Minor Plat Property Description Rice Acres, Lot 4 All of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri, together with all that part of an unplatted tract of land, all lying in the Northeast Quarter of Section 29, Township 48 North, Range 31 West, described by Timothy Blair Wiswell, MO—PLS 2009000067, of Olsson, Inc. LC—366, as follows: A Replat of Lot 1, Rice Acres, a subdivision in the City of COMMENCING at the Southeast corner of the Northeast Quarter of Section 29, Township 48 North, Range 31 West; thence North 88 degrees 28 minutes 52 seconds West, on the South line of said Northeast Quarter, a distance of 755.18 feet to a point on the Southerly extension of the West line of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence Lee's Summit, Jackson County, Missouri, together with part North 01 degree 23 minutes 04 seconds East, departing said South line, on said Southerly extension, a distance of 55.66 feet to the Southwest corner of said Lot 1, the POINT OF BEGINNING; thence North 01 degree 23 minutes 04 seconds East, on said West line, a distance of 436.21 feet to the Northwest corner of said Lot 1; thence South 88 degrees 38 minutes 41 seconds East, or the North line of said Lot 1 and its Easterly extension, a distance of 400.00 feet to a point; thence South 01 degree 23 minutes 04 seconds West, departing said Easterly extension, a distance of of an unplatted tract of land, all lying in the Northeast 436.21 feet to a point on the Easterly extension of the South line of said Lot 1; thence North 88 degrees 38 minutes 41 seconds West, on said Easterly extension and on said South line, a distance of 400.00 feet to the POINT OF BEGINNING, containing 174,485 Square Feet or 4.0056 Acres, more or less. Quarter of Section 29, Township 48 North, Range 31 West MO Braun 3: Aluminum NGS Disk Set in Concrete 5"± Above Grade 57'± West of I—470 Paved Shoulder Stamped "BRAUN 3. 1979" Plat Dedication Published Grid Coordinates (2003 Adjustment) N: 310136.375m, E: 862153.323m The undersigned proprietor of the above described tract of land has caused the same to be An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, Elev.=305.7m subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be construct and maintain, or to authorize the location, construction and maintenance of structures - NE Cor., Lot 1, Rice Acres Grid Factor: 0.9999001 known as "Rice Acres, Lot 4." for storm sewer, surface drainage channel, any or all of them, upon, over, or under those greas Found 1/2" Rebar, Held Grid=Ground Ground Coordinates (US Survey Feet): N: 308623.436moutlined or designated upon this plat as "Drainage Easement" (D/E) or within any street or N: 1017506.29', E: 2828581.25' Unplatted E: 862472.315m \ S88°24'26"E (P) Unplatted E: 862441.847m (U/E) 10.00'-**Easement Dedication** thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his **S88'38'41"E 400.00' (M)** Doc. No. 2006E0125134 assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, Doc. No. 2000i0085522 An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights E. Line, <u>(Lot 1, Rice Acres)</u> construct and maintain, or to authorize the location, construction and maintenance of poles, 7 — <u>30' Access Easement</u> Doc. 1989i0906979 previously transferred and vacation of the easement herein granted. Rice Acres ^{_}7.50' (S/E Tie) 20.00' (U/E Tie) wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface N: 308626.319m (Portion To Be Retained) drainage channel, electricity, telephone, cable television, or any other necessary public utility or The sanitary, storm, and water utilities not installed within the utility easements, and contained E: 862350.441m └─10.00' (U/E) 10' Utility services, any or all of them, upon, over, or under those areas outlined or designated upon this within this plat, are private utilities and shall be owned and maintained by the property owners plat as "Utility Easement" (U/E) 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 · 🖟 15' Sanitary Easement 30' Access Easement 30'x100' An Access Easement for cross—access across Lot 4 to the adjacent parcels is hereby granted waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. Doc. 1989i0906979 Doc. 1992i1130617 with the recording of this plat as shown herein, and allows the ingress and egress use of the Access Easment (2006), any right to request restoration of rights previously transferred and vacation of the (Portion To Be Retained) S01°21'45"W 12.50' area as designated hereon. easement herein granted. (30'x191.56') - 30' Access Easement Doc. 1989i0906979 <u>Building Lines</u> An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, 10' Utility Easement (To Be Partially Vacated 10' Utility Easement Doc. 1989i0904529 construct and maintain, or to authorize the location, construction and maintenance of structures By Separate Instrument) Doc. 1989i0904529 Building lines or setback lines are hereby established, as shown on the accompanying plat, and (Portion to Be Retained) (30'x108.44' Vacated) for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as (To Be Partially Vacated By This Plat) no building or portion thereof shall be built between this line and the lot line nearest thereto. "Sanitary Sewer Easement" (S/E) or within any street or thoroughfare dedicated to public use on 10' Utility Easement this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby Doc. 1989i0904529 Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Lee's Lot 1, Rice Acres waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (To Be Partially Vacated By This Plat) Summit Municipal Code. Restrictions on the use or alteration of the said facilities may apply. This (2006), any right to request restoration of rights previously transferred and vacation of the property is also subject to the obligations and requirements of the Stormwater Treatment Facility Lot 1, Rice Acres easement herein aranted. Maintenance Agreement approved by the City of Lee's Summit, Missouri. 205.00 205.00 Execution: OWNER of Lot 4: Consolidated Library District No. 3, a/k/a Mid-Continent Public Library, a political subdivision of the State of Missouri 87'x205' Stormwater Treatment Facility Area In testimony whereof, the OWNER of Lot 4, Consolidated Library District No. 3, a political subdivision of the State of Missouri, has caused this instrument to be executed by _____ Director of said political subdivision, on this _____ day of _____, 2020. 435. 436. BE IT REMEMBERED that on this ______ day of ______, 2020, before me, the undersigned, a Notary Public in and for said County and State, came ______, Direct who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said Consolidated Library District No. 3, a political subdivision of the State of In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written. Lot 4 174,485 S.F. 4.0056 Ac., ± My Commission Expires: ___ SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366" FOUND MONUMENT AS NOTED Lot Summary Table MEASURED DIMENSION - THIS PLAT 174,485 S.F. 4.0056 Ac. PREVIOUSLY PLATTED DIMENSION Total 174,485 S.F. 4.0056 Ac. CALCULATED DIMENSION FROM RECORD Replatted Area | 130,863 S.F. | 3.0042 Ac. PREVIOUSLY DEEDED DIMENSION BUILDING SETBACK LINE DRAINAGE EASEMENT UTILITY EASEMENT WATER LINE EASEMENT <u>Certification</u> I hereby certify that the within Minor Plat of "Rice Acres, Lot 4" subdivision is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 — Chapter 16 (20 CSR 2030—16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner 10' Utility Easement lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, Doc. 1989i0904529 ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief. (To Be Partially Vacated By This Plat) 10' Utility Easement 10' Utility Easement NE Town Centre Blvd. Doc. 1989i0904529 WISWELL .PLS-2009000067 Rice Road — ~1-470 Hwy. 6' Sidewalk 10' Utility Easement – Project Location NE Colbern Road — SE Cor., Lot 1, Rice Acres Timothy Blair Wiswell, MO PLS No. 2009000067 Olsson, LC-366 300.00' (M)(P) (Lot 1, Rice Acres) twiswell@olsson.com N88°38'41"W 400.00' (M) N88°24'26"W (P) Point of Beginning └1-470 Hwy. – N. Line, NE Colbern Road R/W SW Cor., Lot 1, Rice Acres N: 308493.414m −US Hwy. No. 291 S. Line, Lot 1, Rice Acres N: 308490.531m^{-J} E: 862347.230m NE Colbern Road N. Line, NE Colbern Road R/W E: 862469.104m This is to certify that the Minor Plat of $Rice\ Acres,\ Lot\ 4$ was submitted to and duly approved by the City of Lee's 100' Public R/W Section 29, T48N, R31W Summit, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Point of Commencing 1881.97'-Ordinances, for the City of Lee's Summit, Missouri. VICINITY MAP SE Cor., NE 1/4, Sec. 29, T48N, R31W Found 2" Aluminum Monument in Monument Box Scale: 1" = 2000'S. Line, NE 1/4, Sec. 29, T48N, R31W 2637.15 SW Cor., NE 1/4, Sec. 29, T48N, R31W Ryan A. Elam, PE Found Chiseled "+" Cut on Concrete Bridge Director of Development Services <u>Surveyor's Notes</u> 4. To date, Subject Property contains no visible evidence of abandoned oil or gas wells Basis of Bearings — Held the South line of the Northeast Quarter of Sec. 29, T48N, By: _____ Trisha Fowler Arcuri — City Clerk R31W at N88°28'52"W, Missouri State Plane Coordinate System 1983, West Zone. located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., Rotate 'As-Surveyed' bearings 0°14'15" clockwise to match platted bearings. Distances shown hereon are ground distances in US Survey Feet. <u>Prepared For/Property Owner:</u> Library District No. 3 QA/QC by: 5. This Survey meets or exceeds the Urban Property Accuracy Standard of Closure of George M. Binger III, P.E. - City Engineer 15616 E. US Hwy 24 project no.: Subject Property lies within "Zone X — Areas determined to be outside the 0.2% 1: 20,000, as defined by the Department of Insurance, Financial Institutions and Independence, MO 64050-2057 annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number drawing no.:MP_80330-COLBERN Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 -Approved by the GIS Department of Jackson County, Missouri. 29095C0430G, Revised January 20, 2017. Prepared By: Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017. SHEET Subject Property contains a total of 174,485 Square Feet or 4.0056 Acres, more or 7301 West 133rd Street, Suite 200 6. Subject Property was last conveyed in Instrument Numbers 1989i0905995 and less, including 130,863 Square Feet or 3.0042 Acres of Replatted Area. Overland Park, KS 66213 Printed Name of Telephone: (913) 381-1170