

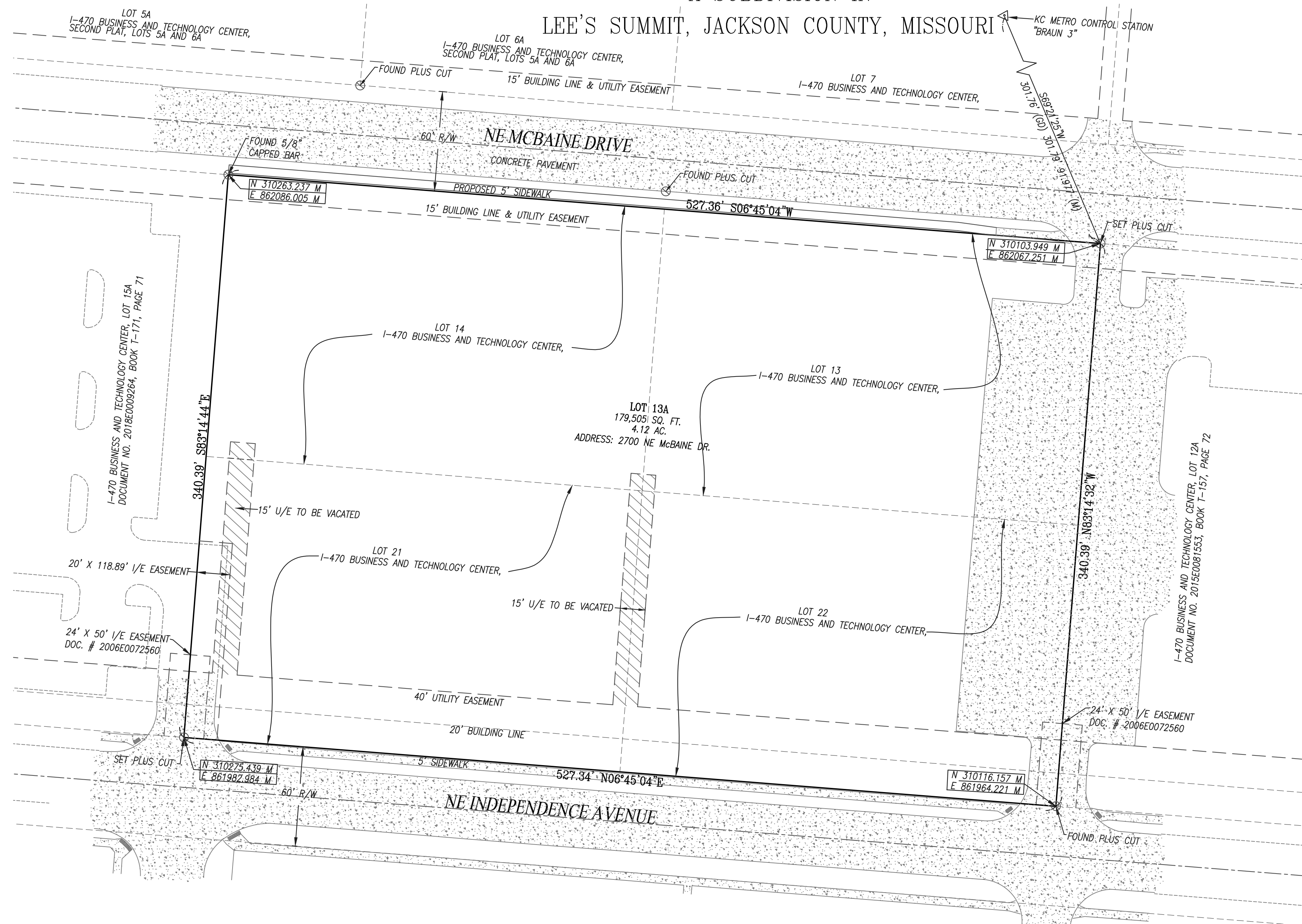
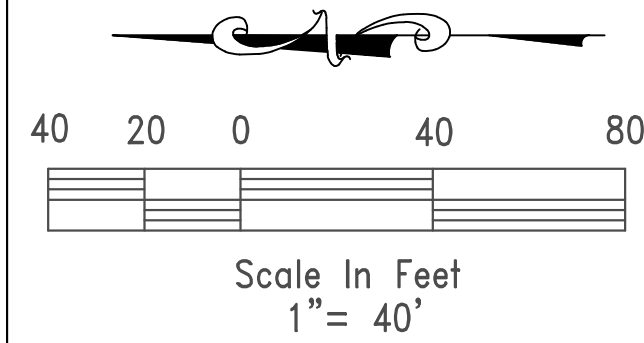
FINAL PLAT

I-470 BUSINESS AND TECHNOLOGY CENTER, LOT 13A

A REPLAT OF LOTS 13, 14, 21 AND 22

A SUBDIVISION IN

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



- NOTES:**
1. THE SUBJECT PROPERTY CONTAINS 179,505 SQUARE FEET MORE OR LESS
 2. ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY, NE McBAINE DRIVE AND NE INDEPENDENCE AVENUE.
 3. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE FOLLOWING:
 - A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
 4. THERE ARE NO BUILDINGS ON SUBJECT PROPERTY.
 5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 6. THERE IS NO VISIBLE EVIDENCE TO DATE OF ABANDONED OIL OR GAS WELLS WITHIN THE PLAT BOUNDARY PER DOCUMENT "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" BY EDWARD ALTON, JR., P.E., 1995.
 7. PARENT TRACTS AS RECORDED IN SPECIAL WARRANTY DEED DOCUMENT NO. 2015E0015944.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS GRID BEARINGS AS TAKEN FROM THE PLAT OF "I-470 BUSINESS AND TECHNOLOGY CENTER".

ENCROACHMENT:
THERE ARE NO ENCROACHMENTS, EXCEPT AS SHOWN ON SURVEY.

ZONING REGULATIONS:
1. ACCORDING TO THE CITY OF LEE'S SUMMIT, MISSOURI THE SUBJECT PROPERTY IS ZONED PMIX (PLANNED MIXED USE DISTRICT)

DEVELOPMENT STANDARDS AND ALLOWABLE USES:
THE DEVELOPMENT STANDARDS FOR THE COMMERCIAL LOTS (LOTS 1 THROUGH 6) SHALL BE THOSE APPLICABLE STANDARDS FOR THE CP-2 DISTRICT; THE DEVELOPMENT STANDARDS FOR THE COMMERCIAL LOTS WITH LIMITED COMMERCIAL SERVICES USES (LOTS 15 THROUGH 22) SHALL BE THOSE APPLICABLE STANDARDS ESTABLISHED FOR THE CP-2 DISTRICT AND CS DISTRICT DEPENDING ON THE USE OF THE LOT; THE DEVELOPMENT STANDARDS FOR THE INDUSTRIAL LOTS (LOTS 7 THROUGH 14) SHALL BE THOSE APPLICABLE STANDARDS ESTABLISHED FOR THE PI DISTRICT. HOWEVER, THE MINIMUM FRONT YARD SETBACK FOR BOTH THE COMMERCIAL, COMMERCIAL WITH LIMITED COMMERCIAL SERVICES AND INDUSTRIAL LOTS SHALL BE 15 FEET. THE USES ON LOTS 1 THROUGH 6 SHALL BE LIMITED TO USES PERMITTED BY RIGHT AND BY RIGHT WITH CONDITIONS IN THE CP-1, CP-2 AND CBD DISTRICTS. THE USES ON LOTS 15 THROUGH 22 SHALL BE LIMITED TO USES PERMITTED BY RIGHT AND BY RIGHT WITH CONDITIONS IN THE CP-1, CP-2, CBD DISTRICTS AND THE FOLLOWING CS USES: COMPUTER EQUIPMENT, ELECTRONIC EQUIPMENT AND COMPONENTS, OFFICE/WAREHOUSE, PRECISION INSTRUMENTS, PRINTING AND PUBLISHING, RESEARCH SERVICE AND LABORATORY, SIGN MANUFACTURE. THE USES ON LOTS 7 THROUGH 14 SHALL BE LIMITED TO USES PERMITTED BY RIGHT AND BY RIGHT WITH CONDITIONS IN THE CP-1, CP-2, CBD, AND PI DISTRICTS.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES AS BEEN ESTABLISHED AS SHOWN ON THE PLAT OF "I-470 BUSINESS AND TECHNOLOGY CENTER" RECORDED IN DOCUMENT NO. 2006E0072560 AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION HEREFTER BE KNOWN AS "I-470 BUSINESS AND TECHNOLOGY CENTER, LOT 13A".

EASEMENT:
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 EASEMENTS" (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 TO PROVIDE VEHICULAR ACCESS TO AND FROM I-470 BUSINESS AND TECHNOLOGY CENTER LOTS 13A AND 15A IS HEREBY ESTABLISHED AS SHOWN ON THE PLAT AND DESIGNATED AS "INGRESS/EGRESS EASEMENT" OR (I/E). SAID EASEMENT IS FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS, THEIR MORTGAGEES, TENANTS AND BUSINESS INVITEES."

ACCESS RESTRICTIONS:
LOT 13A SHALL ONLY HAVE ACCESS TO NE INDEPENDENCE AVENUE AT THE EXISTING ENTRANCES ADJACENT TO THE I/E EASEMENTS SHOWN ON THIS PLAT.

FLOOD STATEMENT:
ALL OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0430G WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

DRAINAGE NOTE:
THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

SURVEY REFERENCE:
NOTE: NO TITLE REPORT WAS PROVIDED BY THE CLIENT. BOUNDARY & CONSTRUCTION SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR EASEMENTS NOT SHOWN.

DESCRIPTION:
ALL OF LOTS 13, 14, 21 AND 22, I-470 BUSINESS AND TECHNOLOGY CENTER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

ACKNOWLEDGEMENT:
IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED THIS PLAT TO BE SIGNED BY ITS MEMBER OF MARION RIDGE SAFETY STORAGE, LLC AND HAS EXECUTED THE ABOVE DAY AND YEAR FIRST ABOVE WRITTEN.

MARION RIDGE SAFETY STORAGE, LLC

BY: _____
DAVID L. WARD, MEMBER

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED DAVID L. WARD, MEMBER OF MARION RIDGE SAFETY STORAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE THE _____ DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

CERTIFICATION:
I HEREBY DECLARE THAT AN ACTUAL PROPERTY BOUNDARY RE-SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ROGER A. BACKUES, PLS
LAND SURVEYOR REG. NO. PLS-2134

CITY ACKNOWLEDGEMENT
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "I-470 BUSINESS AND TECHNOLOGY CENTER, LOT 13A" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES:

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

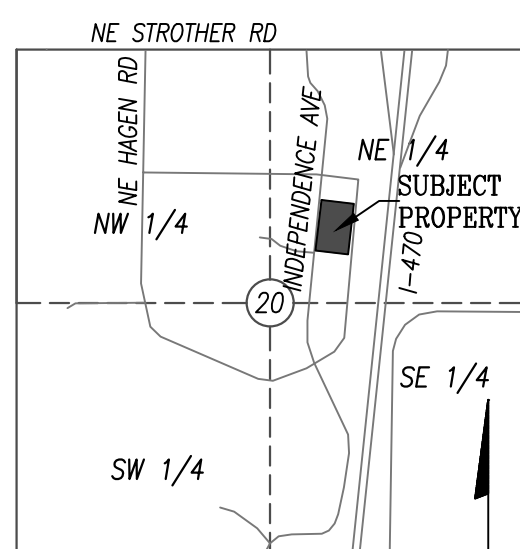
RYAN A. ELAM, PE, DIRECTOR OF PLAN SERVICES _____ DATE _____

TRISHA FOWLER ARCURI, CITY CLERK _____ DATE _____

APPROVED BY THE JACKSON COUNTY ASSESSOR _____

BY: _____

DATE: _____



LOCATION MAP
SCALE=1"=2000'
SECTION 20
TOWNSHIP 48 RANGE 31

- SYMBOL LEGEND**
- ⊙ - FOUND OR SET MONUMENT (AS NOTED)
 - R/W - RIGHT OF WAY
 - I/E - INGRESS/EGRESS EASEMENT
 - U/E - UTILITY EASEMENT
 - GD - GRID DISTANCE
 - M - METER
- N XXXXXX.XXX
E XXXXXX.XXX
1 METER = 3.28083333'
ALL COORDINATES AND ALL BEARINGS AS SHOWN ON THE PLAT ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" KC METRO CONTROL STATION "BRAUN 3, 1979" USING A COMBINED GRID FACTOR OF 0.9998998

A MINOR SUBDIVISION I-470 BUSINESS AND TECHNOLOGY CENTER, LOT 13A A REPLAT OF LOTS 13, 14, 21 AND 22 I-470 BUSINESS AND TECHNOLOGY CENTER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
REVISED DATE: JULY 24, 2019 DATE: JUNE 19, 2019	BOUNDARY & CONSTRUCTION SURVEYING, INC.
CLIENT: MARION RIDGE SAFETY STORAGE, LLC ATTN: DAVID L. WARD 1101 C NW PAMELA BLVD. GRAIN VALLEY, MISSOURI 64029	821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH# 816/554-9798, FAX # 816/554-0337
PROJECT NO. 18-329	SHEET 1 OF 1
2700 NE McBAINE DR., LEE'S SUMMIT, MISSOURI	