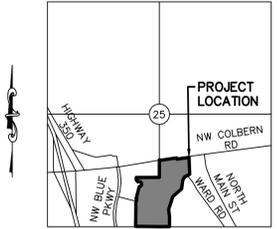


MINOR PLAT
L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS
 A SUBDIVISION BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST
 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 32 WEST
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP
 SEC 25 - TWP 48N - RNG 32W
 NOT TO SCALE

OWNER:
 UNITY REALTY, LLC.
 1901 NW BLUE PARKWAY,
 UNITY VILLAGE, MO 64065
 PHONE:
 CONTACT:
 EMAIL:

DEVELOPER:
 LEE'S SUMMIT SCHOOL DISTRICT
 502 SE TRANSPORT RD,
 LEE'S SUMMIT, MO 64081
 PHONE: (816) 986-2421
 CONTACT: KYLE GORRELL
 EMAIL: kyle.gorrell@sr7.net

IN WITNESS THEREOF:

LEE'S SUMMIT R-7 SCHOOL DISTRICT HAS CAUSED
 THESE PRESENTS TO BE EXECUTED BY ITS MEMBER THIS _____ DAY OF _____ A.D., 20____,
 LEE'S SUMMIT R-7 SCHOOL DISTRICT

STACIE MYERS, BOARD OF EDUCATION, PRESIDENT

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS" 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 _____ DATE _____
 DIRECTOR OF DEVELOPMENT SERVICES

BY _____ DATE _____
 CITY CLERK

BY _____ DATE _____
 CITY ENGINEER

BY _____ DATE _____
 JACKSON COUNTY ASSESSOR

NOTARY CERTIFICATION:

STATE OF _____)
)SS:
 COUNTY OF _____)

ON THIS ____ DAY OF _____ A.D., 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STACIE MYERS, BOARD OF EDUCATION PRESIDENT, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT SHE IS PRESIDENT OF THE BOARD OF EDUCATION OF THE LEE'S SUMMIT R-7 SCHOOL DISTRICT AND THAT SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR ORIGINAL SURVEYS, AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR A SUBURBAN SURVEY. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THIS SURVEY MEETS OR EXCEEDS MISSOURI MAPPING STANDARDS FOR CLASS 1 SURVEYS.
 THE FIELD WORK WAS COMPLETED ON JANUARY 22, 2026
 DATE OF PLAT OR MAP: FEBRUARY 17, 2026

HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983/2003) (NAVD 1988)
 CAF: 0.99999276
 1 METER = 3.28083333 U.S. SURVEY FEET
 GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES
 SCALED AROUND 0.0

JA-98 (PID-095098)
 NORTHING: 310381.520 (GRID)(METERS) 1018317.41 (GROUND)(U.S. SURVEY FEET)
 EASTING: 856629.081 (GRID)(METERS) 2810477.61 (GROUND)(U.S. SURVEY FEET)
 ELEV = 234.59 (METERS) 799.18 (U.S. SURVEY FEET)

SURVEYOR'S NOTES:

- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITHIN THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER:
 SEMI-PERMANENT MONUMENTS: 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 214F" SET AT ALL LOT CORNERS AND AT OTHER LOCATIONS MARKED BY MONUMENT SET SYMBOL IN LEGEND. CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.
- THE FOLLOWING PROPERTY IS CLASSIFIED AS URBAN BY 20 CSR 2030-16.030 AND 20 CSR 2030-16.040.
- THERE IS NO PHYSICAL EVIDENCE OF OIL OR GAS WELLS ON THE SUBJECT PROPERTY. THERE IS NO RECORD OF A PERMITTED OIL OR GAS WELL ON THE MONR MISSOURI GEOLOGICAL SURVEY.

DESCRIPTION:

ALL THAT PART OF A TRACT OF LAND DESCRIBED IN A MISSOURI SPECIAL WARRANTY DEED FOUND IN INSTRUMENT NO. 2013E0047288 (ALL DOCUMENTS MENTIONED HEREON ARE AS FILED IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE), LYING IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 32 WEST, OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED BY KENNETH J. DEDRICK, PS-2571, ON THIS 19TH DAY OF DECEMBER 2025 AS FOLLOWS:

BEGINNING AT A 5/8" REBAR IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 86°15'31" WEST (THIS AND ALL THE FOLLOWING BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983 (2003) WEST ZONE) (NORTH 86°15'11" WEST DEED) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 560.88 FEET (ALL DISTANCE REFERENCES ARE IN U.S. SURVEY FEET) TO A 1/2" REBAR WITH LS-214F CAP; THENCE DEPARTING SAID SOUTH LINE NORTH 03°44'29" EAST, A DISTANCE OF 559.06 FEET TO A 1/2" REBAR WITH LS-214F CAP BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST ROSEMARY COURT AS DEDICATED BY A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2017E0061615; THENCE NORTH 17°37'39" EAST (NORTH 17°37'56" EAST RECORD) ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 90.31 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEED; THENCE NORTH 66°44'48" WEST (NORTH 66°44'31" WEST RECORD) ON THE NORTH RIGHT-OF-WAY LINE OF SAID NORTHWEST ROSEMARY COURT, A DISTANCE OF 19.67 FEET TO A CHISELED "+" MARKING THE SOUTHEAST CORNER OF LOT 2, SUMMIT VILLAGE CORPORATE PARK, LOTS 1 AND 2, A RECORDED SUBDIVISION AS FILED IN BOOK 1-171, AT PAGE 42 (PLAT); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE NORTH 17°52'01" EAST (NORTH 17°52'19" EAST PLAT) ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 291.89 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING AN ANGLE POINT IN SAID EAST LINE; THENCE NORTHEASTERLY AND NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT, ON SAID EAST LINE, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°03'08" EAST, A RADIUS OF 59.00 FEET, A DELTA ANGLE OF 200°58'59" AND AN ARC LENGTH OF 206.96 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING AN ANGLE POINT IN SAID EAST LINE; THENCE NORTH 39°50'12" WEST (NORTH 39°49'54" WEST PLAT) ON SAID EAST LINE, A DISTANCE OF 58.31 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING AN ANGLE POINT IN SAID EAST LINE; THENCE NORTH 03°01'44" EAST (NORTH 03°02'02" EAST PLAT) ON SAID EAST LINE, A DISTANCE OF 6.01 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING THE SOUTHWEST CORNER OF A MEMORANDUM OF LEASE AS FILED IN BOOK 1724, AT PAGE 653 AND AN ASSIGNMENT OF LEASE AS FILED IN BOOK 1-667, AT PAGE 867; THENCE DEPARTING SAID EAST LINE SOUTH 87°28'15" EAST ON THE SOUTH LINE OF SAID LEASE, A DISTANCE OF 513.75 FEET (510 FEET DEED) TO A 1/2" REBAR WITH LS-214F CAP MARKING THE SOUTHEAST CORNER OF SAID LEASE; THENCE NORTH 02°31'45" EAST ON THE EAST LINE OF SAID LEASE, A DISTANCE OF 450.62 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT ON THE SOUTH LINE OF COLBERN ROAD BEING AT STATION 39+38.89 AND OFFSET 64.00 FEET TO THE RIGHT; (THIS AND THE FOLLOWING TWELVE COURSES ARE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COLBERN ROAD AS ESTABLISHED BY COLBERN ROAD RECONSTRUCTION PROJECT PERFORMED BY GARVER, PROJECT NO. 17177041, CITY PROJECT NO. F.A.P. STP-3301(527), A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2022E0086752, A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2022E0086756, AND A RIGHT-OF-WAY DEED AS FILED IN INSTRUMENT NO. 2022E0086758) THENCE DEPARTING SAID EAST LINE NORTH 84°44'20" EAST, A DISTANCE OF 36.40 FEET TO A POINT ON SAID SOUTHEAST QUARTER BEING AT STATION 39+75.29 AND OFFSET 64.00 FEET TO THE RIGHT; THENCE CONTINUING NORTH 84°44'20" EAST, A DISTANCE OF 19.76 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 39+95.05 AND OFFSET 64.00 FEET TO THE RIGHT; THENCE NORTH 61°03'35" WEST, A DISTANCE OF 16.53 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 39+81.38 AND OFFSET 54.71 FEET TO THE RIGHT; THENCE NORTH 84°43'45" EAST, A DISTANCE OF 107.08 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 40+88.46 AND OFFSET 54.69 FEET TO THE RIGHT; THENCE SOUTH 61°13'55" EAST, A DISTANCE OF 16.64 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 41+02.25 AND OFFSET 64.00 FEET TO THE RIGHT; THENCE NORTH 84°44'20" EAST, A DISTANCE OF 41.62 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 41+43.87 AND OFFSET 64.00 FEET TO THE RIGHT; THENCE SOUTH 05°15'40" EAST, A DISTANCE OF 6.00 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 41+43.87 AND OFFSET 70.00 FEET TO THE RIGHT; THENCE NORTH 84°44'20" EAST, A DISTANCE OF 36.13 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 41+80.00 AND OFFSET 70.00 FEET TO THE RIGHT; THENCE SOUTH 87°39'59" EAST, A DISTANCE OF 90.80 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 42+70.00 AND OFFSET 82.00 FEET TO THE RIGHT; THENCE SOUTH 79°37'08" EAST, A DISTANCE OF 103.85 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 43+70.00 AND OFFSET 110.00 FEET TO THE RIGHT; THENCE SOUTH 82°41'08" EAST, A DISTANCE OF 133.20 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 45+00.00 AND OFFSET 139.00 FEET TO THE RIGHT; THENCE SOUTH 84°38'29" EAST, A DISTANCE OF 81.39 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 45+80.00 AND OFFSET 154.00 FEET TO THE RIGHT; THENCE NORTH 84°44'20" EAST, A DISTANCE OF 93.33 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT BEING AT STATION 46+73.33 AND OFFSET 154.00 FEET TO THE RIGHT, SAID POINT BEING ON THE WEST LINE OF A DEED OF DEDICATION AS FILED IN INSTRUMENT NO. 2013E0084364; (THIS AND THE FOLLOWING SEVEN COURSES ARE ON THE WEST LINE OF SAID DEED OF DEDICATION) THENCE SOUTH 00°30'32" WEST (SOUTH 00°30'27" WEST DEED), A DISTANCE OF 342.57 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 66°03'09" WEST (SOUTH 66°03'04" WEST DEED), A DISTANCE OF 131.49 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 34°55'49" WEST (SOUTH 34°55'44" WEST DEED), A DISTANCE OF 89.13 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 10°21'47" WEST (SOUTH 10°21'42" WEST DEED), A DISTANCE OF 207.37 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 51°38'05" WEST (SOUTH 51°38'00" WEST DEED), A DISTANCE OF 278.15 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 21°18'37" WEST (SOUTH 21°18'32" WEST DEED), A DISTANCE OF 318.83 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 03°51'33" EAST (SOUTH 03°51'38" EAST DEED), A DISTANCE OF 165.85 FEET TO A 1/2" REBAR WITH LS-214F CAP; THENCE SOUTH 02°52'20" WEST (SOUTH 02°52'15" WEST DEED), A DISTANCE OF 239.64 FEET TO A 1/2" REBAR WITH LS-214F CAP MARKING A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID WEST LINE NORTH 87°07'40" WEST (NORTH 87°07'45" WEST DEED) ON SAID SOUTH LINE, A DISTANCE OF 240.28 FEET TO THE POINT OF BEGINNING.

THE SOUTH RIGHT-OF-WAY LINE OF COLBERN ROAD PER THE DOCUMENTS ARE AMBIGUOUS IN THEIR DESCRIPTIONS, THE RESOLUTION WAS OBTAINED BY HOLDING THE STATION AND OFFSETS FROM SAID COLBERN ROAD RECONSTRUCTION PROJECT. THE CENTERLINE OF SAID COLBERN ROAD IS DESCRIBED AS FOLLOWS:

COMMENCING AT 5/8" REBAR IN CONCRETE MARKING THE SOUTHEAST CORNER SAID SOUTHWEST QUARTER; THENCE NORTH 03°02'34" EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1627.92 FEET TO THE INTERSECTION OF SAID EAST LINE AND SAID CENTERLINE BEING AT STATION 39+84.63; THENCE SOUTH 84°44'20" WEST, A DISTANCE OF 307.87 FEET TO A POINT OF TANGENCY BEING AT STATION 36+76.76 BEING THE POINT OF BEGINNING; THENCE NORTH 84°44'20" EAST ON SAID CENTERLINE, A DISTANCE OF 2927.20 FEET TO A POINT BEING AT STATION 66+03.96, SAID POINT BEING 1998.59 FEET NORTH 02°20'16" EAST OF A 5/8" REBAR IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF TERMINUS.

THIS DESCRIPTION WAS CREATED WITH THE BENEFIT OF GROUND SURVEY PERFORMED, DECEMBER 3, 2025 (KVE PROJECT C25S2528) AND CONTAINS 1,293,667 SQUARE FEET OR 29.699 ACRES MORE OR LESS, INCLUDING 45,044 SQUARE FEET OR 1.034 ACRES OF APPARENT EXISTING RIGHT-OF-WAY FOR WARD ROAD.

REFERENCE PLATS:

- BLUE PARKWAY BUSINESS CENTER - FIRST PLAT - BOOK 152-PAGE:6. DATE RECORDED: AUGUST 4, 1992.
- BLUE PARKWAY BUSINESS CENTER - SECOND PLAT - LOTS 1 THROUGH 3 - BOOK 164-PAGE:25. DATE RECORDED: DECEMBER 30, 1998
- SUMMIT VILLAGE CORPORATE PARK, LOTS 1 AND 2 - BOOK 1171-PAGE:42. DATE RECORDED: JULY 19, 2017.

REFERENCE DEEDS:

- MISSOURI SPECIAL WARRANTY DEED (INST. NO. 2013E0047288)
- MEMORANDUM OF LEASE (BK. 1724, PG. 653)
- ASSIGNMENT OF LEASE (BK. 1-667, PG. 867)
- DEED OF DEDICATION (INST. NO. 2013E0084364)

TOTAL AREA TABLE

OVERALL TOTAL = 1,293,667 SQUARE FEET / 29.699 ACRES

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND CAUSE THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS: **L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS.**

UTILITY EASEMENT:

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 SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, PEDESTRIAN ACCESS, 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.

GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR 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.

CROSS ACCESS EASEMENT:

CITY LANGUAGE STD. DEDICATION?

DRAINAGE EASEMENT:

CITY LANGUAGE STD. DEDICATION?

SANITARY EASEMENT:

CITY LANGUAGE STD. DEDICATION?

WATER EASEMENT:

CITY LANGUAGE STD. DEDICATION?

BUILDING LINES:

BUILDING LINES (B/L) 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.

DRAINAGE NOTE:

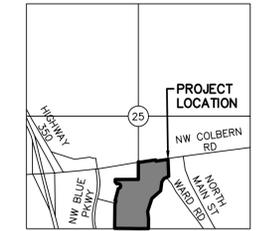
INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS AS SHOWN BY THE MASTER DRAINAGE PLAN FOR L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS, UNLESS SPECIFIED APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

FLOOD STATEMENT:

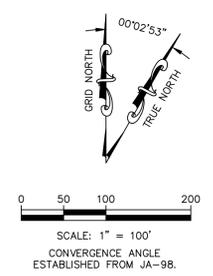
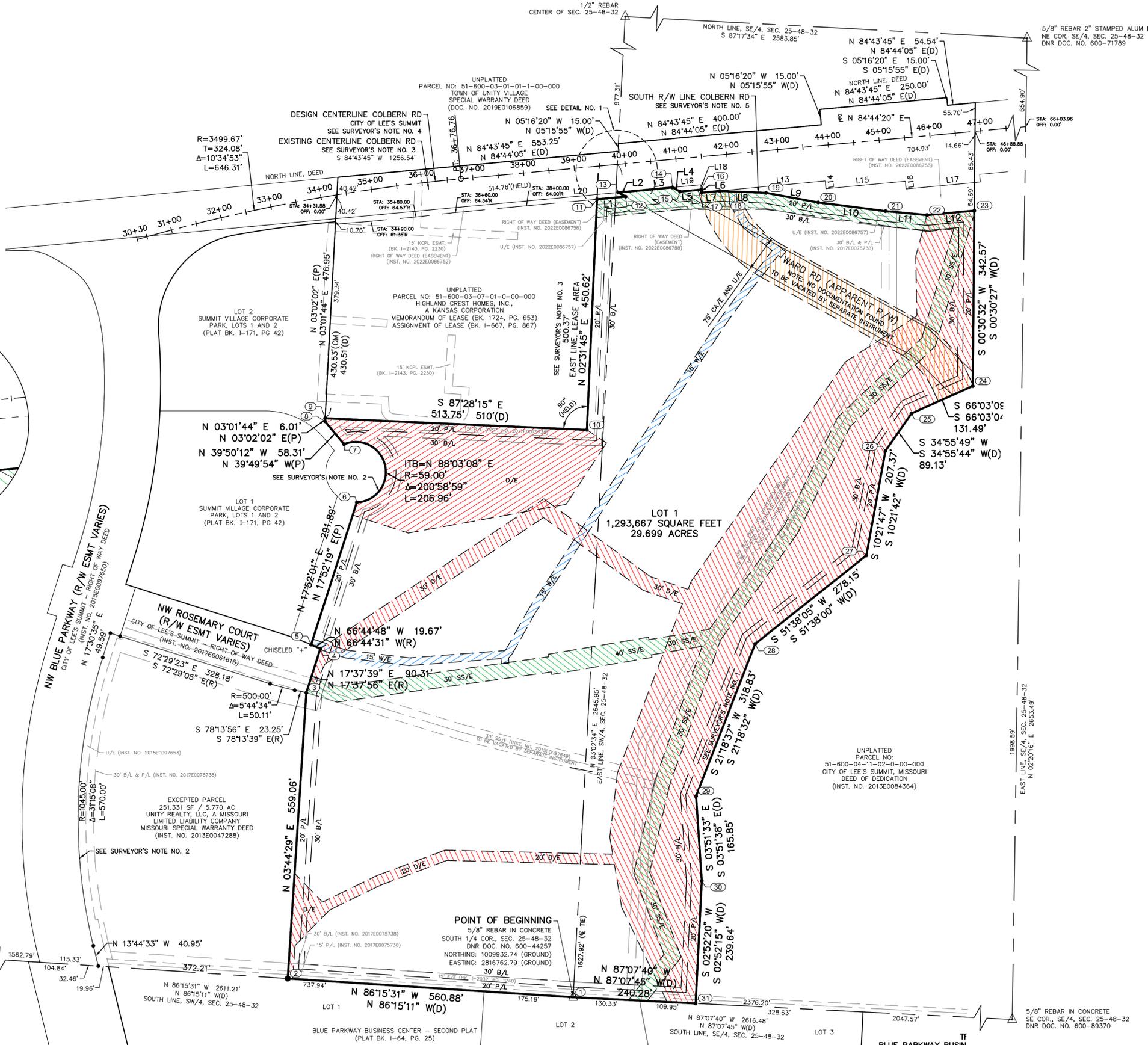
THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 29095C04096, MAP REVISED JANUARY 20, 2017, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

Preliminary 02/17/2026 3:07:05 PM		14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kvensg.com www.kvensg.com	PROJECT NO. C25D2528 DRAWN BY RAD CHECKED BY DATE 2528PLAT SHEET 1 OF 2
	PROJECT: L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS LEE'S SUMMIT, MISSOURI 64086	PREPARED FOR: LEE'S SUMMIT R-7 SCHOOL DISTRICT 301 NE TUDOR ROAD LEE'S SUMMIT, MISSOURI 64086	KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/27

MINOR PLAT
L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS
 A SUBDIVISION BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 32 WEST
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP
 SEC 25 - TWP 48N - RNG 32W
 NOT TO SCALE



LINE TABLE

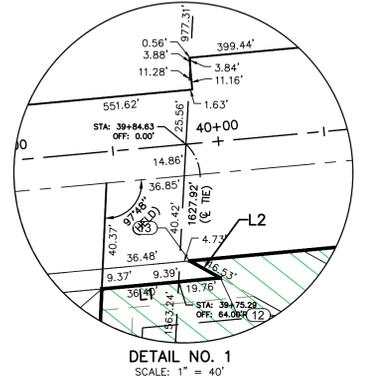
LINE	BEARING	LENGTH
L1	N 84°44'20\"	56.16'
L2	N 61°03'35\"	16.53'
L3	N 84°43'45\"	107.08'
L4	S 61°13'55\"	16.64'
L5	N 84°44'20\"	41.62'
L6	S 05°15'40\"	6.00'
L7	N 84°44'20\"	36.13'
L8	S 87°39'59\"	90.80'
L9	S 79°37'08\"	103.85'
L10	S 82°41'08\"	133.20'
L11	S 84°38'29\"	81.39'
L12	N 84°44'20\"	93.33'
L13	N 84°43'45\"	243.76'
L14	S 05°16'15\"	15.00'
L15	N 84°43'45\"	156.37'
L16	S 05°16'15\"	15.00'
L17	N 84°43'45\"	134.82'
L18	N 05°15'40\"	9.32'
L19	S 84°43'45\"	55.41'
L20	S 84°43'45\"	556.33'

COORDINATE TABLE

POINT #	NORTHING	EASTING	STATION	OFFSET
1	1009932.74	2816762.79		
2	1009969.37	2816203.09		
3	1010527.20	2816239.59		
4	1010613.28	2816266.94		
5	1010621.04	2816248.86		
6	1010898.86	2816338.43		
7	1011012.17	2816313.43		
8	1011056.94	2816276.07		
9	1011062.93	2816276.39		
10	1011040.26	2816789.65		
11	1011490.45	2816809.52	39+38.89	64.00' R
12	1011495.59	2816865.45	39+95.05	64.00' R
13	1011503.59	2816850.98	39+81.38	54.71' R
14	1011513.44	2816957.62	40+88.46	54.69' R
15	1011505.43	2816972.20	41+02.25	64.00' R
16	1011509.24	2817013.64	41+43.87	64.00' R
17	1011503.27	2817014.20	41+43.87	70.00' R
18	1011506.58	2817050.17	41+80.00	70.00' R
19	1011502.88	2817140.89	42+70.00	82.00' R
20	1011484.18	2817243.04	43+70.00	110.00' R
21	1011467.22	2817375.16	45+00.00	139.00' R
22	1011459.62	2817456.18	45+80.00	154.00' R
23	1011468.16	2817549.12	46+73.33	154.00' R
24	1011125.62	2817546.09		
25	1011072.25	2817425.92		
26	1010999.18	2817374.87		
27	1010795.19	2817337.58		
28	1010622.55	2817119.49		
29	1010325.52	2817003.62		
30	1010160.04	2817014.78		
31	1009920.70	2817002.77		

SURVEYOR'S NOTES:

- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITHIN THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICHEVER IS EARLIER. SEMI-PERMANENT MONUMENTS: 1/2\"/>
- THE FOLLOWING PROPERTY IS CLASSIFIED AS URBAN BY 20 CSR 2030-16.030 AND 20 CSR 2030-16.040.
- THERE IS NO PHYSICAL EVIDENCE OF OIL OR GAS WELLS ON THE SUBJECT PROPERTY. THERE IS NO RECORD OF A PERMITTED OIL OR GAS WELL ON THE MONR MISSOURI GEOLOGICAL SURVEY.



DETAIL NO. 1
 SCALE: 1" = 40'

Preliminary
 02/17/2026 3:07:16 PM

KV KAW VALLEY ENGINEERING
 14700 WEST 114TH TERRACE
 LENEXA, KANSAS 66215
 PH. (913) 894-5150
 kv@kven.com | www.kven.com

PROJECT: L.S.S.D. HAZEL GROVE ELEMENTARY CAMPUS
 LEE'S SUMMIT, MISSOURI 64086

PREPARED FOR: LEE'S SUMMIT R-7 SCHOOL DISTRICT
 301 NE TUDOR ROAD
 LEE'S SUMMIT, MISSOURI 64086

PROJECT NO. C2502528
 DRAWN BY RAD
 CHECKED BY
 CFN 2528PLAT
 SHEET 2 OF 2

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/27

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.