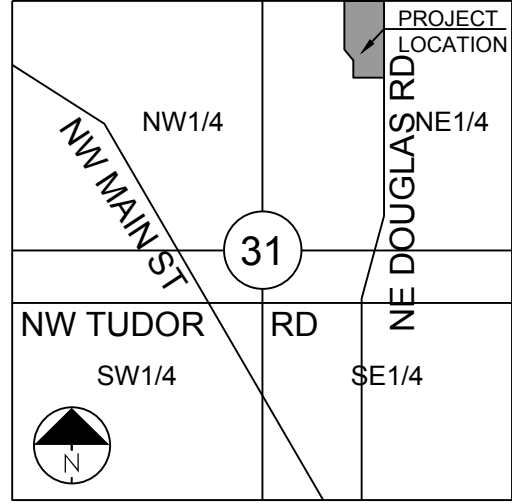


FINAL PLAT OF
OAKVIEW
A REPLAT OF LOT 2, POLYTAINERS ADDITION, LOTS 1 AND 2
PART OF THE NE 1/4 OF SEC. 31-48-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 31-48-31

LOCATION MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION

Beginning at the NORTHWEST CORNER OF THE NORTHEAST 1/4 SEC 31, T 48 North, R 31 West; thence North 89 degrees 56 minutes 58 seconds West a distance of 850.54 feet to the Northwest corner of LOT 2, MINOR PLAT POLYTAINERS ADDITION LOTS 1 & 2, LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI as recorded at Jackson County thence South 00 degrees 03 minutes 02 seconds West a distance of 543.00 feet; thence South 41 degrees 23 minutes 39 seconds East a distance of 148.03 feet; thence South 00 degrees 03 minutes 02 seconds West a distance of 195.93 feet; thence South 89 degrees 56 minutes 09 seconds East a distance of 48.93 feet; thence North 00 degrees 03 minutes 51 seconds East a distance of 5.00 feet; thence South 89 degrees 56 minutes 09 seconds East a distance of 212.15 feet; thence North 45 degrees 02 minutes 57 seconds East a distance of 73.00 feet to a point of curvature; thence along a curve to the left, and having a radius of 811.51 feet, a central angle of 01 degrees 47 minutes 36 seconds, a chord bearing of North 08 degrees 43 minutes 02 seconds West, and an arc length of 25.40 feet; thence North 09 degrees 36 minutes 25 seconds West a distance of 0.08 feet; thence North 00 degrees 35 minutes 08 seconds West a distance of 218.04 feet; thence North 09 degrees 15 minutes 08 seconds East a distance of 52.60 feet; thence North 00 degrees 03 minutes 04 seconds East a distance of 498.22 feet; thence North 89 degrees 56 minutes 58 seconds West a distance of 412.79 feet, said point being the Point of Beginning, and containing 7.3816 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 "OAKVIEW".

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 conduits, pipes, inlets, manholes, and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Storm Sewer Easement" or "SSE", is hereby granted to the City of Lee's Summit, Missouri.

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 "Sidewalk Easement" or "SW/E" is hereby granted to the of Lee's Summit, Missouri. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "U/E" that crosses or intersects with a "SW/E".

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 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.

SURVEYORS NOTES:

- The bases of bearing (N89°56'58"W) is based on the North line of the NE 1/4, Sec. 31-48N-31W as shown on the final plats of LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, LOT 1 and POLYTAINERS ADDITION LOTS 1 & 2. The coordinates shown are Missouri West State Plain Values derived from Monument JA-43 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 does not lie within a Flood Zone as shown on the Flood Insurance Rate Map 28095C0409G, Dated 1/20/2017.
- OIL AND GAS WELL NOTE: There was no information on Oil or Gas Well easements, leases or ecetetera that would indicate the presents of any said wells in title policy by _____ 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.

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 property line.

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 OAKVIEW, 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, pursuant to the Unified Development Ordinance No. 5209.

George M. Binger III, PE - City Engineer	_____	Date
Robert G. McKay, AICP - Director of Planning and Special Projects	_____	Date
Trisha Fowler Arcuri - City Clerk	_____	Date
Jackson County Assessor/GIS Department	_____	Date

EXECUTION:

IN TESTIMONY WHEREOF, _____ of, B & D BUSINESS HOLDINGS, LLC, a Missouri Limited Liability Company has caused this instrument to be executed, this ____ day of _____, 20____.

OAKVIEW CAPITAL PARTNERS, LLC

By: _____

ACKNOWLEDGMENT:

STATE OF _____)
(ss.
COUNTY OF _____)

BE IT REMEMBERED that on this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came

of, OAKVIEW CAPITAL PARTNERS, 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.

Notary Public _____

Print Name _____

My Commission Expires: _____



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

OWNER/DEVELOPER:

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

DATE	6-22-18
DRAWN BY	DGF
CHECKED BY	DGF
PROJ. NO.	17-135

FINAL PLAT OF
OAKVIEW
LEE'S SUMMIT, MISSOURI
SHEET NO. 1 OF 1