

MINOR PLAT
OLDHAM EAST BUSINESS PARK - LOT 2A
A REPLAT OF LOTS 2 AND 3, OLDHAM EAST BUSINESS PARK
A SUBDIVISION IN THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 47, RANGE 31 WEST,
Lee's Summit, Jackson County, Missouri

PROPERTY DESCRIPTION.

All of Lots 2 and 3, Oldham East Business Park, a subdivision in the City of Lee's Summit, Jackson County, Missouri, to be subdivided in the manner shown on this plat and the property shall hereafter be known as OLDHAM EAST BUSINESS PARK - LOT 2A.

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, 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, THE AREAS OUTLINED OR DESIGNATED AS LANDSCAPE EASEMENTS (L.E.) SHALL BE DEDICATED TO THE LEADCY WOOD HOMEOWNERS ASSOCIATION TO PRESERVE THE GREEN SPACE AND NATURAL BEAUTY OF THE SUBDIVISION.

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 32.178, RSMo, (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND WAIVATION OF THE EASEMENT HEREBY GRANTED.

STREETS. ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

BUILDING LINES. BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PARTON THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HERETO SET THEIR HANDS THIS _____ DAY OF _____, 20____.

TRIDENT LEE'S SUMMIT, LLC, BY TRIDENT PROPERTIES, INC.-BRYANT FRANK, MANAGER/SECRETARY

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSON(S), TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SURVEY NOTES.
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DENIED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PARENT TRACT OF THIS SURVEY AS RECORDED IN DOCUMENT NO. 2015E006949, AS RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE.

BEARINGS SHOWN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.

MISSOURI STATE PLANE COORDINATES HAVE BEEN CALCULATED BASED ON THE KC METRO CONTROL MONUMENT JA-45, GRID FACTOR = 0.9989898, MISSOURI COORDINATE SYSTEM 1983.

ACCORDING TO THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2606503137, EFFECTIVE SEPTEMBER 29, 2006, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

ACCORDING TO AN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1993, BY EDWARD ALTON MARY, JR., P.E., THERE ARE NO OIL OR GAS WELLS WITHIN THE PROPERTY SHOWN HEREON.

VICINITY MAP

