

Missouri State Plane Coordinate System
1983, Missouri West Zone
Reference Monument: JA-74
Combined Scale Factor: 0.9998961

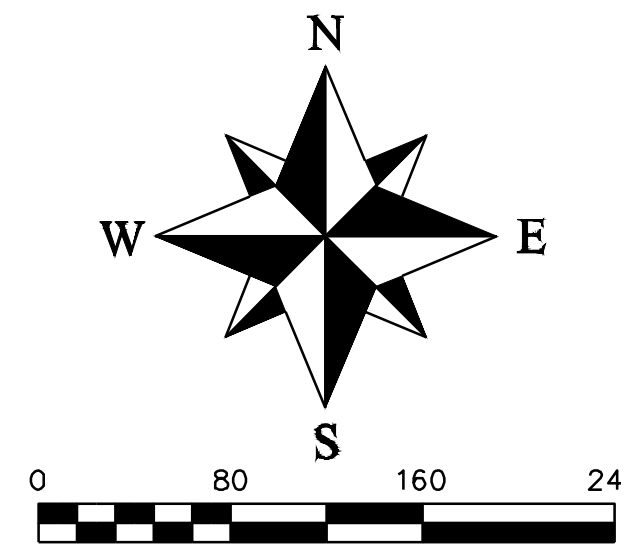
POINT	NORTHING	EASTING
1	303634.326	860750.551
2	303646.673	861020.695
3	303356.224	861184.664
4	303375.490	860830.114
5	303400.094	860782.766
6	303575.443	860738.970
7	303627.670	860742.899
JA-74	298235.597	856321.461

Coordinates Shown in Meters

MINOR PLAT

East Village First Plat, Lot 1

Section 8, Township 47 North, Range 31 West
Lees Summit, Jackson County, Missouri



LEGEND

These standard symbols will be found in the drawing.

- ⊙ Found Survey Monument (As Noted)
- Set 1/2" Bar and Cap (2005008319-D)
- Ⓢ State Plane Coordinate Identification
- U/E Utility Easement
- S/E Sanitary Sewer Easement
- B/L Building Line
- (###) Address

PROPERTY DESCRIPTION:

A tract of land being located in Section 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 8; thence S39°06'20"E, a distance of 432.30 feet to a point on the South Right of Way line of US 50, as now established, said point being the Point of Beginning; thence N87°22'59"E along said South line, a distance of 887.22 feet to a point on the West Right of Way line of the Union Pacific Railroad; thence S29°26'48"E along said West line, a distance of 1094.28 feet; thence N87°45'49"W, a distance of 667.83 feet; thence N42°57'06"W, a distance of 49.66 feet; thence N2°02'54"E, a distance of 17.06 feet; thence N87°57'06"W, a distance of 80.00 feet; thence S47°02'54"W, a distance of 47.96 feet; thence N87°45'49"W, a distance of 347.89 feet to a point on the East Right of Way line of Missouri Route 291 South; thence N2°09'08"E, a distance of 15.05 feet; thence N67°09'16"W, a distance of 169.17 feet; thence N2°39'52"W, a distance of 202.03 feet; thence N13°58'36"W, a distance of 107.56 feet; thence N0°31'06"E, a distance of 106.21 feet; thence N33°51'20"W, a distance of 196.16 feet; thence N4°18'11"E, a distance of 171.83 feet; thence N48°58'49"E, a distance of 33.27 feet to the Point of Beginning.

Tract Contains 978,487.94 sf (22.46 Acres):

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

"EAST VILLAGE FIRST PLAT, LOT 1"

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, SURFACE 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" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527.188, RSMo (2006), 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 CC&R'S ARE SUBMITTED.

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 MDNR OIL AND GAS WELL LIST UPDATED FEBRUARY 14, 2024.

FLOODPLAIN:
ACCORDING TO FIRM MAP 29095C0419G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

OWNER:
IN TESTIMONY WHEREOF:
EAST VILLAGE INVESTORS, LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 20____.

MATT PENNINGTON, MANAGER DATE

NOTARY CERTIFICATION
STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MATT PENNINGTON, MANAGER OF EAST VILLAGE INVESTORS, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

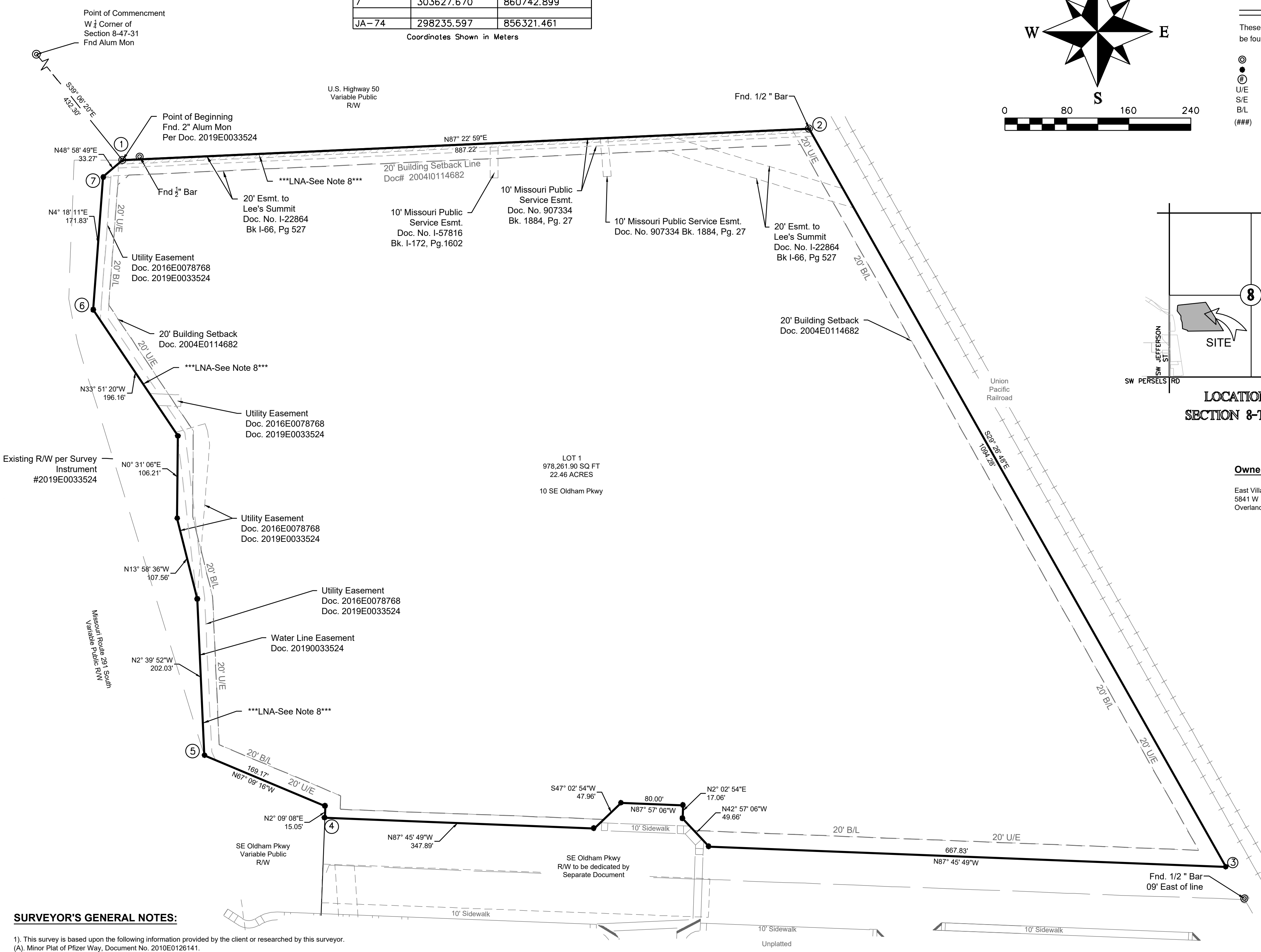
IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

EXPIRES _____ MY COMMISSION
NOTARY PUBLIC

PLAT CERTIFICATION:

I HEREBY CERTIFY THAT THE MINOR PLAT OF "EAST VILLAGE FIRST PLAT, LOT 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING AND ALL PLATTING OF SUBDIVISIONS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS TO THE BEST OF MY PROFESSIONAL ABILITIES, KNOWLEDGE AND BELIEFS.

DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC LS-2005008139-D



SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A) Minor Plat of Pfizer Way, Document No. 2010E0126141.
- 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 hereon are based upon bearings described in the Minor Plat of Pfizer Way, Document No. 2010E0126141.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No. 29095C0419G, dated January 20, 2017, this property lies within Zone X, Areas determined to be outside the 0.2% Annual Chance Floodplain.
- There shall be no direct access onto M-291 Highway or U.S. Highway 50 from Lot 1. Prior survey prepared by Andrew L. Riddle, PLS - 2013000345 depicting the existing MoDOT State Right of Way and the proposed MoDOT State Right of Way, recorded as Instrument Number 2019E0033524

APPROVED BY JACKSON COUNTY ASSESSOR:
By _____
Date _____

CITY OF LEE'S SUMMIT:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF EAST VILLAGE FIRST PLAT, LOT 1, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

By _____
Tracy L. Albers, Director of Development Services Date

By _____
Trisha Fowler Arcuri, City Clerk Date

By _____
George M Binger, III P.E., City Engineer Date

REVISIONS

DATE	DESCRIPTION
1/16/26	City Comments dated 1/16/26
1/16/26	City Comments dated 1/16/26

Minor Plat
East Village First Plat, Lot 1
Section 8, Twp. 47 N, Rng. 31 W
Lee's Summit, Jackson County, Missouri

MINOR PLAT

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1 OF 1	8	47N	31W	Jackson	East Village	December 18, 2025

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849