

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 of 75.00 feet, a central angle of 92 degrees 29 minutes 05 seconds, on 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; thence with the southerly right-of-way line of NW Colbern Road on a curve to the right, said curve having a radius of 1947.00 feet, a central angle of 09 degrees 18 minutes 13 seconds, with an initial tangent bearing of North 73 degrees 32 minutes 08 seconds East, an arc distance of 316.15 feet to the point of beginning. The above described tract contains 781,615 square feet or 17.94 acres.

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 with 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 wells 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. JA-43 is a KC Metro aluminum disk set in concrete and flush with the ground. Refer to MDNR documents for detailed information. JA-43 N 307°528.309 E 860514.793. 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.

DEDICATION

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 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.

EASEMENTS

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, 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 easements (U/E), or within any street or thoroughfare dedicated to public use on this plat. 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 storm sewer, upon over or under the areas outlined or designated as drainage easements (D/E). There is a 15-foot water line easement that runs south and east from the northeast corner of Lot 1 and then west through the north side of Lot 6, 7 and 8 and then north along the west side of Lot 5. There is a 15-foot sanitary sewer easement that runs north along the west line of Lot 1, then west through the northerly portion of Lots 2, 3, 4 and 5 to the east line of Lot 9. There is a 10-foot utility easement that runs along the south line NW Colbern Road and NE Colbern Road.

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. Lots 1 through 9 have a 15' building setback around the perimeter of each lot, as shown on this plat.

COMMON AREA

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

CROSS ACCESS

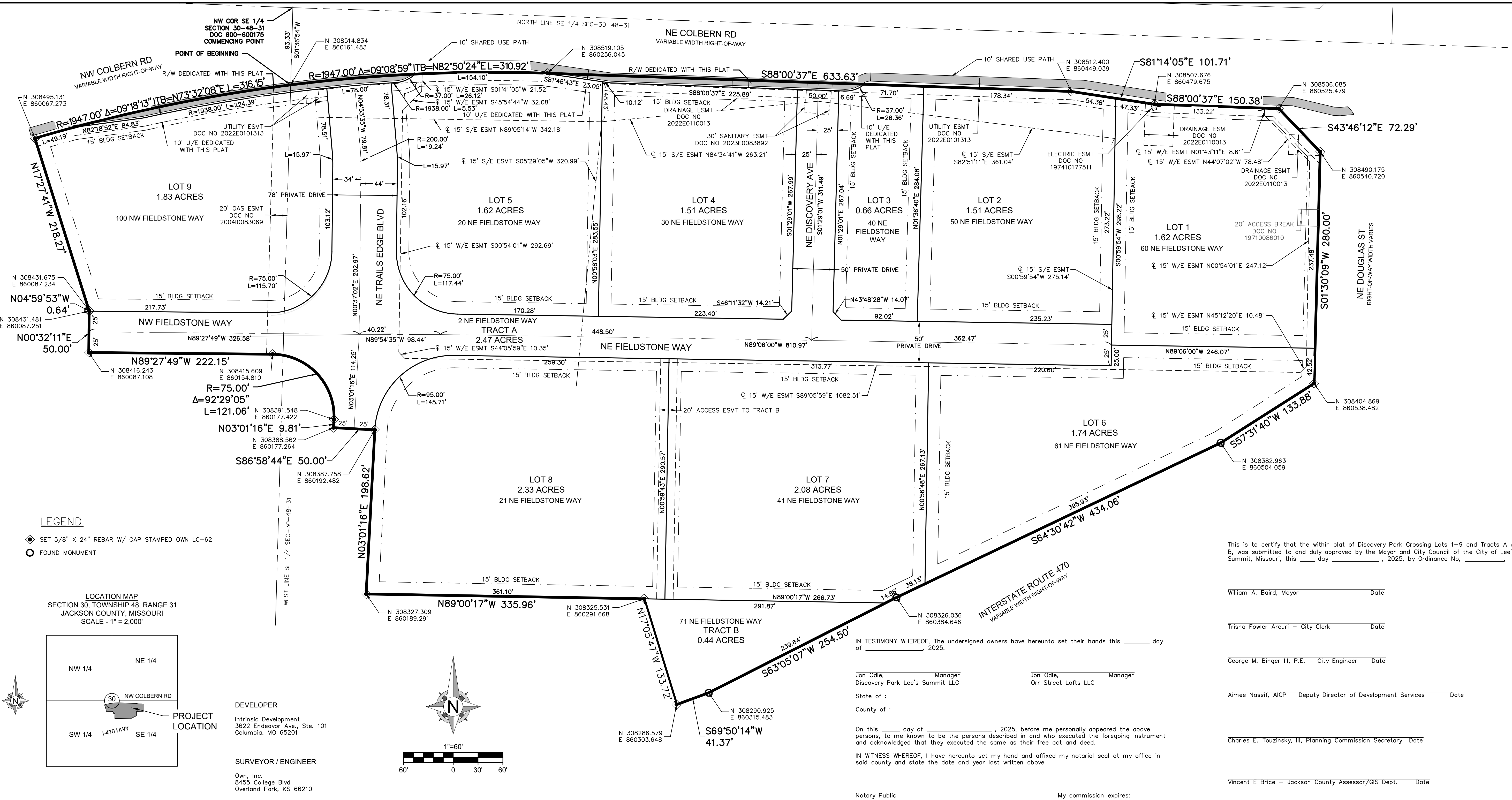
Tract A shall be a dedicated cross access and ingress/egress easement for vehicular and pedestrian traffic to and from Lots 1-9. A twenty foot wide easement for ingress/egress across a portion of Lots 7 and 8 for access to Tract B is hereby granted to the owner of the lots and tracts shown herein.

CONTROLLED ACCESS

Lots 1 through 5 and Lot 9 shall not have direct vehicular access to NE Colbern Road and NW Colbern Road. Lots 1 and 6 shall not have direct vehicular access to NE Douglas Street. Lot 6, 7 and Tract B shall not have direct vehicular or pedestrian access to Interstate Route 470.

STREETS

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



OWN
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FORMERLY ANDERSON ENGINEERING

DISCOVERY PARK
CROSSING
FINAL PLAT

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION
PROJECT NO: 24KC10015
DRAWN BY: AS
CHECK BY: SD
ISSUED DATE: 03.28.2025

ISSUED BY: Samuel J. DePriest
LICENSE NO: MO PLS 2013000041

A licensed Missouri
Surveying Corporation
COA# 00062

SHEET TITLE
FINAL PLAT

SHEET NUMBER
1
1 OF 1