of NW Sloan Street right of way, as established in Document 2013E0075031, said point also lying on a non-tangent curve; thence in a Southerly direction, departing said East line, on said West line and on a curve to the right whose initial tangent bears South 02 degrees 47 minutes 37 seconds West, having a radius of 970.00 feet, through a central angle of 6 degrees 07 minutes 07 seconds, an arc distance of 109.23 feet to a point of tangency; thence South 09 degrees 14 minutes 44 seconds West, continuing on said West line, a distance of 111.80 feet to a point of curvature; thence in a Southerly direction, continuing on said West line and on a curve to the left, having a radius of 1030.00 feet, through a central angle of 7 degrees 14 minutes 57 seconds, an arc distance of 130.32 feet to a point of tangency; thence South 01 degree 59 minutes 47 seconds West, continuing on said West line, a distance of 69.49 feet to a point on the North line of NE Tudor Road right of way, as established in said Document 2013E0075031; thence South 45 degrees 15 minutes 48 seconds West, departing said West line, on said North line, a distance of 46.09 feet to a point; thence North 09 degrees 24 minutes 16 seconds West, continuing on said North line, and on the North line of NW Tudor Road right of way, as established in Document 2013E0075031, a distance of 1249.23 feet to a point on the East line of Union Pacific Railroad right of way, as now established, said point also lying on a non-tangent curve; thence in a Northerly and Northwesterly direction, departing said North line, on said East line and on a curve to the left whose initial tangent bears North 15 degrees 46 minutes 27 seconds West, having a radius of 3203.90 feet, through a central angle of 22 degrees 48 minutes 11 seconds, an arc distance of 1275.12 feet to a point of tangency; thence North 38 degrees 34 minutes 39 seconds West, continuing on said East line, a distance of 738.40 feet to a point of curvature; thence in a Northwesterly direction, continuing on said East line and on a curve to the right, having a radius of 5981.13 feet, through a central angle of 2 degrees 39 minutes 22 seconds, an arc distance of 277.27 feet to a point on the North line of the South Half of the Northwest Quarter of said Section 31, said point also lying on a non-tangent line; thence South 87 degrees 40 minutes 30 seconds East, departing said East line, on said North line, a distance of 2581.78 feet to the Northeast corner of said South Half; thence South 01 degree 53 minutes 30 seconds West, on said East line of said Northwest Quarter, a distance of 1318.02 feet to the POINT OF BEGINNING, containing 3,439,836 Square Feet or 78.9677 Acres, more or less.

Certification

I hereby certify that the within Final Plat of "Lee's Summit Logistics, Lots 1-3", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Date:

2-24-22

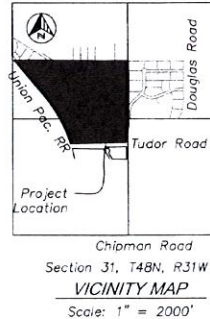
By:

Patrick Ethan Ward

PLS-20050071

Olsson, LC-366

pward@olsson.com



Chimman Road  
Section 31, T48N, R31W  
VICINITY MAP  
Scale: 1" = 2000'

Property Owner/Prepared For:  
Scannell Properties #603  
8801 River Crossing Boulevard, Suite 300  
Indianapolis, Indiana 46240  
Prepared By:  
Olsson  
7301 W. 133rd Street, Suite 200  
Overland Park, Kansas 66213  
Telephone (913) 381-1170

Approvals

This is to certify that the within plat "Lee's Summit Logistics, Lots 1-3" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this 15th day of March, 2022, by Ordinance No. 2300.

William A. Baird - Mayor

Sharyn Lashado

City Clerk Deputy

George M. Binger III, P.E. - City Engineer

Ryan A. Elam, PE - Director of Development Services

Approved by the Assessor's Office of Jackson County, Missouri.

County Assessor

March 22, 2022  
At 2 O'clock 44 Minutes PM  
Recorded Book 1199 Page 92  
Instrument of 2022E0027423  
Director Recorder of Deeds  
By: [Signature]  
Deputy  
Recorder's Fee \$ 116.00

olsson

7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750  
TEL 913.381.1170  
www.olsson.com

REVISIONS		
REV	NO	DESCRIPTION
1	2021.11.18	Added Sheet 3, Revised Plat Comments
2	2022.01.18	Added Lot 3 & Revised Sheet 3
3	2022.01.24	Revised Ownership
4	2022.01.24	Revised Subdivisions & Lot Lines
5	2022.02.23	Revised Plat Title

BY	MJB
MJB	
MJB	
MJB	

Final Plat  
Lee's Summit Logistics, Lots 1-3  
An unplatted tract of land lying in the West Half of  
Section 31, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

drawn by: MJB  
checked by: PEV  
approved by: PEV  
QA/QC by: TBN  
project no: 021-04187  
drawing no: V.FP.021-04187  
date: 2021.10.15

SHEET  
1 of 3



Final Plat  
Lee's Summit  
Logistics, Lots 1-3  
An unplatted tract of  
land lying in the West  
Half of Section 31,  
Township 48 North,  
Range 31 West, in the  
City of Lee's Summit,  
Jackson County, Missouri

- SECTION CORNER  
SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366"  
FOUND MONUMENT AS NOTED  
MEASURED DIMENSION - THIS PLAT  
PREVIOUSLY PLATTED DIMENSION  
CALCULATED DIMENSION FROM RECORD  
PREVIOUSLY DEEDED DIMENSION  
BUILDING SETBACK LINE  
BEST MANAGEMENT PRACTICES EASEMENT  
CENTERLINE
- D/E  
E/E  
R/W  
S/E  
S/E  
U/E  
W/E
- DRAINAGE EASEMENT  
LIMITS OF NO ACCESS TO RIGHT OF WAY  
ELECTRIC EASEMENT  
RIGHT OF WAY  
STREAM BUFFER EASEMENT  
SANITARY SEWER EASEMENT  
PUBLIC SIDEWALK  
UTILITY EASEMENT  
WATER LINE EASEMENT

Lot Summary Table		
Lot 1	1,643,067 S.F.	37.7196 Ac.
Lot 2	575,649 S.F.	13.2151 Ac.
Lot 3	1,064,399 S.F.	24.4352 Ac.
N.W. Main Street R/W	156,721 S.F.	3.5978 Ac.
Total	3,439,836 S.F.	78.9677 Ac.

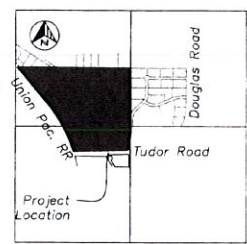
Surveyor's Notes

- Basis of Bearings - Held the East line of the Northeast Quarter of Section 31, Township 48 North, Range 31 West @ S01°53'30"W, Missouri Coordinate System 1983, West Zone. Rotate Plat Bearings for Douglas Station Commercial Park, Lots 1 Through 10 & Tract "A" 00°00'15" Clockwise to match measured bearings. Rotate Plat Bearings for Lee's Summit Police and Court Facility 00°00'03" Clockwise to match measured bearings. Rotate Plat Bearings for Lee's Summit North Industrial Park, Fifth, Sixth, Seventh and Eighth Plats 00°00'05" Counterclockwise to match measured bearings. Rotate Plat Bearings for Summit North Business Park 00°00'20" Counterclockwise to match measured bearings. Distances shown hereon are ground distances in US Survey Feet.
- Subject Property lies within "Zone AE - Base Flood Elevations determined," "Zone X - Other Flood Areas," and "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0417G, Revised January 20, 2017.
- Subject Property contains 3,439,836 Square Feet or 78.9677 Acres, more or less.
- To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri," by Edward Alton May, Jr., dated 1995.
- Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.
- Subject Property meets or exceeds the current standards for "Urban" Class Property Surveys, as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
- Subject Property was last conveyed in Instrument Number 2021e0141888.

Certification

I hereby certify that the within Final Plat of "Lee's Summit Logistics, Lots 1-3", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Date: 2-24-22  
By: Patrick Ethan Ward, MO PLS No. 2005000071  
Olsson, LC-366  
pward@olsson.com



VICINITY MAP  
Scale: 1" = 2000'

Approvals

This is to certify that the within plat "Lee's Summit Logistics, Lots 1-3" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this 15th day of March, 2022 by Ordinance No. 9362.

William A. Baird - Mayor  
George M. Binger III, P.E. - City Engineer  
Ryan A. Elam, PE - Director of Development Services

Stacy Lombardo  
Frank Fowler-Arcuri - City Clerk Deputy  
Cynthia L. Smith - Planning Commission Secretary

Approved by the Assessor's Office of Jackson County, Missouri.  
County Assessor

Property Owner/Prepared For:  
Scannell Properties #603  
8801 River Crossing Boulevard, Suite 300  
Indianapolis, Indiana 46240

Prepared By:  
Olsson  
7301 W. 133rd Street, Suite 200  
Overland Park, Kansas 66213  
Telephone (913) 381-1170

olsson

REVISIONS		
REV	NO.	DESCRIPTION
1	1	Initial Issue
2	2	Revised Plat Title
3	3	Revised Plat Title
4	4	Revised Plat Title
5	5	Revised Plat Title

Final Plat  
Lee's Summit Logistics, Lots 1-3  
An unplatted tract of land lying in the West Half of  
Section 31, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

drawn by: MJB  
checked by: FEW  
approved by: FEW  
QA/QC by: TBW  
project no: 021-04157  
drawing no: V.FP.02104157  
date: 2021.10.15

SHEET  
2 of 3



C:\Temp\Acad\Jalish\_53764\VP\_FF\_02104157.dwg  
DWG: DATE: Feb 23, 2022 6:32pm  
USER: mpjogina  
XREFS:

#### 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 subdivision shall be hereafter known as "Lee's Summit Logistics, Lots 1-3".

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easement" (U/E) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/E) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of structures for storm sewer, surface drainage channel, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Drainage Easement" (D/E) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

#### Execution

OWNER of Lots 1, 2 & 3: Scannell Properties #603, LLC, a Delaware limited liability company

In testimony whereof, the OWNER of Lots 1, 2 & 3: Scannell Properties #603, LLC, a Delaware limited liability company, has caused this instrument to be executed by a duly authorized representative of said company, on this 25th day of February, 2022.

By: Marc Pfeig  
Marc Pfeig

State of Indiana SS:  
County of Marion

BE IT REMEMBERED that on this 25th day of February, 2022, before me, the undersigned, a Notary Public in and for said County and State, came Marc Pfeig, Manager of Scannell Properties #603, LLC, who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said company.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: 5/20/25

Julie H. Juba



#### Certification

I hereby certify that the within Final Plat of "Lee's Summit Logistics, Lots 1-3", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

#### Approvals

This is to certify that the within plat "Lee's Summit Logistics, Lots 1-3" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this 15th day of March, 2022 by Ordinance No. 9362.

William A. Baird  
William A. Baird - Mayor

Trish Fowler-Arcuri  
Trish Fowler-Arcuri - City Clerk Deputy

George M. Binger III  
George M. Binger III, P.E. - City Engineer

Ryan A. Elam  
Ryan A. Elam, PE - Director of Development Services

David Arth  
David Arth - Planning Commission Secretary

Approved by the Assessor's Office of Jackson County, Missouri.

3/22/2022  
County Assessor

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of structures for water lines, upon, over, or under those areas outlined or designated upon this plat as "Water Easement" (W/E) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

A private easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of pipes, inlets, manholes, surface drainage facilities, underground detention and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Best Management Practices Easement" (BMP), is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

In the areas designated as "Stream Buffer Easement" or "SB/E" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County.

The sanitary, storm, and water utilities not installed within the utility easements, and contained within this plat, are private utilities and shall be owned and maintained by the property owner.

Lot Summary Table

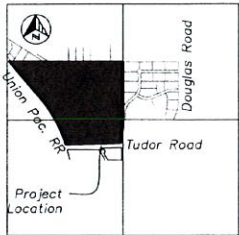
Lot 1	1,643,067 S.F.	37.7196 Ac.
Lot 2	575,649 S.F.	13.2151 Ac.
Lot 3	1,064,399 S.F.	24.4352 Ac.
NW Main Street R/W	156,721 S.F.	3.5978 Ac.
Total	3,439,836 S.F.	78.9677 Ac.

Point Table

Point #	Grid Northing (m)	Grid Easting (m)
1	306935.148	860113.171
2	306915.051	860112.470
4	306881.962	860108.981
5	306848.331	860103.507
6	306808.832	860099.619
7	306787.666	860098.882
8	306777.954	860088.731
9	306781.911	859708.024
10	307125.352	859531.702
11	307301.282	859391.373
12	307368.540	859340.229
13	307336.621	860126.430

#### Surveyor's Notes

1. Basis of Bearings - Held the East line of the Northeast Quarter of Section 31, Township 48 North, Range 31 West @ S01°53'30"W, Missouri Coordinate System 1983, West Zone. Rotate Plat Bearings for Douglas Station Commercial Park, Lots 1 Through 10 & Tract "A" 00°00'15" Clockwise to match measured bearings. Rotate Plat Bearings for Lee's Summit Police and Court Facility 00°00'03" Clockwise to match measured bearings. Rotate Plat Bearings for Lee's Summit North Industrial Park, Fifth, Sixth, Seventh and Eighth Plats 00°00'05" Counterclockwise to match measured bearings. Rotate Plat Bearings for Summit North Business Park 00°00'20" Counterclockwise to match measured bearings. Distances shown hereon are ground distances in US Survey Feet.
2. Subject Property lies within "Zone AE - Base Flood Elevations determined," "Zone X - Other Flood Areas," and "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0417G, Revised January 20, 2017.
3. Subject Property contains 3,439,836 Square Feet or 78.9677 Acres, more or less.
4. To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., dated 1995.
5. Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.
6. Subject Property meets or exceeds the current standards for "Urban" Class Property Surveys, as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
7. Subject Property was last conveyed in Instrument Number 2021e0141888.



Section 31, T48N, R31W  
VICINITY MAP  
Scale: 1" = 2000'

olsson

7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750  
TEL: 913.381.1170 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.11.15	Added Sheet 3, Replaced Per City Comments	MJB
2	2022.01.18	Added Lot 3 & Revised Sheet 3	MJB
3	2022.01.24	Revised Ownership	MJB
4	2022.02.23	Revised Plat Title	MJB

Final Plat  
Lee's Summit Logistics, Lots 1-3

An unplatted tract of land lying in the West Half of  
Section 31, Township 48 North, Range 31 West

Lee's Summit, Jackson County, Missouri

2021

drawn by: MJB  
checked by: PEW  
approved by: PEW  
QA/QC by: TBW  
project no.: 221-04157  
drawing no.: V.FP.221-04157  
date: 2021.10.16

Property Owner/Prepared For:  
Scannell Properties #603  
8801 River Crossing Boulevard, Suite 300  
Indianapolis, Indiana 46240

Prepared By:  
Olsson

7301 W. 133rd Street, Suite 200  
Overland Park, Kansas 66213  
Telephone (913) 381-1170

SHEET  
3 of 3