

FINAL PLAT OF
**DOWNTOWN LEE'S
SUMMIT APARTMENTS**

RESURVEY AND REPLAT OF TRACT A, REPLAT OF LOTS 1 THRU 9 AND 11 THRU 23, INCLUSIVE, BLOCK 4 THE TOWN OF STROTHER, AND THE WEST 130 FEET OF LOTS 11 AND 12, BLOCK 4, CITY OF LEE'S SUMMIT, FORMERLY THE TOWN OF STROTHER, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE TABLE:		
POINT NO.	NORTHING	EASTING
JA-25	303646.0331	860950.4763
(2)	305035.8918	860568.0322
(3)	304919.8404	860632.1062
(4)	304919.669	860631.7389
(5)	304917.7081	860632.9371
(6)	304914.3658	860634.7332
(7)	304912.6653	860633.9131
(8)	304890.4011	860599.6202
(9)	304866.8296	860556.9336
(10)	304877.5014	860551.0415
(11)	304924.9698	860510.9078
(12)	304999.6752	860469.6616
(13)	305027.6669	860520.3528
(14)	305013.7931	860528.0128

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATES SYSTEM, WEST ZONE, (IN METERS) WERE OBTAINED BY GPS OBSERVATION USING KC METRO CONTROL MONUMENT, JA-25 HAVING A COMBINED ADJUSTMENT FACTOR OF 0.99989843 DATE OF ADJUSTMENT 2003.

LEGAL DESCRIPTION

Resurvey and replat of Tract A, REPLAT OF LOTS 1 THRU 9 AND 11 THRU 23, INCLUSIVE, BLOCK 4 TOWN OF STROTHER and the West 130 feet of Lots 11 and 12, Block 4, CITY OF LEE'S SUMMIT, FORMERLY THE TOWN OF STROTHER, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri, containing 3.7343 acres, more or less, of replatted land.

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, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any of them, upon, over or under those areas outlined or designated upon this plat as "Utility Easement" (U/E) and "Sanitary Sewer Easement" (SS/E) or within any street or thoroughfares 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.

DRAINAGE NOTE

Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots, unless specific application is made and approved by the City Engineer.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: "DOWNTOWN LEE'S SUMMIT APARTMENTS".

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____

DTLS Apartments, LLC

By: _____
James Thomas, Jr., Managing Member

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF JACKSON) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came James Thomas, Jr., Managing Member of DTLS Apartments, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

This is to certify that the Final plat of "DOWNTOWN LEE'S SUMMIT APARTMENTS" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ____ day of _____, 20____, by Ordinance No. _____.

By: _____ Mayor: Bill Baird _____ Date _____

By: _____ Director of Planning and Codes Administration, _____ Date _____

By: _____ City Engineer, _____ Date _____

By: _____ City Clerk, _____ Date _____

By: _____ Planning Commission Secretary, _____ Date _____

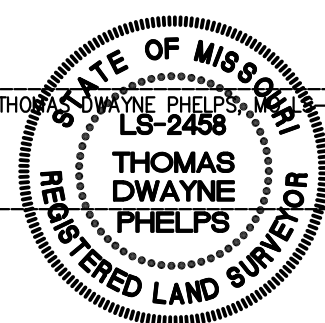
Approved by Jackson County Assessor:

By: _____ Date _____

I hereby certify that the within plat of "DOWNTOWN LEE'S SUMMIT APARTMENTS" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of Lee's Summit statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

BY: _____

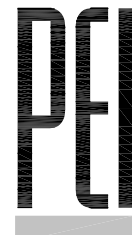
DATE: _____



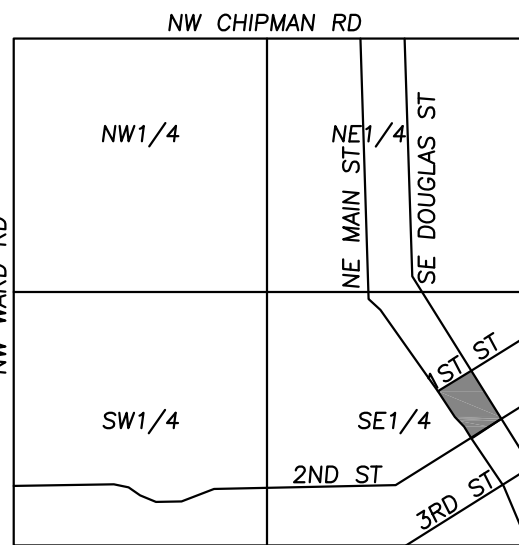
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005068

PHELPS ENGINEERING, INC
1290 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166



LOT 1



VICINITY MAP
SEC. 6-T47N-R31W



SCALE: 1"=30'

BEARING BASIS: RECORDED PLAT OF
"REPLAT OF LOTS 1 THRU 9 AND 11 THRU 23,
INCLUSIVE, BLOCK 4 TOWN OF STROTHER"

LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS MOLS-2458 PLASTIC CAP
- DENOTES FOUND SURVEY MONUMENT (ORIGIN UNKNOWN UNLESS DESCRIBED)
- ▲ DENOTES FOUND "+" CUT
- DENOTES SET MAG. NAIL & SHINER (ORIGIN UNKNOWN UNLESS DESCRIBED)
- (M) DENOTES MEASURED
- (P) DENOTES PLATTED
- (D) DENOTES DEED
- (CR) DENOTES CALCULATED FROM RECORD VALUE

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED JANUARY 20, 2017.

ZONING:

BASED ON A LETTER FROM THE CITY OF LEE'S SUMMIT, MISSOURI DATED DECEMBER 4, 2019, THE PROPERTY IS ZONED "CBD", DEFINED AS PLANNED CENTRAL BUSINESS DISTRICT UNDER THE UNITED DEVELOPMENT ORDINANCE, AND TO THE CITY'S KNOWLEDGE, THERE ARE NO ZONING, BUILDING, OR FIRE CODE VIOLATIONS FOR THIS PROPERTY. THERE ARE NO KNOWN LEGAL NONCONFORMING ISSUES, NOR ARE THERE ANY ROW ACQUISITIONS OR PLANNED CONDEMNATION AT THIS PROPERTY.

TITLE NOTES:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-882582-KCTY FIRST AMENDMENT WITH AN EFFECTIVE DATE OF NOVEMBER 25, 2019 AT 8:00 A.M.

OWNER/DEVELOPER:

DTLS APARTMENTS, LLC
ATTN: JAMES THOMAS, JR.
8335 KEYSTONE CROSSING, SUITE 220
INDIANAPOLIS, IN 46240
(913) 216-0124

SURVEYOR:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
ATT: THOMAS DWAYNE PHELPS
913-393-1155

THE PLAT WAS PREPARED FEBRUARY 4, 2020.