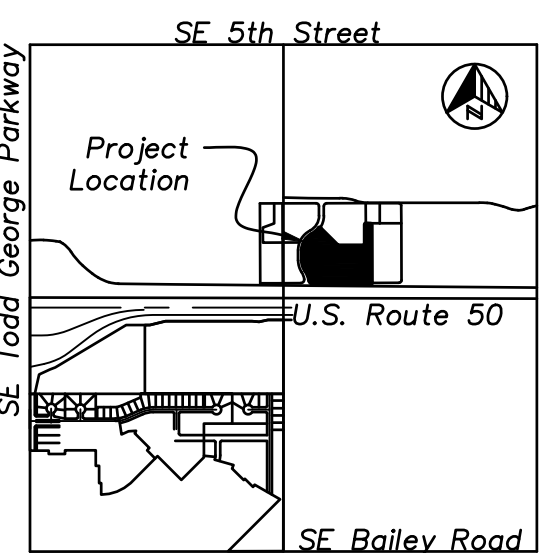


Minor Plat  
Magnolia Place at Charleston Park,  
Third Plat, Lots 2B-2C

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

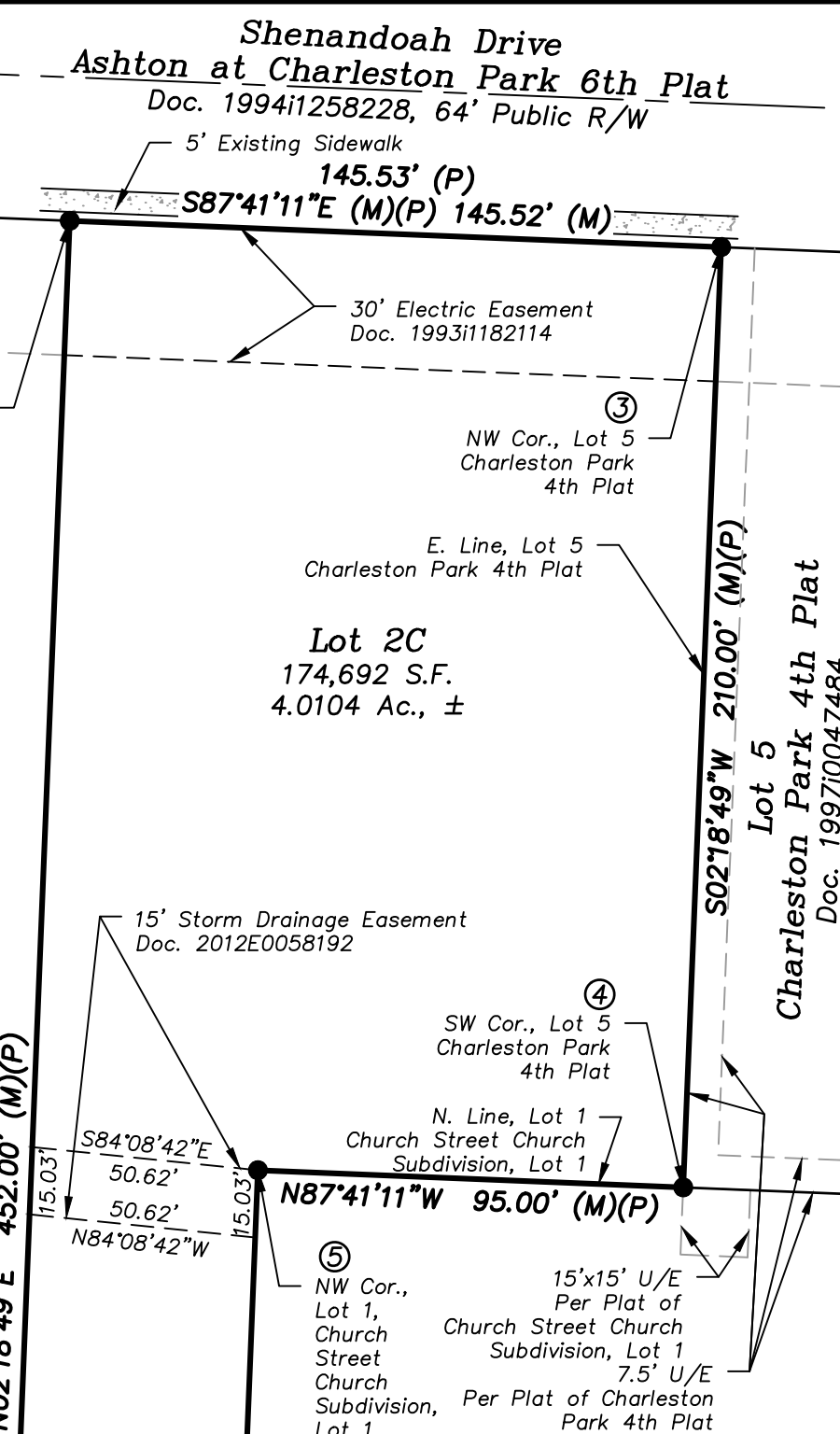
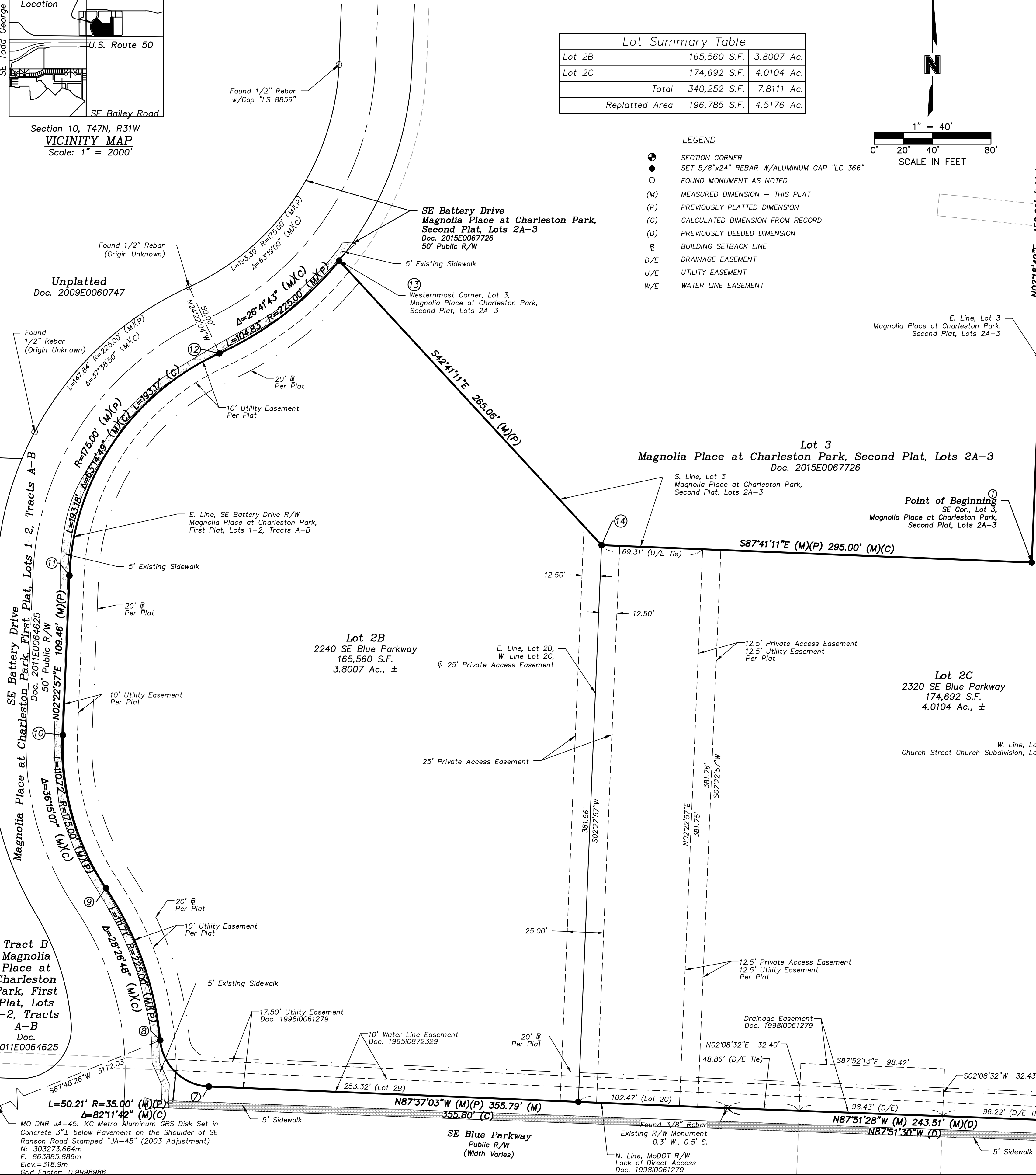
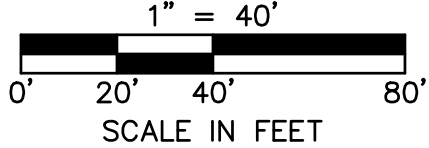


Section 10, T47N, R31W  
VICINITY MAP  
Scale: 1" = 2000'

Lot Summary Table		
Lot 2B	165,560 S.F.	3.8007 Ac.
Lot 2C	174,692 S.F.	4.0104 Ac.
Total	340,252 S.F.	7.8111 Ac.
Replatted Area	196,785 S.F.	4.5176 Ac.

LEGEND

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



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 452.00 feet to the Northeast corner of said Lot 3, said corner also lying on the South line of Shenandoah Drive right of way, as established in Ashton at Charleston Park 6th Plat, a subdivision in Lee's Summit, Jackson County, Missouri; thence South 87 degrees 41 minutes 11 seconds East, departing said East line, on said South line, a distance of 145.52 feet to the Northwest corner of Lot 5 of Charleston Park 4th Plat, 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 the West line of said Lot 5, a distance of 210.00 feet to the Southwest corner of said Lot 5, said corner also lying on the North line of Lot 1 of Church Street Church Subdivision, Lot 1, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 87 degrees 41 minutes 11 seconds West, departing said West line, on the North line of said Lot 1, a distance of 95.00 feet to the Northwest corner of said Lot 1; thence South 02 degrees 18 minutes 49 seconds West, on the West line of said Lot 1, a distance of 623.06 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 19980061279; 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 26 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 104.83 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 340,252 Square Feet or 7.8111 Acres, more or less.

Point Table (Grid Meters)		
Point #	Northing	Easting
1	303738.556	864962.988
2	303876.200	864968.550
3	303874.409	865012.863
4	303810.461	865010.280
5	303811.629	864981.350
6	303621.894	864973.685
7	303629.176	864791.182

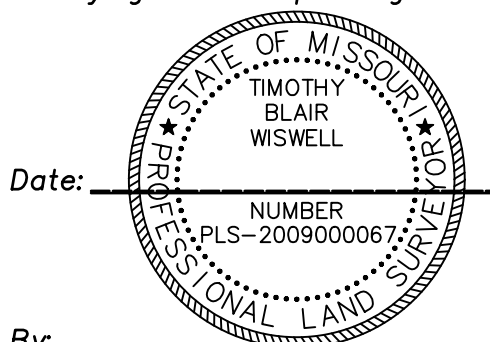
Point Table (Grid Meters)		
Point #	Northing	Easting
8	303638.826	864781.006
9	303670.569	864769.675
10	303702.502	864760.673
11	303735.832	864762.060
12	303782.197	864793.340
13	303801.567	864818.385
14	303742.186	864873.155

Surveyor's Notes

- 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.
- 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 a total of 309,013 Square Feet or 7.0939 Acres, more or less.
- 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.
- 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.
- 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.



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

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, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

By: Ryan A. Elam, PE  
Director of Development Services

By: Trisha Fowler Arcuri - City Clerk

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

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

By: \_\_\_\_\_  
County Assessor

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

Prepared By:  
Olsson

7301 West 133rd Street, Suite 200  
Overland Park, KS 66213  
Telephone: (913) 381-1170

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

drawn by: \_\_\_\_\_ MJB  
checked by: \_\_\_\_\_ TBW  
approved by: \_\_\_\_\_ TBW  
QA/QC by: \_\_\_\_\_ TBW  
project no.: 018-0330  
drawing no.: V MJB 80330  
date: 2019.02.15

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	2019.03.19	Added Private Access Easement, Revised Dedication Language
2	2019.07.19	Revised Sheet Size, Revised Boundary Area & Desc
3	2019.07.23	Revised City Approval Certification, Removed Proposed From Sidewalk Label

1 of 2



