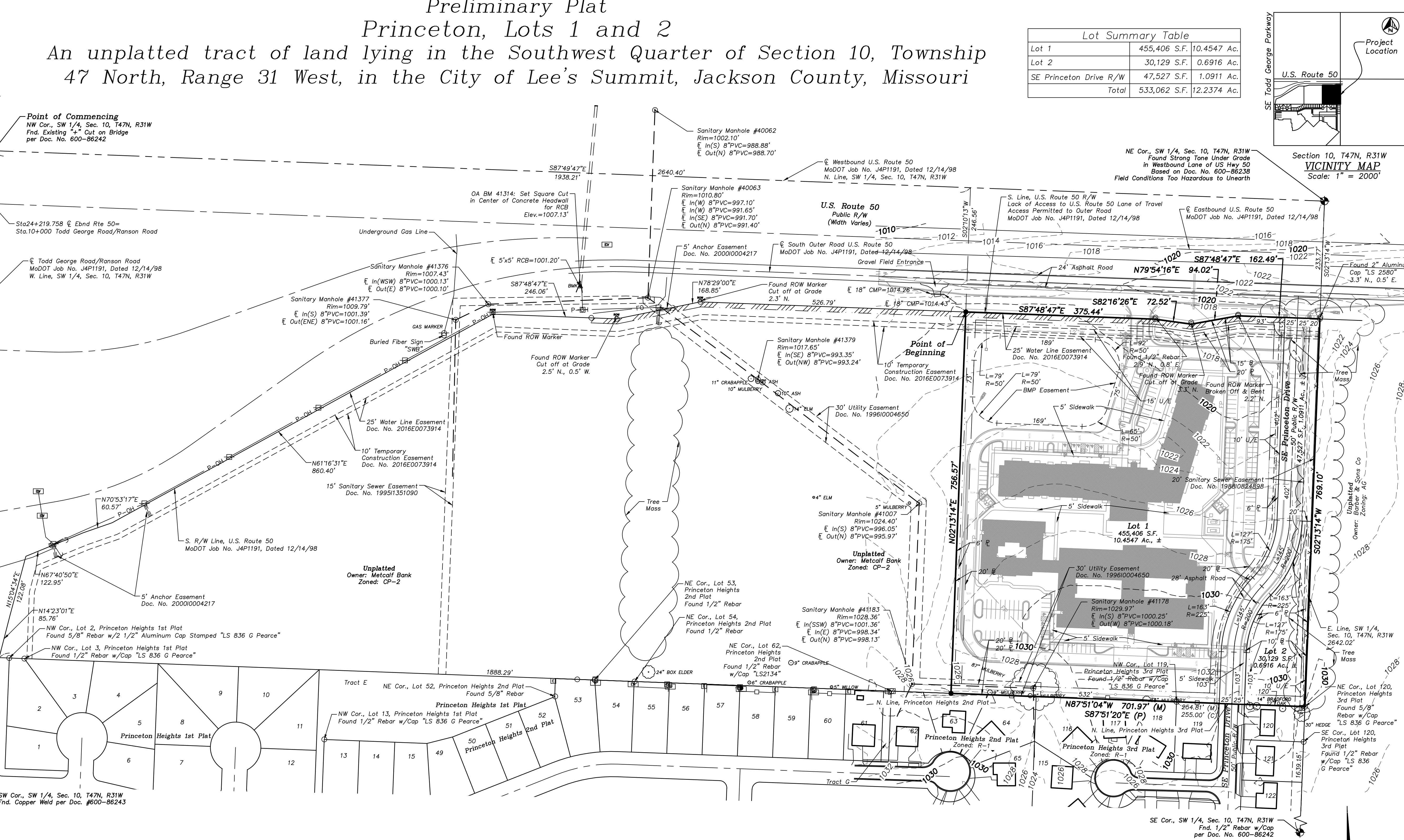


DWG: F:\2018\1001-1500\1450-Design\Survey\SPV\Streets\V_PP_81450.dwg
DATE: Feb 05, 2019 7:46am
USER: mjbogina

LEGEND	
SECTION CORNER	SET 5/8" REBAR W/LC 366 CAP
FOUND MONUMENT AS NOTED	
(M) MEASURED DIMENSION - THIS PLAT	
(P) PREVIOUSLY PLATTED DIMENSION	
(C) CALCULATED DIMENSION FROM RECORD	
(D) PREVIOUSLY DEEDED DIMENSION	
BMP/E	BEST MANAGEMENT PRACTICES EASEMENT
⊞	BUILDING SETBACK LINE
⊞	PARKING SETBACK LINE
R/W	RIGHT OF WAY
S/E	SANITARY SEWER EASEMENT
U/E	SUBSURFACE UTILITY EASEMENT
W/E	WATER LINE EASEMENT
⊙	FIRE HYDRANT
⊗	WATER VALVE
⊗	WATER METER
⊗	WATER METER PIT
⊗	GAS VALVE
⊗	GAS METER
⊗	SPRINKLER BOX
⊗	SANITARY SEWER MANHOLE
⊗	TRAFFIC SIGNAL BOX
⊗	TRAFFIC SIGNAL POLE
⊗	FIBER OPTIC BOX
⊗	TELEVISION PEDESTAL
⊗	TELEVISION BOOTH
⊗	GRATE INLET
⊗	4"x4" WOOD POST
⊗	BOLLARD
⊗	STEEL POST
⊗	COLUMN
⊗	SIGN
⊗	TREE
⊗	SPRINKLER VALVE
P-OH	OVERHEAD POWER LINE
G	GAS LINE
P-UG	UNDERGROUND POWER LINE
TEL	UNDERGROUND TELEPHONE LINE
FO	UNDERGROUND FIBER OPTIC LINE
SS	SANITARY SEWER LINE
SD	STORM LINE
W	WATER LINE
⊗	TELEPHONE MANHOLE
⊗	TELEPHONE PEDESTAL
⊗	TELEPHONE CABINET
⊗	STORM SEWER MANHOLE
⊗	SANITARY SEWER CLEANOUT
⊗	BREAKER BOX
⊗	ELECTRIC BOX
⊗	ELECTRIC RISER
⊗	TRANSFORMER
⊗	POWER POLE/W LIGHT
⊗	GUY WIRE
⊗	LIGHT POLE
⊗	BUSH



Property Description

All that part of the Southwest Quarter of Section 10, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of Section 10, Township 47 North, Range 31 West, said point also lying on the centerline of Westbound U.S. Route 50 right of way, as established in MoDOT Job No. J4P1191, dated 12/14/98; thence South 87 degrees 49 minutes 47 seconds East, along the North line of said Southwest Quarter, and along said centerline, a distance of 1938.21 feet to a point; thence South 02 degrees 10 minutes 13 seconds West, departing said North line and said centerline, a distance of 246.56 feet to a point on the South line of said U.S. Route 50 right of way, as established in said MoDOT Job No. J4P1191, dated 12/14/98, the POINT OF BEGINNING; thence South 87 degrees 48 minutes 47 seconds East, along said South line, a distance of 375.44 feet to a point; thence South 82 degrees 16 minutes 26 seconds East, continuing along said South line, a distance of 72.52 feet to a point; thence North 79 degrees 54 minutes 16 seconds East, continuing along said South line, a distance of 94.02 feet to a point; thence South 87 degrees 48 minutes 47 seconds East, continuing along said South line, a distance of 162.49 feet to a point on the East line of said Southwest Quarter; thence South 02 degrees 13 minutes 14 seconds West, departing said South line, along said East line, a distance of 769.10 feet to the Northeast corner of Princeton Heights 3rd Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 87 degrees 51 minutes 04 seconds West, departing said East line, along the North line of said Princeton Heights 3rd Plat, and along the North line of Princeton Heights 2nd Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, a distance of 701.97 feet to a point; thence North 02 degrees 13 minutes 14 seconds East, departing said North lines, a distance of 756.57 feet to the POINT OF BEGINNING.

Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying Plat, which subdivision shall be hereafter known as "Princeton, Lots 1 and 2".

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

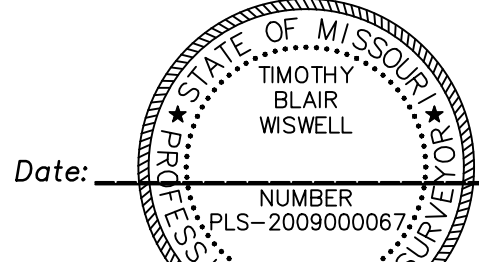
Building lines or setback lines are hereby established, as shown on the accompanying Plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

Surveyor's Notes

- Basis Of Bearings: The West line of the Southwest Quarter of Section 10, Township 47 North, Range 31 West being: S02°12'18"W, Missouri Coordinate System 1983, West Zone.
- Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0439G, Map Revised January 20, 2017.
- Subject Property contains 533,062 Square Feet or 12.2374 Acres, more or less.
- Access to U.S. Route 50 is prohibited.
- To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., dated 1995.
- Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.
- Subject Property meets or exceeds the current standards for "Urban" Class Property Surveys, as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
- Subject Property is a portion of the Parent Tracts contained in Instrument Numbers 2010E0048281 and 2010E0048282.

Certification

I hereby certify that the within Preliminary Plat of "Princeton, Lots 1 and 2" subdivision is based on an actual survey made by me or under my direct supervision and that 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 in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983, that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



Date: _____
By: Timothy Blair Wiswell, MO PLS No. 2009000067
Olsson Associates LC-366

1" = 100'
0' 50' 100' 200'
SCALE IN FEET

Prepared By:
Olsson Associates
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

Property Owner:
Central Bank of the Midwest,
Formerly Known as Metcalf Bank
609 NE 291 Hwy
Lee's Summit, Missouri 64086
Telephone: (816) 525-5300

Prepared For:
Lee's Summit Senior Community, LLC,
5051 S. National Avenue, Ste 4-110
Springfield, Missouri 65810
Telephone: (417) 893-6006

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Preliminary Plat
Princeton, Lots 1 and 2

An unplatted tract of land lying in the Southwest Quarter
of Section 10, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

2019

BY: MJB

REVISIONS DESCRIPTION

DATE

REV. NO.

1

2019.02.14

Revised Lot 2 and Street R/W Areas, Revised Sublots, Added UELs, Revised Title

drawn by: MJB

checked by: TBW

QA/QC by: TBW

project no.: 018-1450

drawing no.: V_PP_81450

date: 2019.01.15

SHEET

1 of 1