

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
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INSTRUMENT NUMBER / BOOK & PAGE

2017E0112934

Book: 173 Page: 64-68

Robert T. Kelly, Director, Recorder Of Deeds

## Jackson County Recorder of Deeds Exempt Document

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**Robert T. Kelly, Recorder of Deeds**

415 E. 12<sup>th</sup> Street, Room 104  
Kansas City, MO 64106

112 W. Lexington, Suite 30  
Independence, MO 64050

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MINOR PLAT OF  
COLEMAN EQUIPMENT, LOT 1, FIRST PLAT

PART OF THE SE 1/4 OF SEC. 8-48-31  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

POINT # 1  
POINT OF COMMENCING  
NE CORNER, SE 1/4  
SEC. 8-48-31

SE CORNER  
LAKEWOOD BUSINESS PARK  
LOTS 1-8  
FOUND 1/2" REBAR  
0.64' NORTH AND  
0.90' WEST

POINT # 2  
POINT OF BEGINNING

FOUND 1/2" REBAR  
W/LS1785 CAP  
0.40' NORTH

SECTION 08-48N-31W  
LOCATION MAP  
SCALE 1" = 2000'

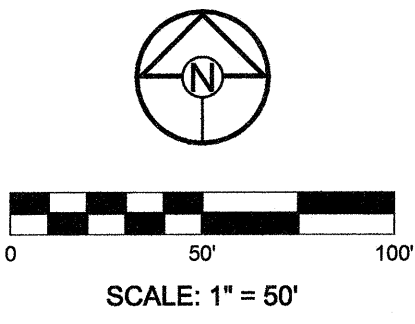
LAKEWOOD BUSINESS PARK  
LOT A

LOT 1  
327210.48 SQ FT  
7.5117 ACRES  
4101 NE LAKEWOOD WAY

MISSOURI STATE PLANE COORDINATES  
OF 1983 MISSOURI WEST ZONE,  
2003 ADJUSTMENT  
REFERENCE MONUMENT: JA-134  
GRID FACTOR 0.9999018  
COORDINATES LISTED IN U.S. FEET  
(SEE SURVEYORS NOTE 1.)  
NORTH EAST  
JA-134 1025162.31 2829286.58

COORDINATE LIST		
Point #	Northing	Easting
1	1027937.5366	2830538.5067
2	1027340.6108	2830191.0077
3	1027154.1930	2830226.4505
4	1027052.6741	2830279.9347
5	1027004.7189	2830258.7360
6	1026920.3556	2830255.0597
7	1026849.8638	2830240.4570
8	1026581.8482	2830138.0855
9	1026640.6139	2829984.2387
10	1026981.4604	2829605.0145
11	1027089.0329	2829586.5497
12	1027133.5497	2829857.9141
13	1027278.4249	2829863.9294
14	1025284.4800	2830428.3500

- LEGEND:
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
  - MONUMENT AS NOTED
  - SET 1/2" REBAR W/LS-8859-F CAP SEE NOTE
  - A/E - ACCESS EASEMENT
  - BL - BUILDING LINE
  - D/E - DRAINAGE EASEMENT
  - S/E - SANITARY SEWER EASEMENT
  - SW/E - SIDEWALK EASEMENT
  - R/W - RIGHT-OF-WAY
  - U/E - UTILITY EASEMENT
  - W/E - WATERLINE EASEMENT
  - EXISTING LOT AND PROPERTY LINES
  - EXISTING PLAT AND R/W LINES
  - - - 5' MIN. SIDEWALK "S/W"



DESCRIPTION:

A tract of land lying in the Southeast One-Quarter of Section 8, Township 48 North, Range 31 West in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the said Southeast One-Quarter; thence South 02 degrees 32 minutes 02 seconds West, along the East line of the said Southeast One-Quarter, a distance of 554.55 feet to the Southeast corner of LAKEWOOD BUSINESS PARK, LOTS 1-8; thence South 84 degrees 00 minutes 15 seconds West, along the South line of said plat, a distance of 230.15 feet; thence South 79 degrees 23 minutes 29 seconds West, along the South line of said plat, a distance of 97.37 feet to the POINT OF BEGINNING; thence South 10 degrees 36 minutes 31 seconds East a distance of 189.76 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 79 degrees 23 minutes 29 seconds East, a radius of 60.00 feet, a central angle of 148 degrees 07 minutes 09 seconds and an arc length of 155.11 feet to a point of reverse curvature; thence along a curve to the left having an initial tangent bearing of South 47 degrees 30 minutes 38 seconds West, a radius of 60.00 feet, a central angle of 44 degrees 49 minutes 26 seconds and an arc length of 46.94 feet; thence South 02 degrees 41 minutes 12 seconds West a distance of 78.66 feet to a point of curvature; thence along a curve to the right, tangent to the previous course, and having a radius of 225.00 feet, a central angle of 17 degrees 43 minutes 08 seconds and an arc length of 69.58 feet; thence South 20 degrees 24 minutes 20 seconds West a distance of 299.79 feet to a point on the North line of EASTPORT-FIRST PLAT, said point being on the North right-of-way of Northeast Lakewood Way; thence North 68 degrees 56 minutes 17 seconds West, along said North right-of-way, a distance of 164.70 feet to a point of curvature; thence continuing along said North right-of-way, along a curve to the right, tangent to the previous course, and having a radius of 710.00 feet, a central angle of 42 degrees 05 minutes 13 seconds and an arc length of 521.54 feet to a point on the Easterly right-of-way of Interstate 470; thence North 09 degrees 35 minutes 01 seconds West, along the said Easterly right-of-way, a distance of 109.15 feet to the Southwest corner of LAKEWOOD BUSINESS PARK, LOT A; thence North 80 degrees 50 minutes 24 seconds East, along the South line of said Lot A, a distance of 274.99 feet (Platted 274.96), to the Southeast corner of said Lot A; thence North 02 degrees 32 minutes 02 seconds East, along the East line of said Lot A, a distance of 145.00 feet to the Northeast corner of said Lot A, said point also being on the South line of LAKEWOOD BUSINESS PARK, LOTS 1-8; thence North 79 degrees 23 minutes 29 seconds East, along the South line of said plat, a distance of 332.94 feet, to the Point of Beginning, and containing 7.5117 acres, more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "COLEMAN EQUIPMENT, LOT 1, FIRST PLAT".

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" or "U/E" or within any street or thoroughfare dedicated to public use on this plat.

An easement or license is hereby granted to the City of Lee's Summit, Missouri to locate, construct and maintain or authorize the location, construction or maintenance and use of sanitary sewer pipes and structures upon, over and under the areas outlined and designated on this plat as "Sanitary Easement" or "S/E".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E", is hereby granted to the City of Lee's Summit, Missouri. Drainage easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Private Access Easement" or "A/E" is hereby granted to all lots within this subdivision and to all future lots within this subdivision (i.e., the unplatted property East of and adjacent to LOT 1) to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private streets and similar facilities. Said areas are also reserved for the ingress and access of all owners within this plat, and the owners of future lots within this subdivision (i.e., the unplatted property East of and adjacent to LOT 1) and their occupants, guests, and invitees. The private streets within the "A/E" shall be maintained as set forth in the Easements, Covenants and Restrictions Agreement (the "ECR") recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the Jackson County, Missouri records. If the ECR is not in place or disbanded, then maintenance shall be the responsibility of the owner of the lot.

An perpetual easement of access upon, over and under those areas outlined and designated on this plat as "Private Access Easement" or "A/E" is hereby granted to all lots within this subdivision and to all future lots within this subdivision (i.e., the unplatted property East of and adjacent to LOT 1) to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private streets and similar facilities. Said areas are also reserved for the ingress and access of all owners within this plat, and the owners of future lots within this subdivision (i.e., the unplatted property East of and adjacent to LOT 1) and their occupants, guests, and invitees. The private streets within the "A/E" shall be maintained as set forth in the Easements, Covenants and Restrictions Agreement (the "ECR") recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the Jackson County, Missouri records. If the ECR is not in place or disbanded, then maintenance shall be the responsibility of the owner of the lot.

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 easements herein granted.

RESTRICTIONS:

The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

Building Lines (BL) 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 "A/E".

Storm water detention structures shall be maintained by the owners of the lots within this subdivision.

Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots as shown by the master drainage plan for COLEMAN EQUIPMENT, LOT 1, unless specific application is made and approved by the city engineer.

APPROVALS:

This is to certify that the minor plat of "Coleman Equipment, Lot 1, First Plat" was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to the Unified Development Ordinance No. 5209.

*George M. Binger III* 12-13-2017  
George M. Binger III, PE - City Engineer Date  
*Robert G. McKay* 12-12-17  
Robert G. McKay, AICP - Director of Planning and Special Projects Date  
*Julia Fowler Arcuri* 12-13-17  
Julia Fowler Arcuri - City Clerk Date  
*Emma Emma Eric Borg* 12-19-17  
Emma Emma Eric Borg - Jackson County Assessor/GIS Department Date

EXECUTION:

IN TESTIMONY WHEREOF, *Bruce Coleman* of, B & D BUSINESS HOLDINGS, LLC, a Missouri Limited Liability Company has caused this instrument to be executed, this 17th day of December, 2017.

B & D BUSINESS HOLDINGS, LLC

By: *Bruce Coleman*

ACKNOWLEDGMENT:

STATE OF *Kansas* ss.  
COUNTY OF *Johnson*

BE IT REMEMBERED that on this 17th day of December, 2017, before me, the undersigned, a Notary Public in and for said County and State, came *Bruce Coleman* of, B & D BUSINESS HOLDINGS, LLC, a Missouri Limited Liability Company who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

*Michelle D. Romano*  
Notary Public  
Print Name  
My Commission Expires: 11-22-2020



SURVEYORS NOTES:

- The bases of bearing (S02°32'02"W) is based on the East line of the SE 1/4, Sec. 8-48N-31W as shown on the final plat of LAKE WOOD BUSINESS PARK, LOTS 1-8, LOTS 10-16, LOTS 25-33, and LOTS 31A, 32A & 33A. The coordinates shown are Missouri West State Plain Values derived from Monument JA-134 and do not reflect the bearings and distances shown on the face of this plat.
- 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. 1/2" rebar with caps will be set as shown and at all lot corners.
- FLOOD NOTE: This Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown on the Flood Insurance Rate Map 29095C0430G, Dated January 20, 2017.
- OIL AND GAS WELL NOTE: There was no information on Oil or Gas Well easements, leases or etcetera that would indicate the presents of any said wells in title policy by Stewart Title Guaranty Company, File NO. 01109-52099, Effective Date of October 18, 2016 @ 8:00 A.M. and no Oil or Gas Wells were observed while conducting the survey.

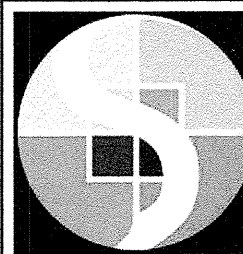
I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 10-31-2017 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David Allen Rinne, P.L.S.  
M# PLS-2014000198

OWNER/DEVELOPER:

B & D BUSINESS HOLDINGS  
PO BOX 456  
BONNER SPRINGS, KANSAS  
p 913-422-3040



SCHLAGEL & ASSOCIATES, P. A.  
Engineers • Planners • Surveyors • Landscape Architects  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400

DATE 10-31-2017  
DRAWN BY JWT  
CHECKED BY DR  
PROJ. NO. 17-019

MINOR PLAT OF  
COLEMAN EQUIPMENT  
LOT 1, FIRST PLAT  
SHEET NO. 1 OF 1