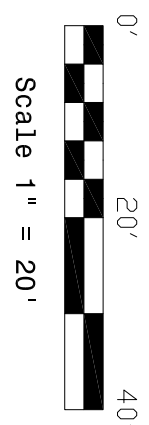


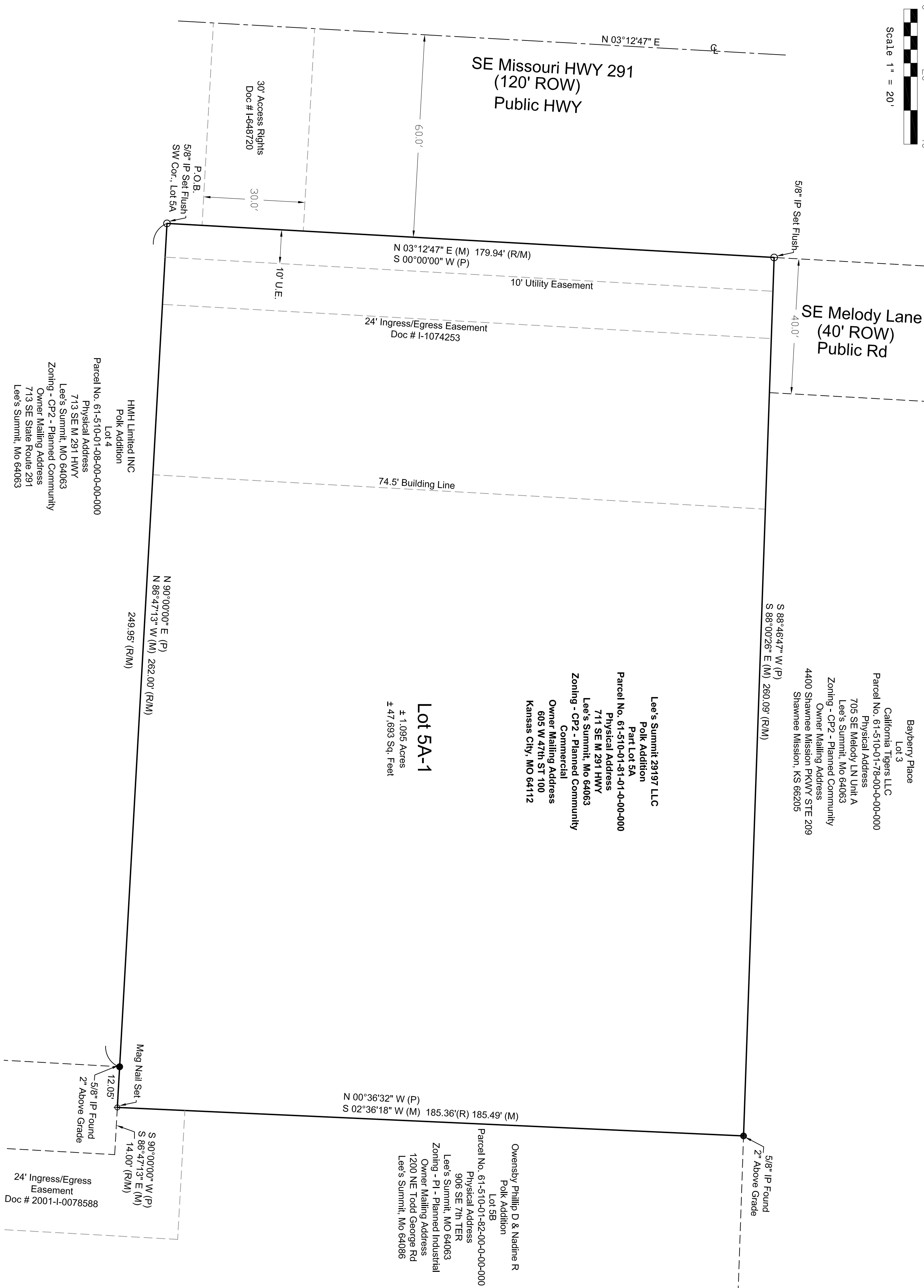


NOTE: Bearings based on the Missouri State Plane Coordinate System West Zone 2403, N.A.D. '83
Derived from GPS with tie to Trimble VRS Network



Polk Addition, Lot 5A-1

A Replat of Part of Lot 5A, Polk Addition, Lots 5A and 5B



State Plane Coordinate Table (in meters)		
3.28083333 Feet = 1 Meter		
	Grid Factor = 0.9998972	
Point	North	East
JA-25	303646.030	860950.475
SW Corner of Lot 5A-1	303906.728	861904.627
NW Corner of Lot 5A-1	303961.488	861907.701
NE Corner of Lot 5A-1	303958.731	861986.929
SE Corner of Lot 5A-1	303902.232	861984.359

Developer:
NPC International
4200 W. 115th Street, Suite 200
Leawood, Kansas 66211
Attn: Bob Kallick
913-327-3116

Surveyor:
Michael E. Neikirk, P.E.
306 North Market Street
Mt. Carmel, Illinois 62863
Attn: Trent McPeak
618-263-4100

- Surveyor's Notes:**
- Field work was completed for this survey March 7th, 2019.
 - This survey meets or exceeds the accuracy standards of an "Urban Property" Survey as defined by the Missouri Minimum Standard for Property Boundary Surveys.
 - I set or found the corner monuments as shown on the plat.
 - This surveyor has not made an investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence for this tract of land.
 - Reference Plat: Polk Addition Lots 5A and 5B as recorded in Document No. 2001-1-0078588 in the Office of the Recorder of Jackson County, Missouri.
 - Title information shown hereon was taken from Chicago Title Insurance Company Commitment No. 190262 with an effective date of February 11, 2019 at 08:00 AM.
 - The record source of the parent tract per Document Number 97-146095, 2002-1-0101122, 2001-1-0080689 as recorded in Jackson county Recorder of Deeds Office.
 - According to the Missouri Department of Natural Resources Oil and Gas Permit Database, there are no active, inactive or capped oil and/or gas wells located upon the subject property.

Surveyed Metes and Bounds Description:
A replat and resurvey of part of Lot 5A, of the Replat of Polk Addition, Lots 5A and 5B, a subdivision in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Southwest corner of Lot 5A of said Replat of Polk Addition, Lots 5A and 5B, thence North 03°12'47" East 179.94 feet along the West line of said Lot 5A to an iron pin set at the Northwest corner thereof, thence South 88°00'28" East 262.09 feet along the North line of said Lot 5A to an iron pin found at the Northeast corner of said Lot 5A, thence South 02°36'18" West 185.49 feet along the East line of said Lot 5A to a "Mag" nail set at the Southeast corner thereof, thence North 87°47'13" West 262.00 feet to the Point of Beginning, containing 1.095 acres, more or less.

This survey meets or exceeds the accuracy standards of an "Urban Property" Survey as defined by the Missouri Minimum Standard for Property Boundary Surveys.

This Survey was based on Polk Addition, Lots 5A and 5B, recorded September 27, 2001 as Document No. 2001-1-0078588 as recorded in the Recorder's Office of Jackson County, Missouri and the Title Commitments by Chicago Title Insurance Company, Commitment Number 190262 and dated February 11, 2019

This property is designated Zone "X". Areas outside of 0.2% annual chance flood, according to the corresponding FEMA FIRM Panel 25093C0438G, dated January 20th, 2017.

Bearings shown hereon are based to Missouri State Plane Coordinate System West Zone 2403, N.A.D. '83, with a reference to NGRS Station JA-25 N=303646.03M E=860950.473M with a grid factor of 0.9998972 and a date of adjustment of 2003.

All Acre and Square Feet Calculations shown hereon are more or less calculations

In testimony whereof: _____ of Lee's Summit 29197, LLC, have caused these presents to be executed this ____ Day, _____, 2020

Name, Title _____

State of _____)
County of _____) SS

On this _____ day of _____, 2020, before me _____ of Lee's Summit 29197, LLC, to me personally known to be the same, who signed and acknowledged said instrument to be their free act and deed.

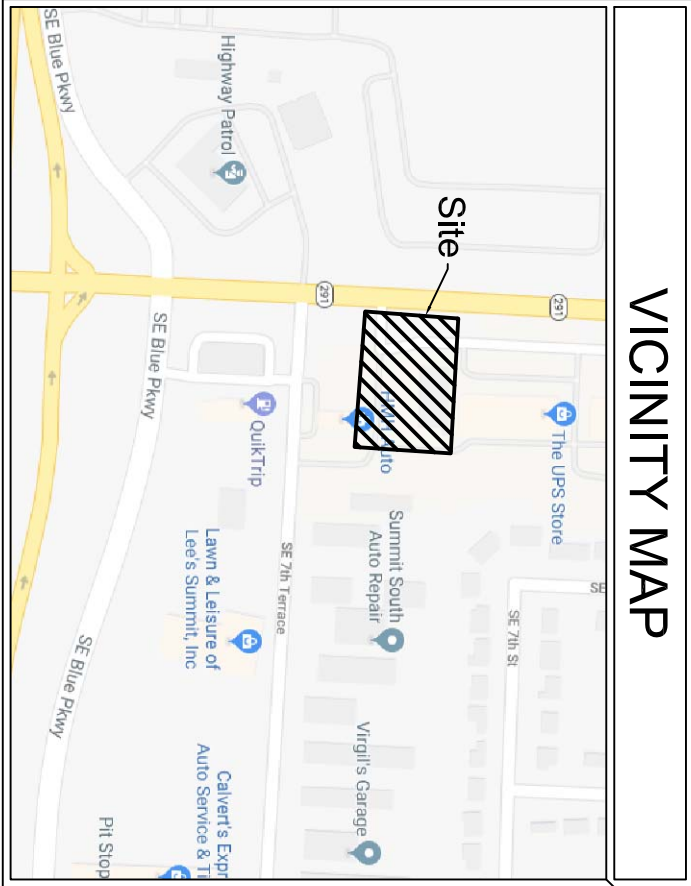
In witness thereof, I have hereunto set my hand and affixed my seal the year and date last written above.

My commission expires: _____

Notary Public _____

This is to certify that the minor plat of Polk Addition, Lot 5A-1, Minor Subdivision 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, PE - City Engineer	Date _____
Ryan A. Elum, PE - Director of Development Services	Date _____
Trisha Fowler Arcuri - City Clerk	Date _____
Jackson County Assessor/GIS Dept.	Date _____



LEGEND	
These standard symbols will be found in the drawing.	
-----	Boundary Line
-----	Set Back Line
●	Iron Pin Found
○	5/8" x 30" Iron Pin Set
⊕	With Cap, labeled Neikirk
⊕	"Mag" Nail
⊕	(M) Measured Distance/Bearing
(R)	Recorded Distance
(P)	Platted Bearing (Previous)
P.O.B.	Point of Beginning

Dedication:
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on this plat, which subdivision shall be hereafter known as Polk Addition, Lot 5A-1.

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 thereof, upon, over, under, across, through, 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.

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.

Drainage Note:
The undersigned shall not change or obstruct the drainage flow lines or ditches on the lots, unless a specific application is made and approved by the City Engineer.

711 SE M 291 HWY
Lee's Summit, MO 64063

Polk Addition, Lot 5A-1
Lee's Summit
Jackson County, Missouri

306 North Market Street
Mt. Carmel, Illinois 62863
Phone: (618) 263-4100

www.neikirkengineering.com

Professional Engineering • Land Surveying

REVISIONS: DATE

DWG DATE:
01-22-2020

SHEET #:

1

OF 1 SHEETS

LEESSUMMITMINOR.DWG

