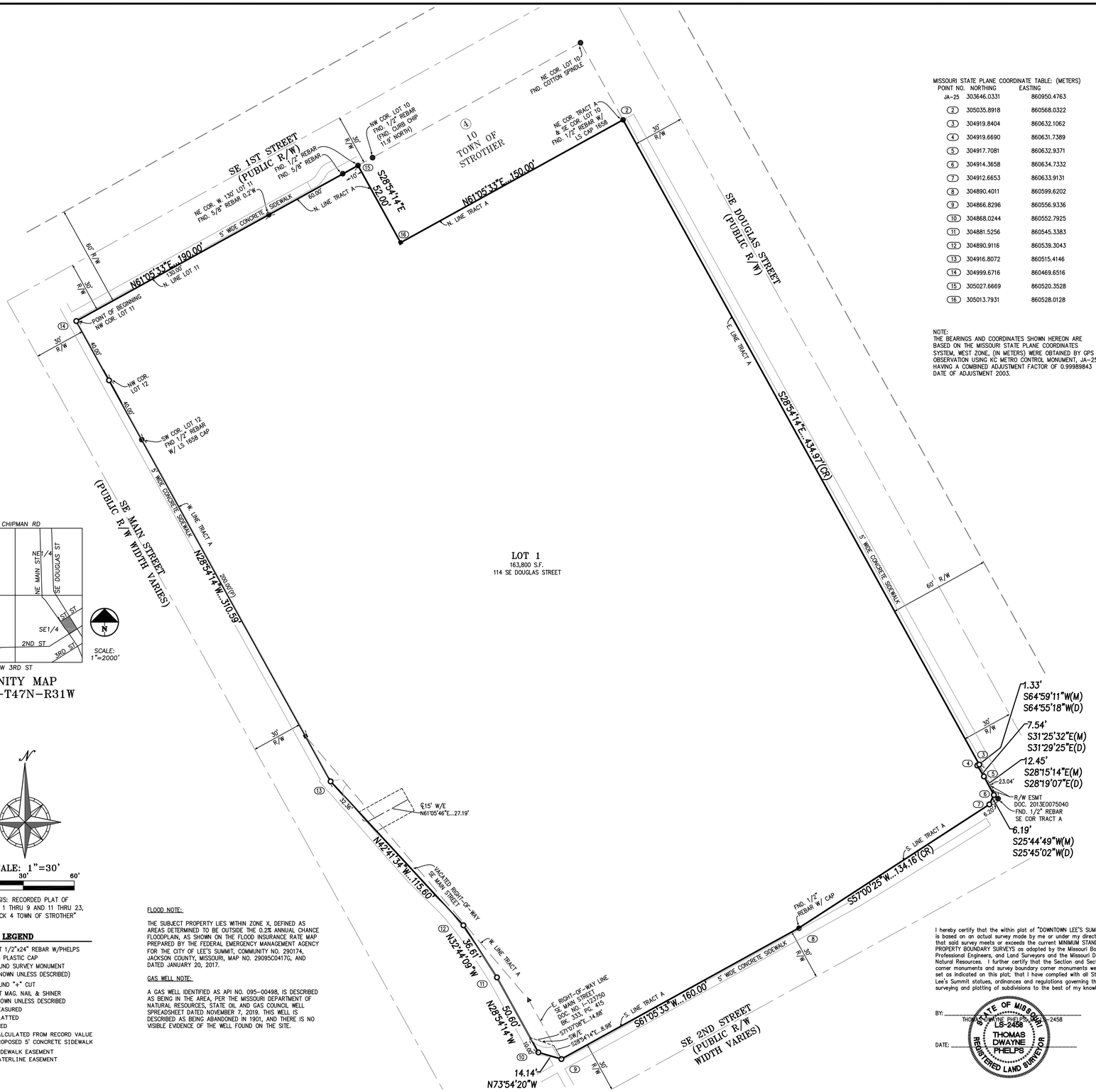

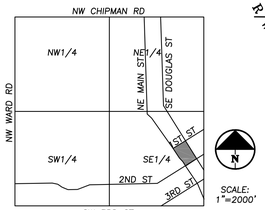

VICINITY MAP
SEC. 6-T47N-R31W

N

SCALE: 1"=30'
0' 30' 60'

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
- DENOTES PROPOSED 5' CONCRETE SIDEWALK
- SW/E DENOTES SIDEWALK EASEMENT
- W/E DENOTES WATERLINE EASEMENT

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.

GAS WELL NOTE:

A GAS WELL IDENTIFIED AS API NO. 095-00498, IS DESCRIBED AS BEING IN THE AREA, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL WELL SPREADSHEET DATED NOVEMBER 7, 2019. THIS WELL IS DESCRIBED AS BEING ABANDONED IN 1901, AND THERE IS NO VISIBLE EVIDENCE OF THE WELL FOUND ON THE SITE.

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.

MISSOURI STATE PLANE COORDINATE TABLE: (METERS)

POINT NO.	NORTHING	EASTING
JA-25	303646.0331	860950.4763
2	305035.8918	860568.0322
3	304919.8404	860632.1062
4	304919.6690	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	304868.0244	860552.7925
11	304881.5256	860545.3383
12	304890.9116	860539.3043
13	304916.8072	860515.4146
14	304999.6716	860469.6516
15	305027.6669	860520.3528
16	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.

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 statues, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

BY: _____
THOMAS DWAYNE PHELPS MOLS-2458

DATE: _____

STATE OF MISSOURI
LS-2458
THOMAS
DWAYNE
PHELPS
REGISTERED LAND SURVEYOR

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

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 and vacated right-of-way of Main Street, as now established lying adjacent to said Tract A, all in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 11, said point also being on the Southerly right-of-way line of SE 1ST Street, as now established; thence N 61°05'33" E, thence along the Northerly line of said Lot 11 and said Tract A and the Southerly right-of-way line of said SE 1st Street, a distance of 190.00 feet to an angle point on the Northerly line of said Tract A; thence S 28°54'14" E, along the Northerly line of said Tract A, a distance of 52.00 feet; thence N 61°05'33" E, along the Northerly line of said Tract A, a distance of 150.00 feet to the Northeast corner of said Tract A, said point also being on the Westerly right-of-way line of SE Douglas Street, as now established; thence S 28°54'14" E, along the Easterly line of said Tract A and the Westerly right-of-way line of said SE Douglas Street, a distance of 434.97 feet; thence along the Westerly right-of-way line of SE Douglas Street, for the following four (4) courses; thence S 64°59'11" W, a distance of 1.33 feet; thence S 31°25'32" E, a distance of 7.54 feet; thence S 28°15'14" E, a distance of 12.45 feet; thence S 25°44'49" W, a distance of 6.19 feet to a point on the Southerly line of said Tract A, said point also being on the Northerly right-of-way line of SE 2nd Street, as now established; thence along the Southerly right-of-way line of said Tract A and the Northerly right-of-way line of said SE 2nd Street, for the following two (2) courses; thence S 57°00'25" W, a distance of 134.16 feet; thence S 61°05'33" W, a distance of 160.00 feet to a point on the Easterly right-of-way line of SE Main Street, as now established; thence along the Easterly right-of-way line of said SE Main Street, for the following five (5) courses; thence N 73°54'20" W, a distance of 14.14 feet; thence N 28°54'14" W, a distance of 50.60 feet; thence N 32°44'09" W, a distance of 36.61 feet; thence N 42°41'34" W, a distance of 115.60 feet; thence N 28°54'14" W, along the Westerly line of said Tract A and its Southeasterly extension, a distance of 310.59 feet to the point of beginning, containing 3.7603 acres, more or less, of replatted land.

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".

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 plot as "Utility Easement" (U/E), "Sanitary Sewer Easement" (SS/E), and "Waterline Easement" (W/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.

A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "SIDEWALK EASEMENT" or by the abbreviation "SW/E" on the accompanying plat.

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.

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)
) SS
COUNTY OF JACKSON)

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 plat of "DOWNTOWN LEE'S SUMMIT APARTMENTS" was submitted 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.

By _____ _____
Mayor: Bill Baird Date

By _____ _____
Director of Planning and Codes Administration, Ryan A. Elam, P.E. Date

By _____ _____
City Engineer, George M. Binger III, P.E. Date

By _____ _____
City Clerk, Trisha Fowler Arcuri Date

By _____ _____
Planning Commission Secretary, Date

Approved by Jackson County Assessor:

By _____ _____
Date

Approved by GIS Department:

By _____ _____
Date

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

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005056

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

Error Closure: 0.000933' North: 0.0003086' East: 0.0008803' Perimeter: 1672.59' Precision 1:1792702