

LOCATION MAP
NOT TO SCALE

LEGEND:

- EXISTING SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- MEASURED DISTANCE (M)
- RECORDED DISTANCE (REC)
- DRILL HOLE (DH)
- W/ CHISELED X
- RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING

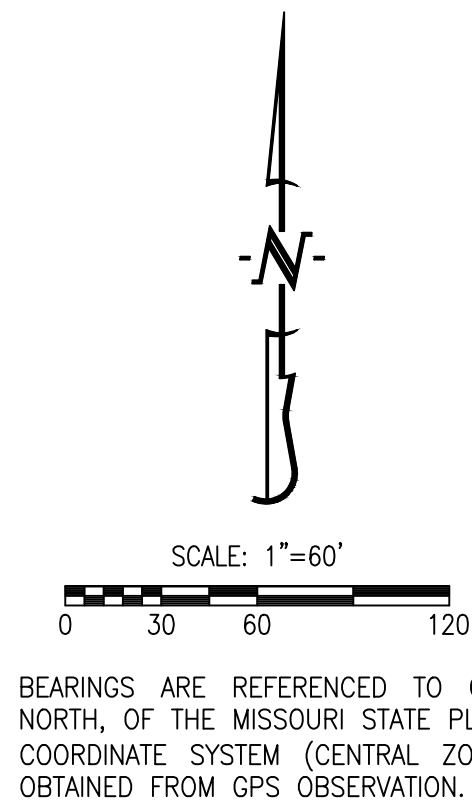
MINOR PLAT

SOUTH M-291 SAFETY MINI STORAGE LOT 4A

A REPLAT OF LOTS 1A, 2A AND 3A OF SOUTH M-291 SAFETY MINI STORAGE LOTS 1A, 2A & 3A,
LOCATED IN SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SEPTEMBER 19, 2019

Developer:

NEW TKG-STORAGEMART PARTNERS PORTFOLIO, LLC
215 NORTH STADIUM BOULEVARD
SUITE 207
COLUMBIA, MO 65203



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2019, I COMPLETED A SURVEY AND REPLAT FOR NEW TKG-KC, LLC, OF LOTS 1A, 2A AND LOT 3A, SOUTH M-291 SAFETY MINI STORAGE LOTS 1A, 2A & 3A, RECORDED IN INSTRUMENT NUMBER 2006E0028581 AND LOCATED IN SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING DESCRIBED IN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2014E0097840 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3A, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE FOR MISSOURI HIGHWAY 291 AND WITH THE FOLLOWING LINES OF LOT 3A AND EXTENDING TO LOT 1A, SAID LINES ALSO BEING ALONG A TRACT OF LAND DESCRIBED IN TRUSTEE'S DEED RECORDED BY INSTRUMENT NUMBER 2007E0119619, N 87°32'20"W, 513.05 FEET; THENCE S 2°31'10"W, 285.65 FEET TO THE NORTH RIGHT OF WAY LINE FOR CHEDDINGTON DRIVE; THENCE WITH SAID NORTH RIGHT OF WAY LINE AND SOUTH LINE OF SAID LOT 1A, N 87°41'10"W, 414.01 FEET TO THE SOUTHWEST CORNER OF LOT 1A, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 70, CHEDDINGTON 2ND PLAT, LOTS 61-140 AND TRACT C RECORDED IN INSTRUMENT NUMBER 2003I0073409; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID LOT 1A, SAID WEST LINE ALSO BEING THE EAST LINE OF SAID CHEDDINGTON 2ND PLAT, LOTS 61-140 AND TRACT C, N 2°25'25"E, 614.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 1A; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1A, S 87°38'40"E, 835.41 FEET TO THE WEST RIGHT OF WAY LINE FOR MISSOURI HIGHWAY 291 AT STATION 200+65.44, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1A; THENCE LEAVING SAID NORTH LINE AND WITH SAID WEST RIGHT OF WAY LINE, S 19°46'10"E, 257.83 FEET TO STATION 203+03.74; THENCE CONTINUING WITH SAID WEST RIGHT OF WAY LINE, S 5°44'30"W, 90.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.49 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

DAVID W. BORDEN, PLS-2002000244

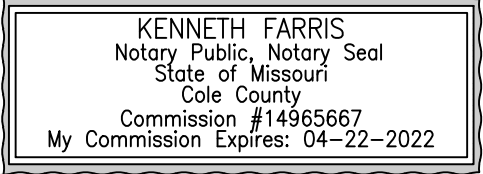
STATE OF MISSOURI } SS
COUNTY OF BOONE }

DATE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2018.

KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



PLAT DEDICATION:

THAT NEW TKG-STORAGEMART PARTNERS PORTFOLIO, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "SOUTH M-291 SAFETY MINI STORAGE LOT 4A".

BUILDING LINES:

BUILDING LINES 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 STREET RIGHT OF WAY LINE.

NEW TKG-STORAGEMART PARTNERS PORTFOLIO, LLC

WEYEN BURNAM, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, 2018 BEFORE ME PERSONALLY APPEARED WEYEN BURNAM, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE THE MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



NOTES:

- THIS TRACT IS LOCATED IN ZONE-X AREA OF MINIMAL FLOOD HAZARD AND ZONE-A WITHOUT BASE FLOOD ELEVATION AS SHOWN BY F.E.M.A. F.J.R.M. PANEL NO. 29095C0532G, DATED: JANUARY 20, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 2 CSR 90-60.040(2).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS LOT SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS COVERAGE BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- NO OIL AND GAS WELLS EXIST ON THIS PROPERTY ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMIT DATABASE. ALSO, NO PHYSICAL EVIDENCE WAS FOUND TO SHOW AN OIL AND/OR GAS WELL IS PRESENT ON THIS TRACT.

APPROVED:

THIS IS TO CERTIFY THAT THE MINOR PLAT HEREON, "SOUTH M-291 SAFETY MINI STORAGE, PLAT NO. 4A", WAS SUBMITTED TO AND DULY APPROVED PURSUANT TO CHAPTER 33, UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

BY _____
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT
RYAN A. ELAM, PE

DATE

BY _____
CITY ENGINEER - GEORGE M. BINGER III, PE

DATE

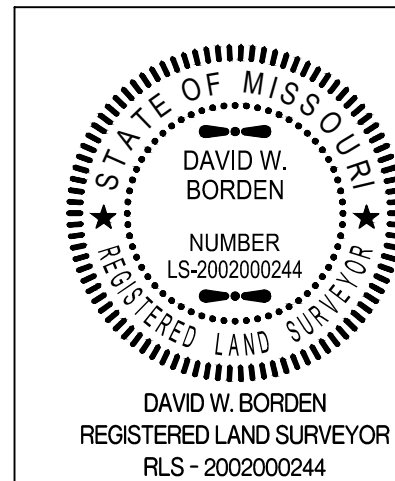
BY _____
CITY CLERK, TRISHA FOWLER ARCURI

DATE

APPROVED BY JACKSON COUNTY ASSESSOR:

BY _____ DATE

IN WITNESS WHEREOF, LBC DEVELOPMENT CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS _____ DAY OF _____, 2019.



SOUTH M-291 SAFETY MINI STORAGE LOT 4A

A REPLAT OF LOTS 1A, 2A & 3A, SOUTH M-291 SAFETY MINI STORAGE LOTS 1A, 2A & 3A
LOCATED IN SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304



www.crockettengineering.com

DATE:

9/19/2019

SCALE:

1" = 60'

PROJECT:

170504

DRAWN BY:

DWB