FINAL PLAT

DISCOVERY PARK CROSSING LOTS 1 - 9 AND TRACTS A & B

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LAND DESCRIPTION

All that part of Southeast Quarter and all that part of the Southwest Quarter all in Section 30, Township 48 North, Range 31 West, in the city of Lee's Summit, Jackson County, Missouri being more particularly described as follows: commencing at the northwest corner of the Southeast Quarter of said Section 30, thence South 01 degree 36 minutes 54 seconds West, with the west line of the Southeast Quarter of said Section 30, a distance of 93.33 feet to a point on the southerly right—of—way line of NE Colbern Road, said point also being the point of beginning; thence with the southerly right—of—way line of NE Colbern Road, on a curve to the right, having a radius of 1947.00 feet, a central angle of 09 degrees 08 minutes 59 seconds, with an initial tangent bearing of North 82 degrees 50 minutes 24 seconds East, an arc distance of 310.92 feet; thence South 88 degrees 00 minutes 37 seconds East, continuing with the southerly right—of—way line of NE Colbern Road, a distance of 633.63 feet; thence South 81 degrees 14 minutes 05 seconds East continuing with the southerly right—of—way line of NE Colbern Road, a distance of 101.71 feet; thence South 88 degrees 00 minutes 37 seconds East, continuing with the southerly right-of-way line of NE Colbern Road, a distance of 150.38 feet to a point on the west right-of-way line of NE Douglas Street; thence South 43 degrees 46 minutes 12 seconds East with the west right—of—way line NE Douglas Street, a distance of 72.29 feet; thence South 01 degree 30 minutes 09 seconds West, with the west right-of-way line of NE Douglas Street, a distance of 280.00 feet to a point on the northerly right-of-way line of Interstate Route 470; thence South 57 degrees 31 minutes 40 seconds West, with the northerly right—of—way line of Interstate Route 470, a distance of 133.88 feet; thence South 64 degrees 30 minutes 42 seconds West, continuing with the northerly right-of-way line of Interstate Route 470, a distance of 434.06 feet; thence South 63 degrees 05 minutes 07 seconds West, continuing with the northwesterly right-of-way line of Interstate Route 470, a distance of 254.50 feet; thence South 69 degrees 50 minutes 14 seconds West, continuing with the northwesterly right—of—way line of Interstate Route 470, a distance of 41.37 feet; thence North 17 degrees 05 minutes 47 seconds West, and no longer with the northwesterly right-of-way line of Interstate Route 470, a distance of 133.72 feet; thence North 89 degrees 00 minutes 17 seconds West, a distance of 335.96 feet; thence North 03 degrees 01 minute 16 seconds East, a distance of 198.62 feet; thence North 86 degrees 58 minutes 44 seconds West, a distance of 50.00 feet; thence North 03 degrees 01 minute 16 seconds East, a distance of 9.81 feet to a point of curvature; thence on a curve to the left, having a radius on 75.00 feet, a central angle of 92 degrees 29 minutes 05 seconds, an arc distance of 121.06 feet; thence North 89 degrees 27 minutes 49 seconds West, a distance of 222.15 feet; thence North 00 degrees 32 minutes 11 seconds East, a distance of 50.00 feet; thence North 04 degrees 59 minutes 53 seconds West, a distance of 0.64 feet; thence North 17 degrees 27 minutes 41 seconds West, a distance of 218.27 feet to a point on the southerly right-of-way line of NE Colbern Road;

SURVEYOR'S GENERAL NOTES

The basis of bearings & coordinates shown are based Missouri State Plane, West Zone, NAD 83.

Plat boundary corners will be monumented w $\frac{S}{5/8}$ " x 24" rebar permanent monuments and caps LC-62, interior lot corners will be monumented with a 1/2" x 24" rebar with cap stamped LC-62.

No abandoned oil or gas well are identified on this drawing. locations if show are per the Missouri Department of Natural Resources Permitted Oil and Gas database, dated June 29, 2020.

The subject property lies in Zone X, Other Areas, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map 29095C0409G, dated January 20, 2017

The subject property is zoned Planned Mix Use, as shown on the City of Lee's Summit Zoning Map.

This plat was prepared February 23, 2025.

The precision for this survey is 1 part in 483,283' and the error of closure is 0.008 feet.

All bearings and coordinates shown are based on the Missouri State Plane Grid System, West Zone, NAD 83 using a grid factor of 0.9998981, as shown on Missouri Department of Natural Resources monument JA—43. All distances are grid distances, and all distances and coordinates are in meters. To convert from grid meters to ground feet: distance/0.3048/.9998981. All distances and coordinates shown are are international feet.

EDICATION'

The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as DISCOVERY PARK CROSSING LOTS 1-9 AND TRACTS A & B.

Grantor, on be alf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by two including, without limitation, Section 527.188, RSMO. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein aranted.

ASEMENTS

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, construct and maintain, or to summit and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to locate, construct and maintain, or to and provided in the city of Lee's Summit, Missouri, to locate, construct and maintain, or to locate, construct and provided in the city of Lee's locate, construct and provided in the city of Lee's locate, construct and provided in the city of Lee's locate, construct and provided in the city of Lee's locate, construct and provided in the city of Lee's locate, construct and provided in the city of Lee's located in the ci

BUILDING SETBACK 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.

COMMON AREA

Tracts A and B are to be owned and maintained by the property owners association.

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ROSS ACCESS

Tract A shall be a dedicated cross access and ingress/egress easement for vehicular and pedestrian traffic to and from Lots 1—9. A twenty foot wide easement for ingress/egress across a portion of Lots 7 and 8 for access to Tract B is hereby granted to the owner of the lots and tracts shown hereon.

ACCESS RESTRICTION

Lots 1 through 5 and Lot 9 shall not have direct vehicular access to NE Colbern Road and NW Colbern Road.

STREETS

Roads and street shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

DISCOVERY PARK
CROSSING
FINAL PLAT

Engineering beyond."

8455 College Boulevard

Overland Park, KS 66210

816.777.0400

weareown.com

FORMERLY ANDERSON ENGINEERING

LEE'S SUMMIT, MISSOURI

| REVISIONS | |
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| DESCRIPTION | DATE |
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DRAWING INFORMATION
PROJECT NO: 24KC10015

DRAWN BY: AS

ISSUED DATE: 03.28.2025

CHECK BY: SD

ISSUED BY: Samuel J. DePriest

A licensed Missouri Surveying Corporation

COA# 00062

LICENSE NO: MO PLS 2013000041

SHEET TITLE

FINAL PLAT

SHEET NUMBER

1 1 0F 1

