

MINOR PLAT LAKEWOOD BUSINESS CENTER ON I-470 PLAT "S" LOT 42A-1

A replat of LOT 42A, Lakewood Business Center on I-470 Plat J
a subdivision in the City of Lee's Summit, Jackson County, Missouri

LEGAL DESCRIPTION

ALL THAT PART OF LOT 42A, LAKEWOOD BUSINESS CENTER ON I-470 PLAT J, a subdivision in Lee's Summit, Jackson County, Missouri

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 "LOT 42A-1, Lakewood Business Center on I-470 Plat S"

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 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.
Grantor on behalf of himself, his heirs, his successors and successors in interest, hereby waives to the fullest extent allowed by law, including, without limitation, Section 52.7.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

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 said building lines and the street Right-of-Way lines.

STORM WATER: Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made to and approved by the City Engineer.

IN TESTIMONY WHEREOF:

The undersigned owners have hereunto set their hands this _____ day of _____, _____.

Chris Hahn; Head of School

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2026, before me personally appeared the above persons, to me known be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE

NOTARY PUBLIC

MY COMMISSION EXPIRES

SURVEYORS CERTIFICATION

I HEREBY CERTIFY, that this Plat of Survey is based on an actual Survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Agriculture, Land Survey Division of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Date: 3/10/2026
Mark B. Holt- PLS. No. 2001015251
Eagle Point Surveying, LLC. No. 2009006804

DATE OF SURVEY: March, 2026
CLASS OF PROPERTY: Suburban
SURVEY CREW: MBH
DRAWING NAME: 202602-2083

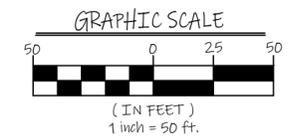
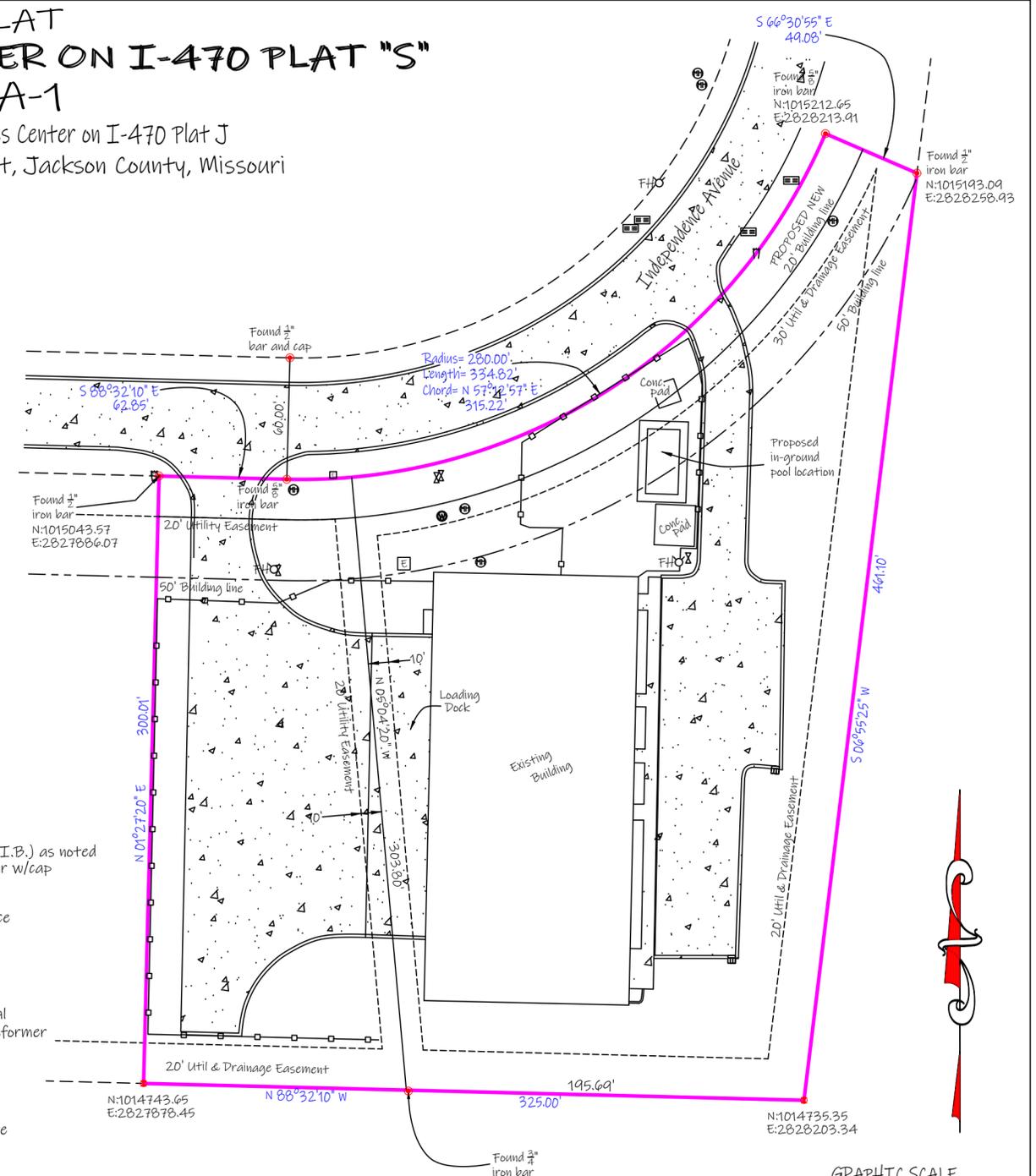
EAGLE POINTE SURVEYING
1216 NE Applewood St. llc
Lee's Summit, MO 64086
(816) 456-0156
markholtpls@gmail.com

This Survey was prepared for:
Recreation Wholesale
c/o Clay Sessler
2321 NE Independence Ave
Lee's Summit, MO

- Legend**
- = Found Iron Bar (I.B.) as noted
 - ⊗ = Set 1/2" Iron Bar w/cap
 - X = Found Curb Cut
 - R = Record Distance
 - M = Measured Distance
 - C = Calculated
 - ⊕ = Manhole
 - ⊙ = Water meter
 - ⊗ = Water valve
 - ⊕ = Telephone Pedestal
 - ⊕ = Electric Box/Transformer
 - ⊕ = Utility Vault
 - ⊕ = Spectrum Box
 - FHO = Fire Hydrant
 - ⊕ = Pavement/Concrete

SURVEYOR'S GENERAL NOTES

- This Survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this property.
- NO Title Report was provided by the CLIENT at the time of this survey.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- The Coordinates shown hereon are based upon the Missouri Coordinate System of 1983, Western Zone, using a grid factor of 0.999939 and were taken using RTK-GPS
- As per the Missouri Department of Natural Resources State Oil and Gas Council; as of September 1, 2015 there are NO ACTIVE oil and or gas wells on the subject property.
- Per the FEMA Flood Insurance Rate Map of the National Flood Insurance Program, Community Panel # 29095C0430G Effective: January 20, 2017, the surveyed tract appears to fall within ZONE "X" an area of MINIMAL FLOODING



BASIS OF BEARING:
North based on RTK GPS readings

This is to certify that the within minor plat of "SUMMIT CHRISTIAN ACADEMY" was submitted to and duly approved by the City of Lee's Summit, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri No. 5209

DATE: _____	DATE: _____
City Clerk, Denise Chisum	Michael Park, P.E.- City Engineer
DATE: _____	DATE: _____
Joshua Johnson Director of Development Services	Jackson County Assessor

This Plat was prepared by
Eagle Pointe Surveying, LLC
1216 NE Applewood St.
Lee's Summit, MO 64086

Surveyor

DATE: _____