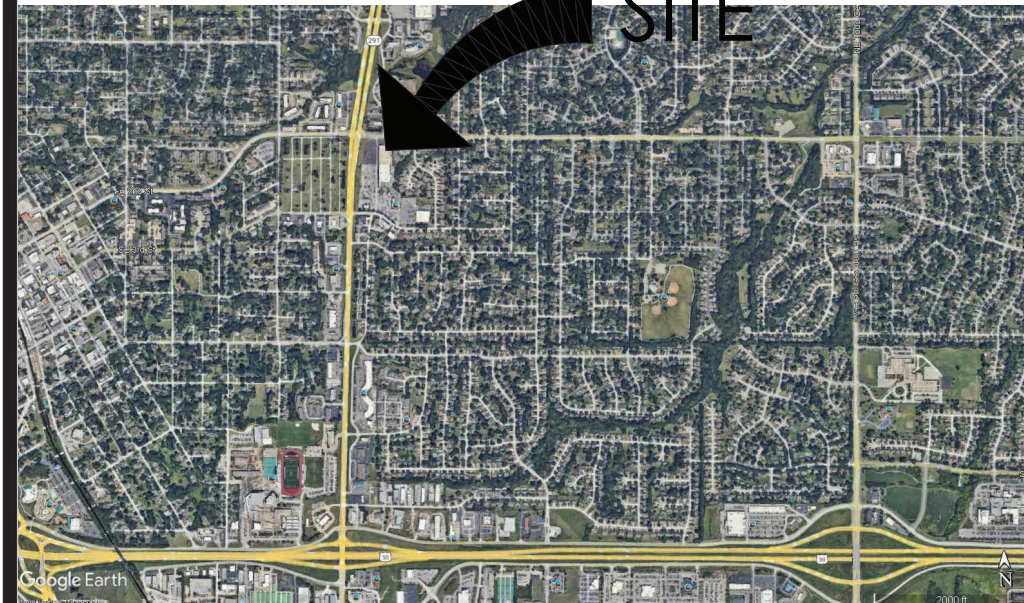




901 E. LANGSFORD RD.
LEE'S SUMMIT, MO

VICINITY MAP



OWNER & CONSULTANTS

OWNER
SAVERS
11400 SE 6TH STREET, SUITE 125
BELLEVUE, WA 98004
CONTACT: LUIS YABUT
734.637.8290

ARCHITECT
INTERPLAN LLC
ONE EAST 22ND STREET, SUITE 400
LOMBARD, IL. 60148
630.932.2336
CONTACT: TOM NUTLEY
AOR: JOSEPH WHALEN

CIVIL ENGINEER
INTERPLAN LLC
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008
CONTACT: CHRIS BLURTON
EOR: STUART ANDERSON

REVISION ISSUE LOG

[illegible]

SHEET INDEX

SHT. NO.	DESCRIPTION
CV	COVER SHEET
	CIVIL DRAWINGS
C0.1	SITE DEMOLITION PLAN
C1	OVERALL SITE PLAN
C1.1	SITE DIMENSION & GRADING PLAN
C2	DETAILS SHEET
-	SURVEY

LOCATION MAP



LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 47, RANGE 31N IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, THENCE WEST ALONG SAID QUARTER QUARTER SECTION LINE, 1022.00 FEET TO THE EASTERLY RIGHT-OF LINE OF MISSOURI STATE HIGHWAY NO. 291 (FORMERLY U. S. HIGHWAY NO. 71 BY-PASS) AS CONDEMNED UNDER CASE NO. 682411 IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI; THENCE SOUTH 0 DEGREES 18 MINUTES 26 SECONDS WEST 19.10 FEET (AS MEASURED ALONG SAID EASTERLY RIGHT-OF-WAY LINE) TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF LANGFORD ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE OR STATE HIGHWAY NO. 291 SOUTH 0 DEGREES 18 MINUTES 26 SECONDS WEST 2.25 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 47 DEGREES 13 MINUTES 47 SECONDS WEST, 96.69 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 4 DEGREES 36 MINUTES 00 SECONDS WEST, 295.30 FEET TO THE NORTHWEST CORNER OF TRACT 3 THE VILLAGE OF SUMMIT EAST RECORDED JUNE 22, 1977, AS DOCUMENT NO. 1-288949, IN BOOK 35, PAGE 84 IN THE RECORDER OF DEEDS OFFICE IN JACKSON COUNTY, MISSOURI; THENCE NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 3 A DISTANCE OF 224.86 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF SAID TRACT 3 NORTH 0 DEGREES 04 MINUTES 15 SECONDS EAST 43.02 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF SAID TRACT 3 NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 207.55 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 685.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 0 DEGREES 06 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE 37.00 FEET TO THE SOUTH LINE A TRACT LAND CONVEYED TO THOMAS P. NICHOLS AND VIRGIE V. NICHOLS RECORDED NOVEMBER 6, 1975, IN BOOK 35, PAGE 729 IN THE RECORDER OF DEEDS OFFICE IN JACKSON COUNTY, MISSOURI; THENCE WEST ALONG THE SOUTH LINE OF SAID NICHOLS TRACT 281.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF LANGFORD ROAD; THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS WEST ALONG SAID SOUTH LINE OF LANGFORD ROAD 307.14 FEET TO THE TRUE POINT OF BEGINNING. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER: 2462702, , WITH A COMMITMENT DATE OF OCTOBER 2, 2024 AT 8:00AM, , AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED TO THEIR EFFECT ON THE SUBJECT PROPERTY.



ARCH COA #2015008774
ENG COA #2005026904

ARCHITECTURE
ENGINEERING
PERMITTING

20 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:



STUART ANDERSON - P.E.
LIC # PE-2015000001

NO	DATE	REMARKS
REVISIONS		



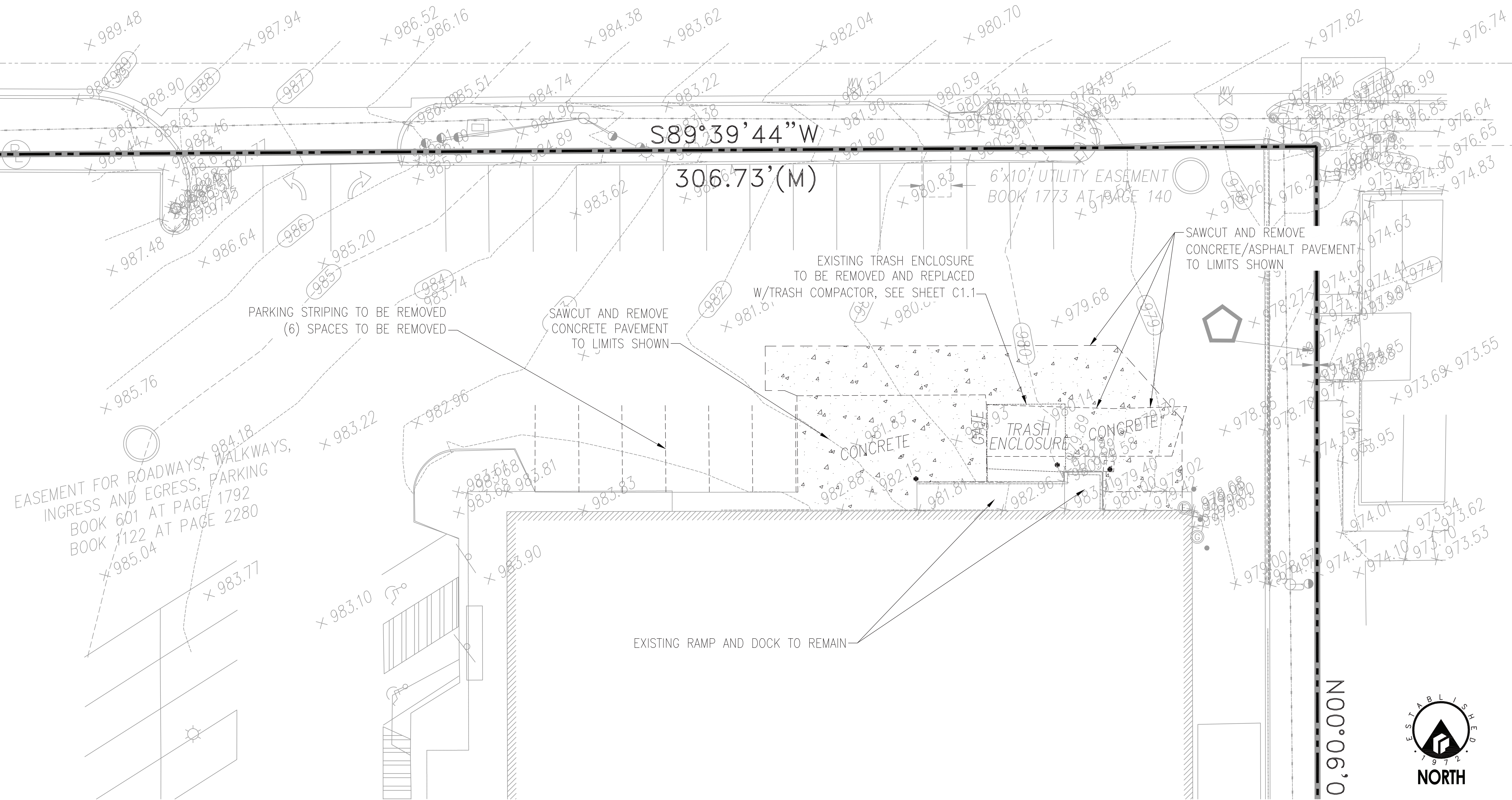
901 EAST. LANGSFORD RD.
LEE'S SUMMIT, MO
64063

PROJECT NO: 2025.0167
DATE: 7-21-25

CV
OVER SHEET

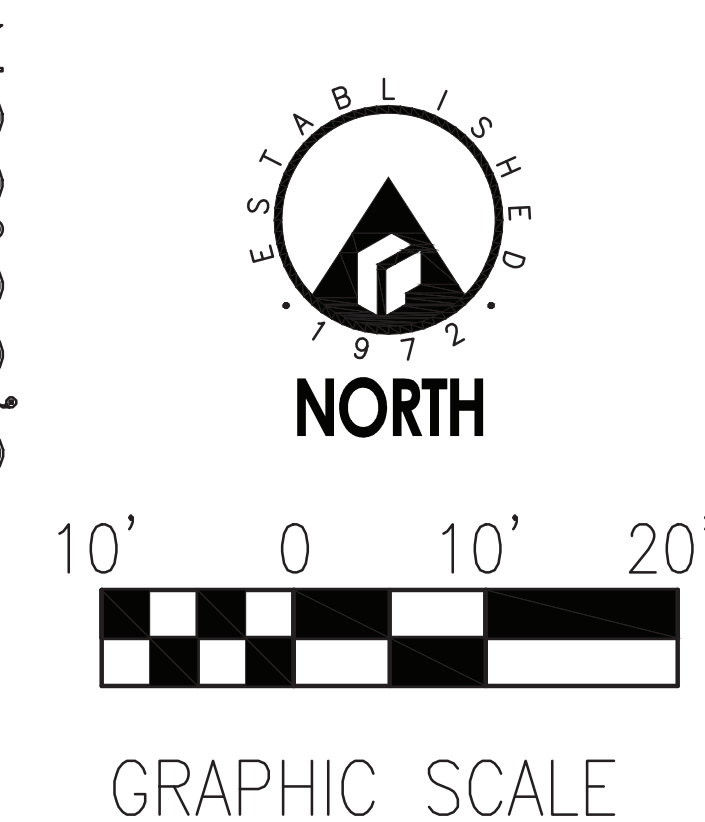
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E LANGSFORD ROAD

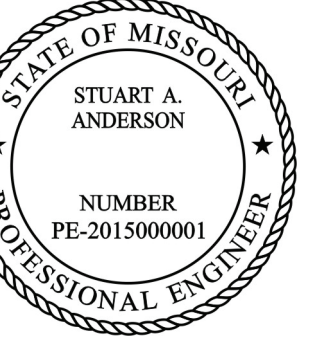


SITE DEMOLITION PLAN

1" = 20'

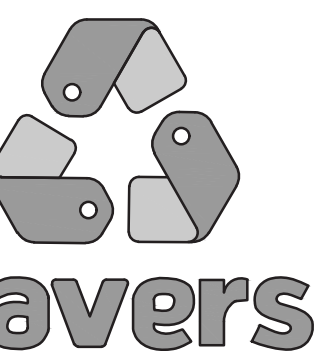


SEAL:



STUART ANDERSON - P.E.
LIC # PE-2015000001

NO DATE REMARKS
REVISIONS



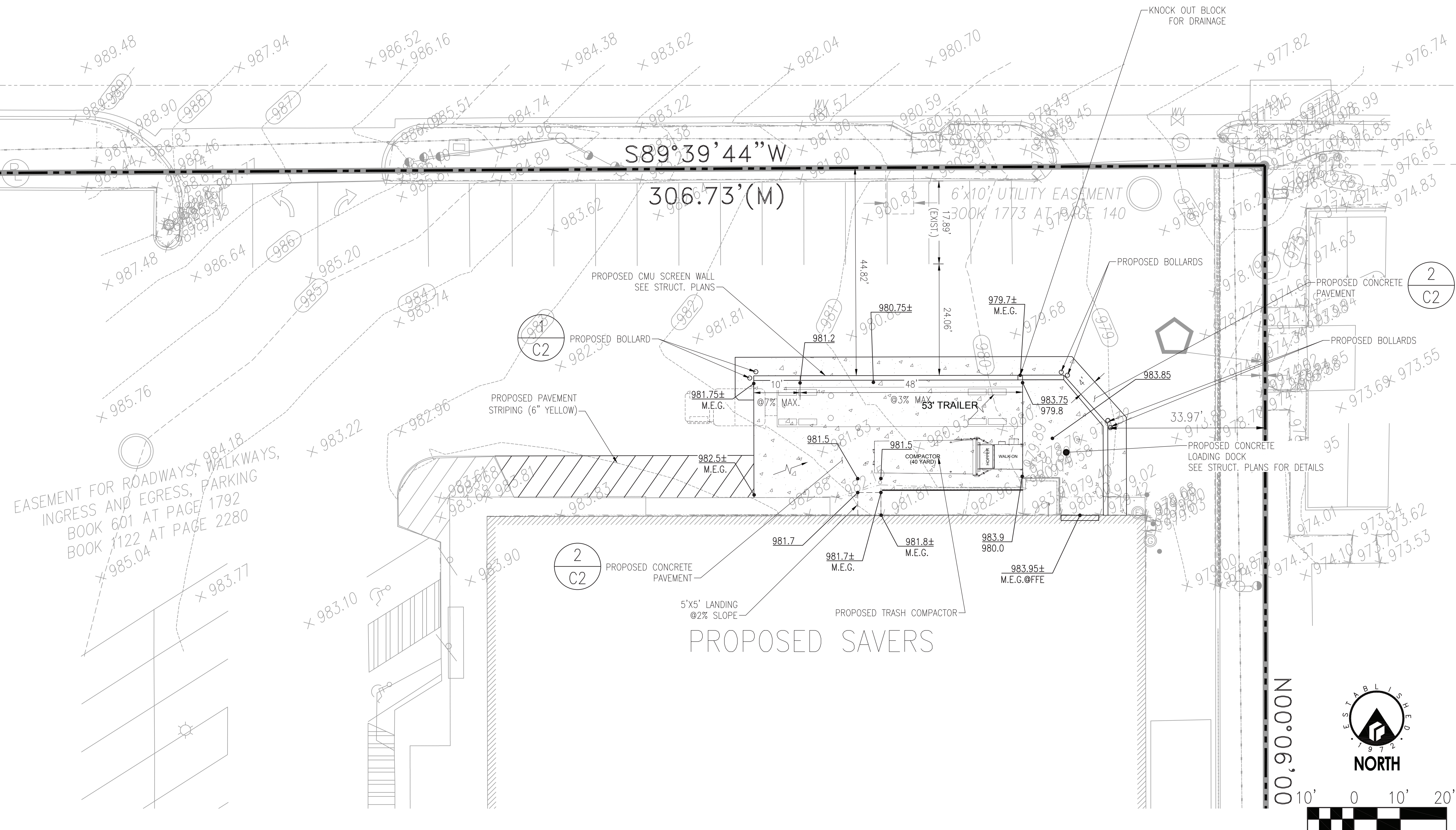
901 EAST LANGSFORD RD.
LEE'S SUMMIT, MO
64063

PROJECT NO: 2025.0167
DATE: 7-21-25

C0.1
SITE DEMOLITION PLAN

CHECKED: CDB DRAWN: MB

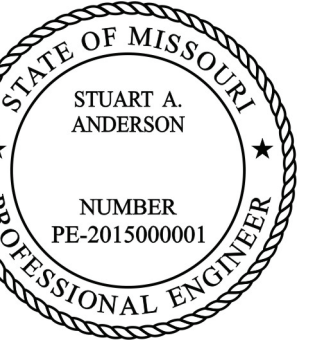
E LANGSFORD ROAD



SITE DIMENSION & GRADING PLAN

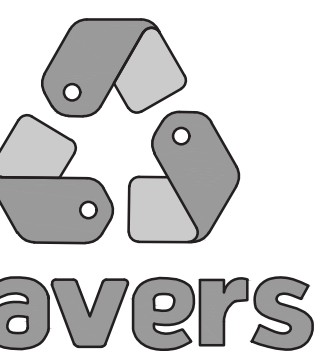
1" = 10'

SEAL:



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LIC # PE-2015000001

NO DATE REMARKS
REVISIONS



901 EAST, LANGSFORD RD.
LEE'S SUMMIT, MO
64063

PROJECT NO: 2025.0167
DATE: 7-21-25

C1.1
SITE DIMENSION PLAN

CHECKED: CDB DRAWN: MB

<div></div>	<div></div>	<div>PORTLAND CEMENT CONC. PAVEMENT</div> <div>1. GENERAL</div> <div>RIGID PAVEMENT CONSISTS OF CONSTRUCTING A SPECIFIED PORTLAND CEMENT CONCRETE PAVING ON A PREPARED SUBGRADE. THE UTILITIES AND OTHER ITEMS IN AND BENEATH THE STREET MUST BE PROPERLY COORDINATED WITH THE CONSTRUCTION OF RIGID PAVEMENT TO AVOID CONFLICTS. THE WORK TO BE DONE SHALL INCLUDE THE FURNISHING OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL NECESSARY FOR THE PROPOSED RIGID PAVEMENT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATION.</div> <div>2. CONCRETE STRENGTH REQUIRED:</div> <div>ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 (PCI) PSI AT 28 DAYS. CONFORMANCE TO STRENGTH REQUIREMENTS SHALL BE DETERMINED BY ACI STANDARD 318, LATEST EDITION, SECTIONS 4.8.2.3 AND 4.8.3.</div>			

INTERPLAN LLC

ARCH COA #2015008774
ENG COA #2005026904

ARCHITECTURE
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220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
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SEAL:

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LIC # PE-2015000001

NO	DATE	REMARKS
REVISIONS		

901 EAST, LANGSFORD RD.
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64063

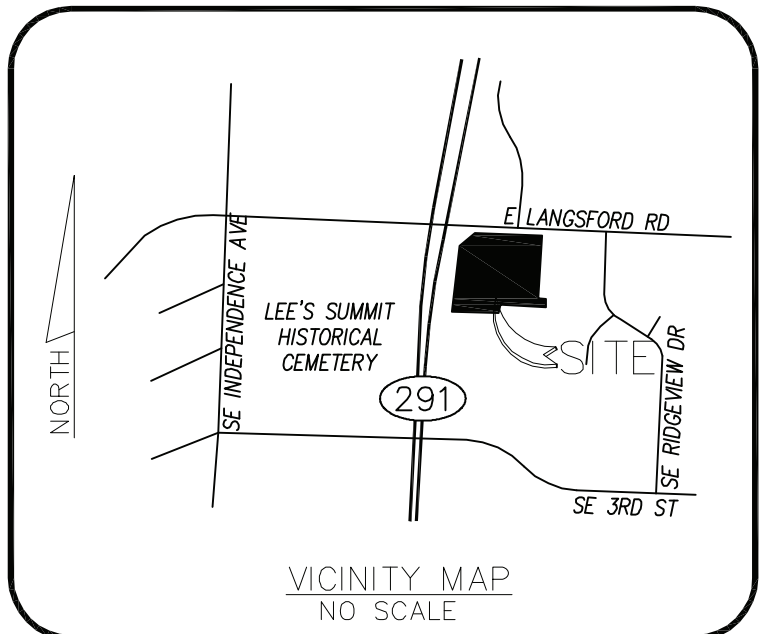
PROJECT NO: 2025.0167
DATE: 7-21-25

C2
DETAILS

CHECKED: CDB DRAWN: MB

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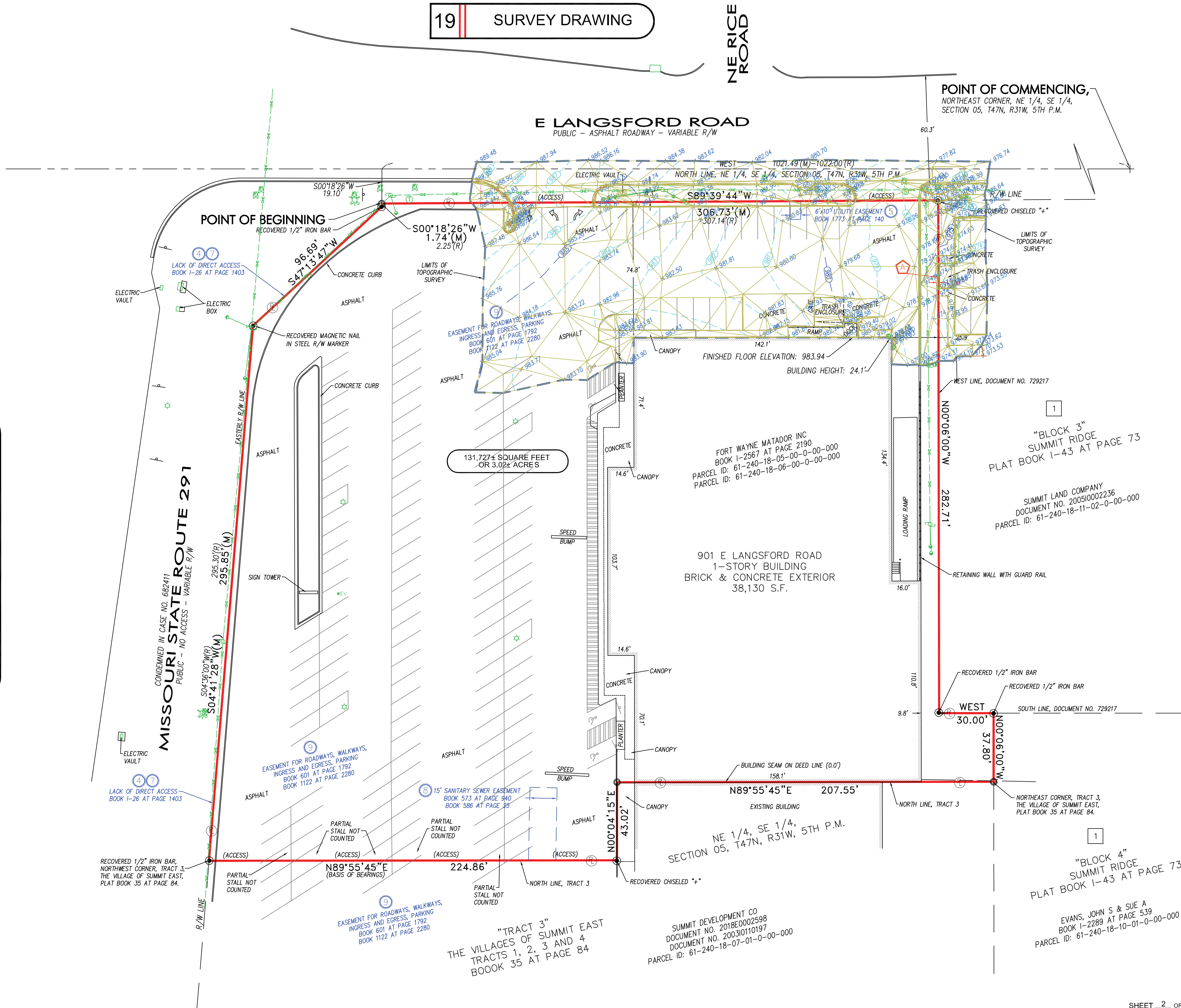
16 VICINITY MAP



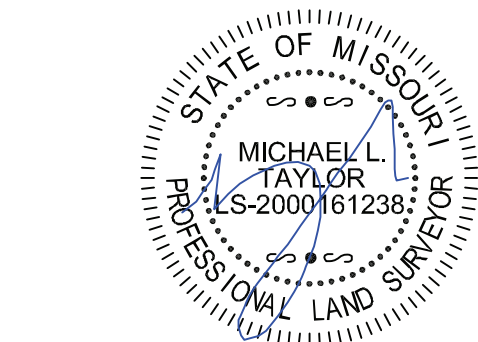
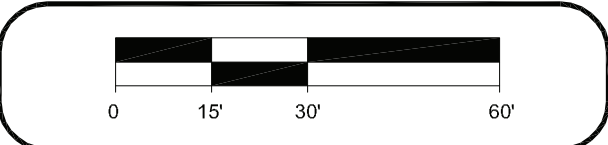
9 LEGEND

FOUND SURVEY MONUMENT (AS NOTED)	R/W	RIGHT-OF-WAY
SET 1/2" IRON BAR/CAP (LC 331)	(CM)	CENTERLINE
SPRINKLER CONTROL VALVE	(R)	RECORD
WATER METER	(FT)	FIRE HYDRANT
WATER VALVE	(GL)	FIRE PLUG/VALVE
OVERHEAD LIGHT POLE	(CD)	GROUND LIGHT
UTILITY POLE	(OE)	CLEAN-OUT
GUY ANCHOR POLE	(OE)	OVERHEAD ELECTRIC LINE
SEWER MANHOLE	(OE)	UNDERGROUND ELECTRIC LINE
GAS REGULATOR METER	(SA)	SANITARY SEWER LINE
UNDERGROUND GAS VALVE	(GS)	UNDERGROUND GAS LINE
AREA INLET	(FO)	UNDERGROUND FIBER OPTIC LINE
POLE SIGN	(TR)	TRANSFER PIPE
TRAFFIC SIGNAL VAULT	(ZS)	ZONING SETBACK LINE
TELEPHONE PEDESTAL	(F)	FENCE LINE
CABLE TELEVISION PEDESTAL	(X)	PROPERTY LINE
ELECTRIC PEDESTAL BOX	(TYP)	TYPICAL
STORM SEWER MANHOLE		
ELECTRIC METER		
ELECTRICAL TRANSFORMER		
UNDERGROUND COMMUNICATION BOX		
UNDERGROUND COMMUNICATION MANHOLE		
UNDERGROUND GAS LINE SIGN		
UNDERGROUND FIBER OPTIC SIGN		
PARKING METER		
	(1)	RECORD LOT NUMBER/LETTER
	(RCP)	HANDICAP PARKING STALL
	(KCP)	REINFORCED CONCRETE PIPE
	(FO)	KOP&L ELECTRICAL MANHOLE
	(ED)	FIBER OPTIC SIGN
	(EV)	ELECTRIC VAULT
	(HVAC)	HVAC UNIT
	(M)	MEASURED
	(R)	RECORDED
	(P)	RECORD PLAT

19 SURVEY DRAWING



17 NORTH ARROW / SCALE



18 ALTA/NPS LAND TITLE SURVEY

THIS SURVEY PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2021)

THIS WORK COORDINATED BY:
FA COMMERCIAL DUE DILIGENCE SERVICES CO.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. ROBINSON STREET, THIRD FLOOR
NORMAN, OKLAHOMA 73072

OFFICE: 405-253-2444
WEBSITE: www.firstamc.com
TOLL FREE: 888.322.7371

DRWN BY: JEH	DATE: 01/24/2025
SURVEYOR: 24-586	REV: COMMENTS
REF. NO: 25-381	DATE: 07/23/2025
APRVD BY: MLT	REV: TOPOGRAPHIC
FIELD DATE: OCTOBER 30, 2024	DATE:
SCALE: 1" = 30'	REV:

PREPARED FOR:

COMMITMENT NUMBER: 2462702

20 PROJECT ADDRESS

901 E LANGSFORD ROAD
LEE'S SUMMIT, MISSOURI 64063

PROJECT NAME:
KIN#7100-LEES SUMMIT MO

CDS PROJECT NUMBER:
24-10-0147

Approved CDS Surveyor
Whitehead Consultants, Inc.
Engineers, Surveyors
114 NORTH MAIN STREET
CLINTON, MISSOURI 64735
Phone: (660) 885-8317
Fax: (660) 985-9447



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