

Prepared By: Olsson
2301 West 133rd Street, Suite 200
Overland Park, KS 66213
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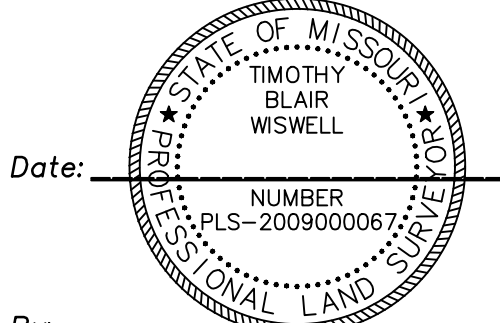
Prepared For/Property Owner: Library District No. 3
15616 E US Hwy 24
Independence, MO 64050-2057

Property Owner: Richard D. Link and Deborah J. Link, husband and wife
416 NE Bittercreek Road
Lee's Summit, MO 64086

- Surveyor's Notes**
1. Basis of Bearings - Held the South Line of Lot 2A, Magnolia Place at Charleston Park, Second Plat, Lots 2A-3 at N87°37'03"W, Missouri State Plane Coordinate System 1983, West Zone. All dimensions match previously platted values unless otherwise noted. Distances shown hereon are ground distances in US Survey Feet.
 2. 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.
 3. Subject Property contains a total of 309,013 Square Feet or 7.0939 Acres, more or less.
 4. 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.
 5. 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.
 6. This Survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000, 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.
 7. Subject Property is a portion of the Parent Tract contained in Instrument Number 2009E0060747.

Certification

I hereby certify that the within Minor Plat of "Magnolia Place at Charleston Park, Third Plat, Lots 2B-2C" 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 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.



By: Timothy Blair Wiswell, MO PLS No. 2009000067
Olsson, LC-366
twiswell@olsson.com

Minor Plat
Magnolia Place at Charleston Park, Third Plat, Lots 2B-2C
A Replat of Lot 2A, Magnolia Place at Charleston Park, Second Plat, Lots 2A-3, a subdivision in the City of Lee's Summit, Jackson County, Missouri, together with part of an unplatted tract of land, all lying in the Northeast Quarter of Section 10, Township 47 North, Range 31 West

LEGEND

- SECTION CORNER
- SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366"
- FOUND MONUMENT AS NOTED
- (M) MEASURED DIMENSION - THIS PLAT
- (P) PREVIOUSLY PLATTED DIMENSION
- (C) CALCULATED DIMENSION FROM RECORD
- (D) PREVIOUSLY DEEDED DIMENSION
- 8 BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- W/E WATER LINE EASEMENT

Lot Summary Table

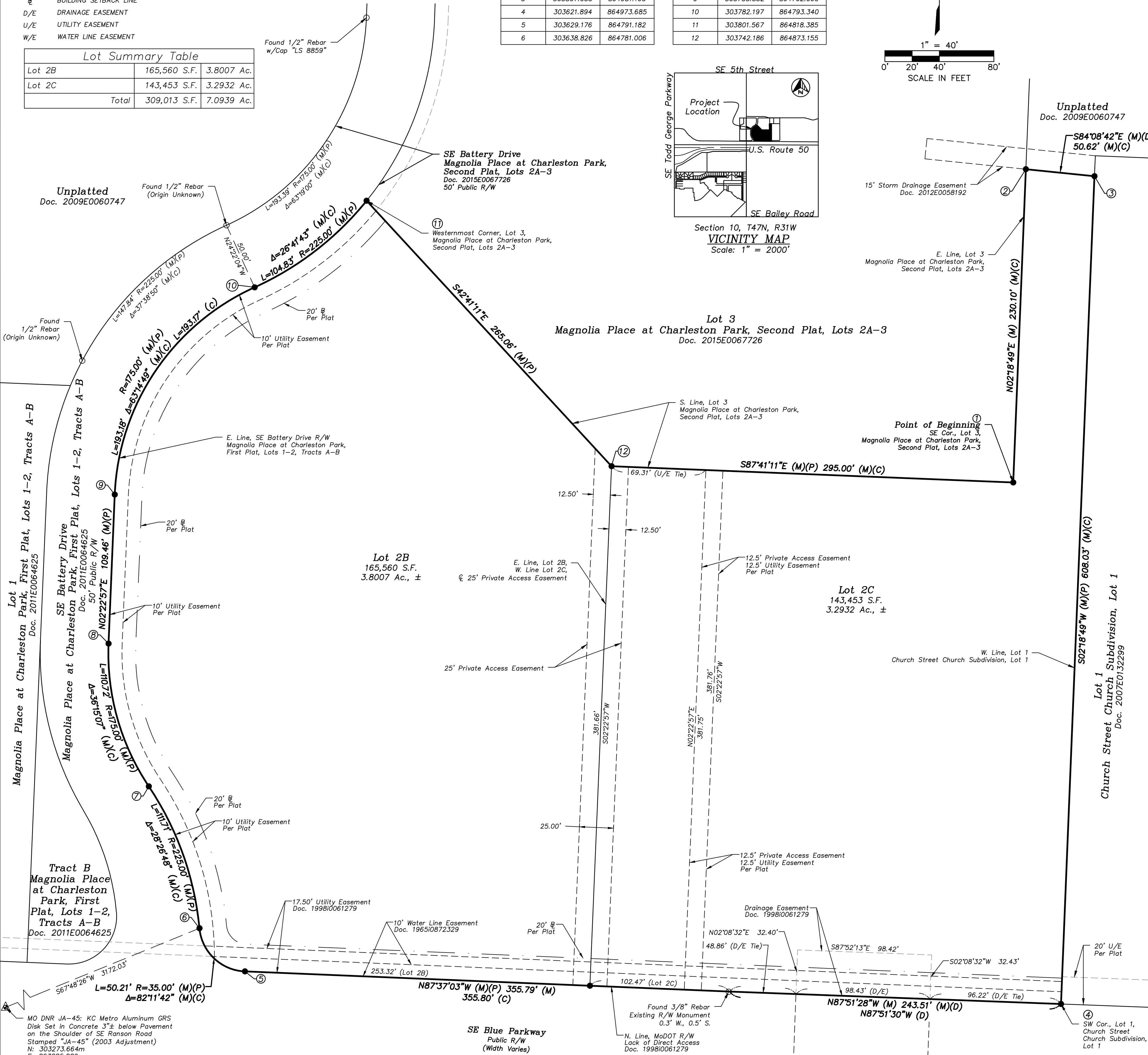
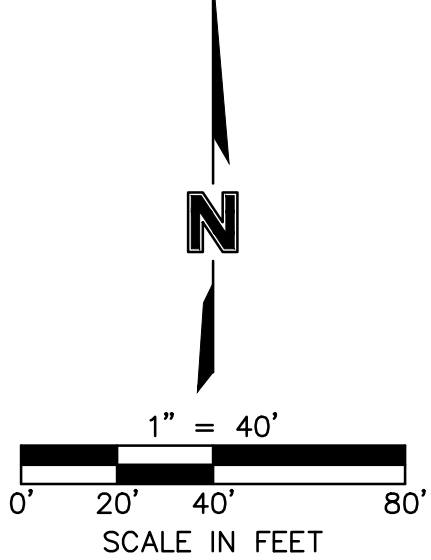
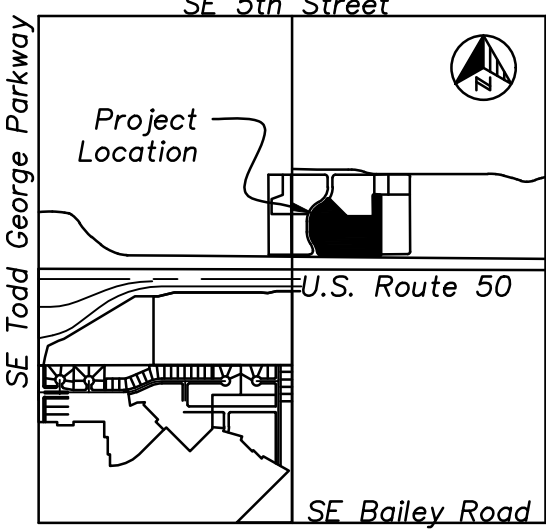
Lot 2B	165,560 S.F.	3.8007 Ac.
Lot 2C	143,453 S.F.	3.2932 Ac.
Total	309,013 S.F.	7.0939 Ac.

Point Table (Grid Meters)

Point #	Northing	Easting
1	303738.556	864962.988
2	303808.626	864965.819
3	303807.053	864981.165
4	303621.894	864973.685
5	303629.176	864791.182
6	303638.826	864781.006

Point Table (Grid Meters)

Point #	Northing	Easting
7	303670.561	864769.677
8	303702.502	864760.673
9	303735.832	864762.060
10	303782.197	864793.340
11	303801.567	864818.385
12	303742.186	864873.155



Property Description

All of Lot 2A, Magnolia Place at Charleston Park, Second Plat, Lots 2A-3, a subdivision in the City of Lee's Summit, Jackson County, Missouri, together with part of an unplatted tract of land, all lying on the Northeast Quarter of Section 10, Township 47 North, Range 31 West, described as follows:

BEGINNING at the Southeast corner of Lot 3, Magnolia Place at Charleston Park, Second Plat, Lots 2A-3, a subdivision in the City of Lee's Summit, Jackson County Missouri; thence North 02 degrees 18 minutes 49 seconds East, on the East line of said Lot 3, a distance of 230.10 feet to a point on the South line of an existing 15' Storm Drainage Easement, as established in Document 2012E0058192; thence South 84 degrees 08 minutes 42 seconds East, departing said East line, on said South line, a distance of 50.62 feet to a point on the West line of Lot 1, Church Street Church Subdivision, Lot 1, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence South 02 degrees 18 minutes 49 seconds West, departing said South line, on said West line, a distance of 608.03 feet to the Southwest corner of said Lot 1; said corner also lying on the North line of MoDOT right of way, as established in Document 1998I0061279; thence North 87 degrees 51 minutes 28 seconds West, departing said West line, on said North line, a distance of 243.51 feet to a point; thence North 87 degrees 37 minutes 03 seconds West, continuing on said North line, a distance of 355.79 feet to a point of curvature, said point also lying on the East line of SE Battery Drive right of way, as established in Magnolia Place at Charleston Park, First Plat, Lots 1-2, Tracts A-B, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence in a Westerly, Northwesterly and Northerly direction, departing said North line, on said East line and on a curve to the right, having a radius of 35.00 feet, through a central angle of 82 degrees 11 minutes 42 seconds, an arc distance of 50.21 feet to a point of reverse curvature; thence in a Northerly and Northwesterly direction, continuing on said East line and on a curve to the left, having a radius of 225.00 feet, through a central angle of 28 degrees 28 minutes 48 seconds, an arc distance of 111.71 feet to a point of reverse curvature; thence in a Northwesterly direction, continuing on said East line and on a curve to the right, having a radius of 175.00 feet, through a central angle of 36 degrees 15 minutes 07 seconds, an arc distance of 110.72 feet to a point of tangency; thence North 02 degrees 22 minutes 57 seconds East, continuing on said East line, a distance of 109.46 feet to a point of curvature; thence in a Northerly and Northeasterly direction, continuing on said East line and on the East line of SE Battery Drive right of way, as established in said Magnolia Place at Charleston Park, Second Plat, Lots 2A-3, and on a curve to the right, having a radius of 175.00 feet, through a central angle of 63 degrees 14 minutes 49 seconds, an arc distance of 193.18 feet to a point of reverse curvature; thence in a Northeasterly direction, continuing on said East line and on a curve to the left, having a radius of 225.00 feet, through a central angle of 26 degrees 41 minutes 43 seconds, an arc distance of 104.63 feet to a point on a non-tangent line, said point also being the Westernmost corner of said Lot 3; thence South 42 degrees 41 minutes 11 seconds East, departing said East line, on the South line of said Lot 3, a distance of 265.06 feet to a point; thence South 87 degrees 41 minutes 11 seconds East, continuing on said South line, a distance of 295.00 feet to the POINT OF BEGINNING, containing 309,013 Square Feet or 7.0939 Acres, more or less.

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 "Magnolia Place at Charleston Park, Third Plat, Lots 2B-2C".

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 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.

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 structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/E) or within 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.

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 structures for storm sewer, surface drainage channel, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Drainage Easement" (D/E) or within 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.

The sanitary, storm, and water utilities not installed within the utility easements, and contained within this plat, are private utilities and shall be owned and maintained by the property owners association.

A Private Access Easement for cross-access between Lots 2B and 2C is hereby granted with the recording of this plat as shown herein, and allows the ingress and egress use of the proposed drive between said Lots.

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.

Execution

OWNER of Lot 2B: Mid-Continent Public Library

In testimony whereof, the OWNER of Lot 2B, Mid-Continent Public Library Foundation Inc., a Missouri non-profit corporation, has caused this instrument to be executed by _____ President of said corporation, on this _____ day of _____ 2019.

By: _____ Signature _____ Printed Name: _____

State of _____
County of _____

BE IT REMEMBERED that on this _____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, came _____, President, who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said Mid-Continent Public Library Foundation Inc., a Missouri non-profit corporation.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: _____

OWNERS of Lot 2C: Richard D. Link and Deborah J. Link, Husband and Wife

In testimony whereof, the OWNERS of Lot 2C, Richard D. Link and Deborah J. Link, husband and wife, have caused this instrument to be executed on this _____ day of _____ 2019.

Richard D. Link, Husband _____ Deborah J. Link, Wife _____

State of _____
County of _____

BE IT REMEMBERED that on this _____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, came Richard D. Link and Deborah J. Link, husband and wife, who are personally known to me to be the person who executed the foregoing instrument of writing as their free act and deed.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: _____

Approvals

This is to certify that the Minor Plat of Magnolia Place at Charleston Park, Third Plat, Lots 2B-2C was submitted to and duly approved by the City of Lee's Summit pursuant to the Unified Development Ordinance No. 5209.

By: _____
Robert G. McKay, AICP
Director of Planning and Codes Administration

By: _____
Denise R. Chisum, MMC - City Clerk

By: _____
George M. Binger III, P.E. - City Engineer

Approved by the Assessor's Office of Jackson County, Missouri.

By: _____
County Assessor

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

Minor Plat
Magnolia Place at Charleston Park, Third Plat, Lots 2B-2C

A Replat of Lot 2A, Magnolia Place at Charleston Park, Second Plat, Lots 2A-3, together with part of an unplatted tract of land, all lying in the Northeast Quarter of Section 10, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

REV.	NO.	DATE	REVISIONS DESCRIPTION
1	1	2019.03.19	Added Private Access Easement, Revised Dedication Language

REVISIONS

2019

drawn by: _____ CAD
checked by: _____ TBW
approved by: _____ TBW
QA/QC by: _____ TBW
project no.: 019-0330
drawing no.: V.MP_80330
date: 2019.03.15

SHEET
1 of 1