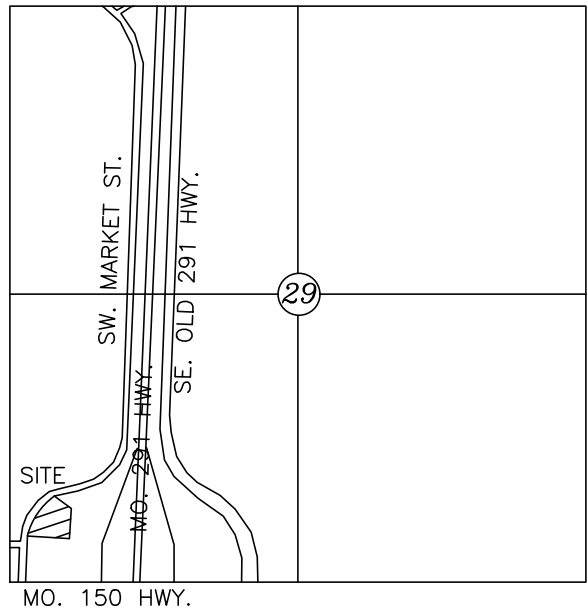


MINOR PLAT
FIRESTONE SW. MARKET STREET
in the City of Lee's Summit
located in a portion of SECTION 29,
TOWNSHIP 47 NORTH, RANGE 31 WEST of the 5th P.M.
JACKSON COUNTY, MISSOURI



Vicinity Map
SEC. 29, T47N, R31W
NOT TO SCALE

Legend			
○	Existing Iron Rod	(M)	Measured Dimension
●	Origin Unknown (unless noted)	(D)	Deed Dimension
	Set 1/2"x24" Iron Rod/Cap (unless otherwise noted)	(P)	Plat Dimension
△	Section Corner	R/W	Right of Way
	Origin Unknown (unless noted)	□	Storm Drain Manhole
---	Boundary Line	⬡	Water Meter
---	Setback Line	⬡	Guy Wire
— x — x —	Fence	⬡	Gas Meter
— E — E —	Overhead Electric Line	⬡	Gas Valve
— W — W —	Water Line	⬡	Telephone Riser Box
— G — G —	Gas Line	⬡	Gas Line Marker
— T — T —	Underground Telephone	⬡	Sanitary Sewer Cleanout
— S — S —	Sanitary Sewer Line	⬡	Sanitary Sewer Manhole
⬡	Bollard	⬡	Sign
⬡	Curb Inlet or Area Inlet	⬡	Light Pole
⬡	Fire Hydrant	⬡	Power Pole
⬡	Handicap Parking	⬡	Water Valve
⬡	Electric Cabinet	⬡	Electric Meter

OWNER/DEVELOPER:

E.L. ROBINSON

LETHA M. ROBINSON

IN TESTIMONY WHEREOF:
E.L. ROBINSON & LETHA M. ROBINSON, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2020.

NOTARY CERTIFICATION:

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED E.L. & LETHA M. ROBINSON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT _____, AND THAT SAID INSTRUMENT WAS SIGNED OF THEIR OWN FREE ACT AND DEED.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE

NOTARY PUBLIC MY COMMISSION EXPIRES:

CITY OF LEE'S SUMMIT:

CITY OFFICIALS CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT OF "FIRESTONE SW. MARKET STREET" WAS SUBMITTED AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

CITY CLERK: _____ DATE: _____
TRISHA FOWLER ARCURI

APPROVAL: PUBLIC WORKS / ENGINEERING:

CITY ENGINEER: _____ DATE: _____
GEORGE M. BINGER III, P.E. ,

APPROVAL: DEVELOPMENT SERVICES

DIRECTOR OF DEVELOPMENT SERVICES: DATE:
RYAN A. ELAM, P.E.

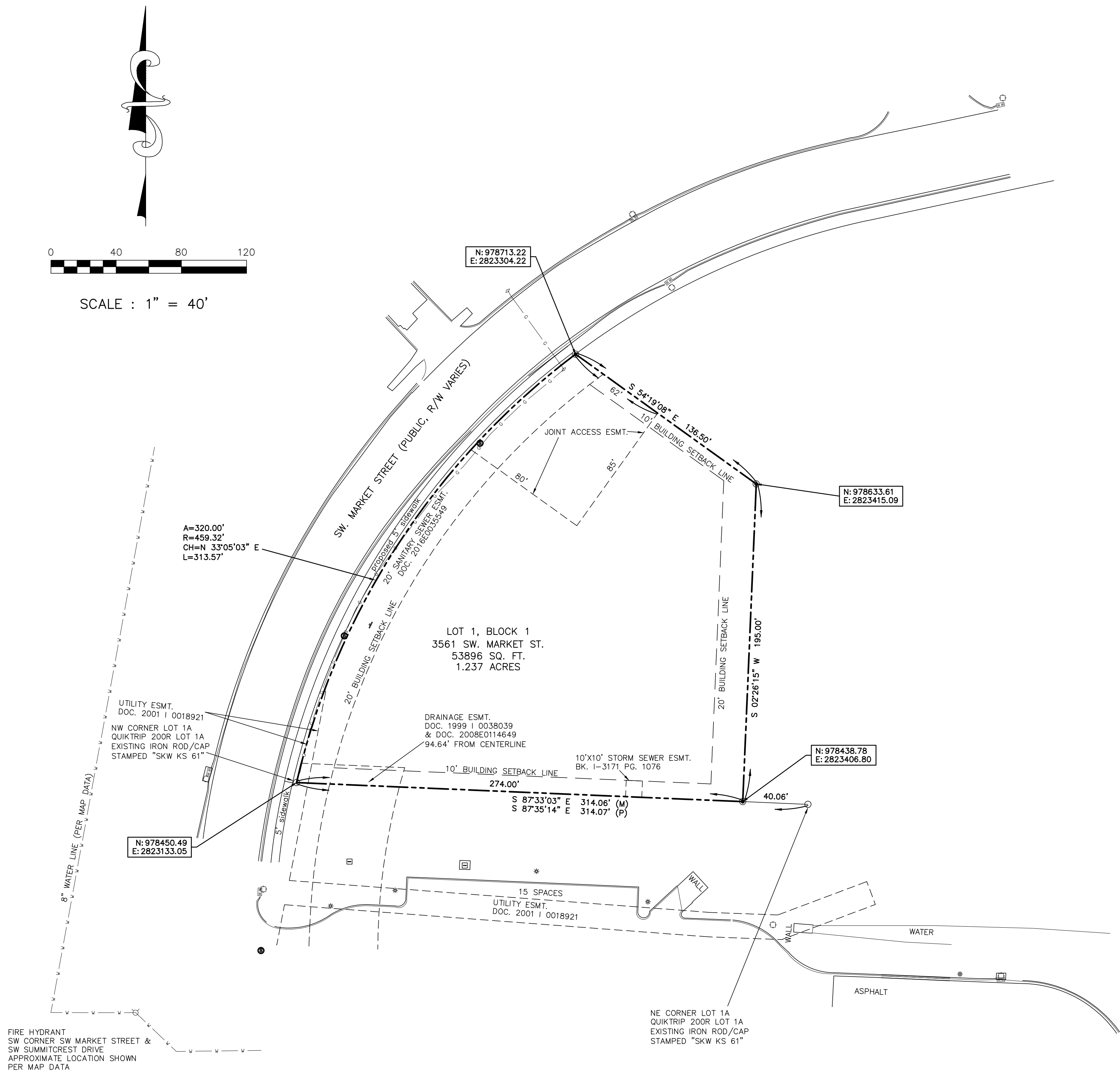
APPROVED: JACKSON COUNTY ASSESSOR'S OFFICE/GIS DEPT.

JACKSON COUNTY GIS DEPT. DATE:

OWNER/DEVELOPER
FS LEE'S SUMMIT, LLC
9010 Overlook Boulevard
Brentwood, Tennessee 37027
Owner Contact: Jason Horowitz
Email: jhorowitz@gbtrealty.com
Phone: (615) 370-0670



William A. Booe, LS 2002010970, w.booe@cornerstone-rs.com
Project No. 1-1910401PLAT-M



PROPERTY DESCRIPTION:

Written by William A. Boe, RS# 102001970, October 23, 2019
A tract of land located in a portion of the Southwest Quarter of Section 29, Township 47 North, Range 31 West of the 5th Principal Meridian, Lee's Summit, Jackson County, Missouri, and being more particularly described as follows:
BEGINNING at the Northwest corner of Lot 1A, Minor Plat of Quiktrap 200R Lot 1A;
thence S 89°06'00"E along the north line a distance of 136.50 feet; thence bearing a radius of 459.32 feet, a length of 320.00 feet and a chord bearing and distance of N 35°05'53"E, 313.57 feet;
thence S 54°19'08"E a distance of 136.50 feet;
thence S 02°26'15"W a distance of 195.00 feet to the North line of said Lot 1A;
thence N 87°03'35"E W along said North line a distance of 274.00 feet to the point of beginning, containing 1.237 acres.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

FIRESTONE SW. MARKET STREET

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZH THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE, TELEPHONE, CABLE TELEVISION, POWER, OR OTHER UTILITIES, OR FOR ANY OF THE FOREGOING SERVICES, ANY OR ALL OF THEM, UNDER, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED ON THIS PLAT AS "UTILITY EASEMENTS" (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 WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.18B RSMo, ANY AND ALL 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.

SURVEYOR'S NOTES:

The bearings shown hereon are based upon the Missouri State Plane Coordinate System, station no JA-137, N. 974542.6936 E. 2824145.0197, ELEV. 993.438 (NAVD 88), located about 7 miles South of the intersection of Hwy. 150 and Hwy. 291.

The Title report was furnished by Fidelity National Title commitment no. 191439 revision 111119, dated November 1, 2019 at 12:00 p.m. No noted oil or gas wells per commitment or observed in the field.

This survey meets the accuracy requirements for "Urban" property as defined by the Missouri Minimum Standards. Closure 1 in 615041.

Underground utilities are shown per One call ticket 193242567, dated 11-20-2019. Utilities are shown by the above ground markings provided by others and this locations should be considered approximate.

This property is in no Special Flood Hazard Zone according to Flood Insurance Rate Map, Community Number 29095C0532G, effective date January 1, 2017.

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.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

WILLIAM A. BOOE, LS 2002010970 _____ DATE: _____