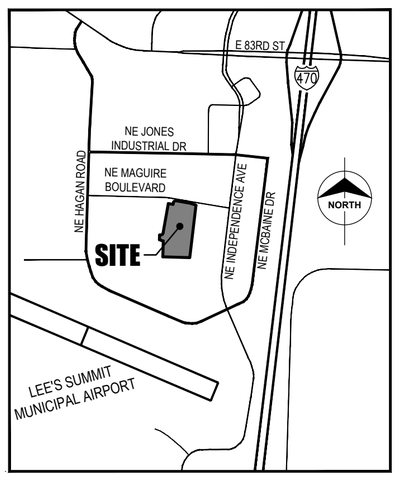
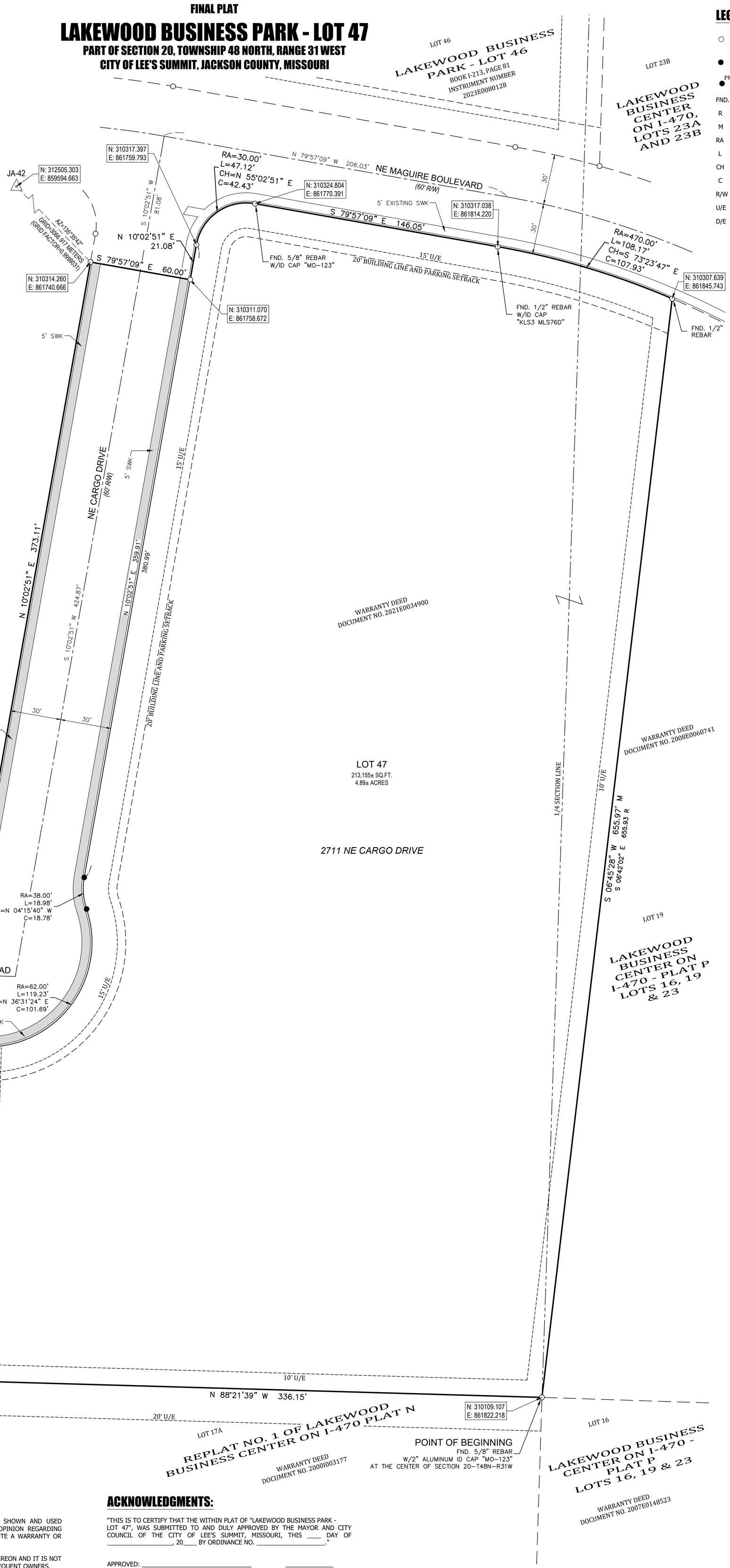
FINAL PLAT

LAKEWOOD BUSINESS PARK - LOT 47

PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SITE LOCATION MAP
NOT TO SCALE



LEGEND:

○	FOUND MONUMENT WITH ID CAP "POWELL CWM MO-123 KS-36" UNLESS OTHERWISE NOTED
●	SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
● PM	SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
FND.	FOUND
R	RECORD DIMENSION
M	MEASURED DIMENSION
RA	RADIUS
L	CURVE LENGTH
CH	CHORD BEARING
C	CHORD LENGTH
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT

NORTH

0 30' 60'
SCALE: 1" = 30'

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-42", DATE OF OBSERVATION 2003 (N: 321505.303 METERS, E: 859594.663 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999031 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0430G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON COUNTY, MISSOURI.

GAS WELLS:

THIS SITE CONTAINS NO ACTIVE, INACTIVE, OR CAPPED OIL OR GAS WELLS PER MDNR ONLINE DATABASE AS SEARCHED ON JANUARY 28, 2026.

EASEMENTS:

AN EASEMENT OR LICENSES 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 OUTLINES OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E) OR WITH ANY STREET OR THOROUGHFARE DEDICATED TO 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 LIMITATION, SECTION 527.188, 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 THIS LINE AND THE STREET RIGHT-OF-WAY.

STREETS:

THE ROADS AND STREET SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "LAKEWOOD BUSINESS PARK - LOT 47".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20____.

_____
ANTHONY R. WARD, MEMBER

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANTHONY R. WARD, MEMBER OF NORTH OAK SAFETY STORAGE, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DESCRIPTION:

A TRACT OF LAND, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2021E0034900 OF THE JACKSON COUNTY MISSOURI RECORDS, AND BEING LOCATED IN PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 20, MARKED BY A 5/8" REBAR WITH 2" ALUMINUM ID CAP "MO-123", THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 88°21'39" WEST, 336.15 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 01°37'00" EAST, 198.29 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET, A CURVE LENGTH OF 30.97 FEET, A CHORD BEARING OF NORTH 74°04'29" WEST, AND A CHORD LENGTH OF 30.65 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 38.00 FEET, A CURVE LENGTH OF 19.25 FEET, A CHORD BEARING OF NORTH 74°16'49" WEST, AND A CHORD LENGTH OF 19.05 FEET; THENCE NORTH 01°37'00" EAST, 60.00 FEET; THENCE SOUTH 88°23'00" EAST, 13.47 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 42.71 FEET, A CHORD BEARING OF NORTH 50°49'55" EAST, AND A CHORD LENGTH OF 39.19 FEET; THENCE NORTH 10°02'51" EAST, 373.11 FEET, TO THE SOUTHWEST CORNER OF THE PLATTED STUB OF NE CARGO DRIVE, AS DEDICATED ON THE PLAT OF LAKEWOOD BUSINESS PARK – NE MAGUIRE BOULEVARD; THENCE ALONG THE SOUTH LINE OF SAID STUB, SOUTH 79°57'09" EAST, 60.00 FEET, TO THE SOUTHEAST CORNER OF SAID STUB; THENCE ALONG THE EAST LINE OF SAID STUB, NORTH 10°02'51" EAST, 21.08 FEET; THENCE CONTINUING ALONG SAID EAST LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 47.12 FEET, A CHORD BEARING OF NORTH 55°02'51" EAST, AND A CHORD LENGTH OF 42.43 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NE MAGUIRE BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 79°57'09" EAST, 146.05 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CURVE LENGTH OF 108.17 FEET, A CHORD BEARING OF SOUTH 73°23'47" EAST, AND A CHORD LENGTH OF 107.93 FEET, TO THE NORTHWEST CORNER OF LOT 19, LAKEWOOD BUSINESS CENTER ON I-470 - PLAT P, A SUBDIVISION IN SAID COUNTY; THENCE ALONG THE WEST LINE OF SAID LOT 19, SOUTH 06°45'28" WEST, 655.97 FEET, TO THE POINT OF BEGINNING AND CONTAINS 5.60 ACRES, MORE OR LESS.

NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CWM, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.

4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 2021E0034900 OF THE JACKSON COUNTY, MISSOURI RECORDS.

5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.

6. THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.

ACKNOWLEDGMENTS:

"THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "LAKEWOOD BUSINESS PARK - LOT 47", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS ____ DAY OF _____, 20____ BY ORDINANCE NO. _____."

APPROVED: _____ _____
WILLIAM A. BAIRD — DATE
MAYOR

APPROVED: _____ _____
CHARLES E. TOUZINSKY, III — DATE
PLANNING COMMISSION SECRETARY

APPROVED: _____ _____
GEORGE M. BINGER III, P.E. — DATE
CITY ENGINEER

APPROVED: _____ _____
TRACY L. ALBERS — DATE
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ _____
TRISHA FOWLER ARCURI — DATE
CITY CLERK

APPROVED: _____ _____
JACKSON COUNTY ASSESSORS OFFICE — DATE

JOB NO: 25-2347

PREPARED FOR
NORTH OAK SAFETY STORAGE, LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
TONY WARD (816)229-8115

FINAL PLAT
LAKEWOOD BUSINESS PARK - LOT 47
PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

JEREMY M. POWELL, PLS, CFedS
LS 2007000084

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
816.373.4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 | KS 73
Engineering: MO 4 | KS 241
Land Surveying: MO 123 | KS 36

DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.
01/27/2026	25-2347	KAH/JDG	RMF	JMP	URBAN	1 OF 1