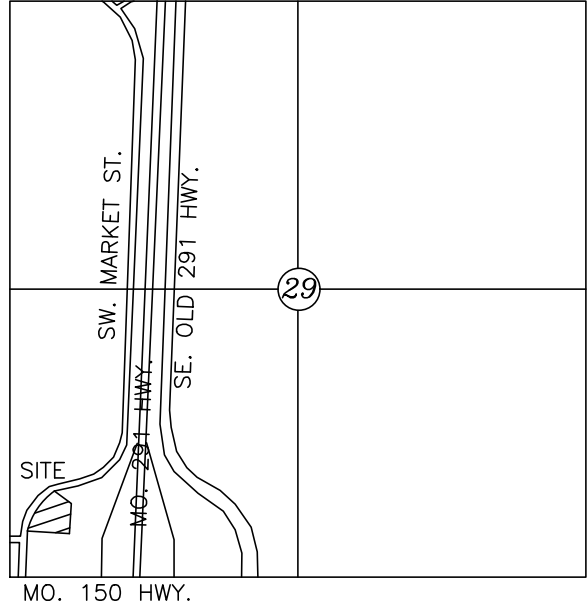


Legend

○	Existing Iron Rod	(M)	Measured Dimension
●	Origin Unknown (unless noted)	(D)	Deed Dimension
⦿	Set 1/2"x24" Iron Rod/Cap	(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
---	Fence	⋈	Gas Meter
---	Overhead Electric Line	⋈	Gas Valve
---	Water Line	⋈	Telephone Riser Box
---	Gas Line	⋈	Gas Line Marker
---	Underground Telephone	⋈	Sanitary Sewer Cleanout
---	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

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

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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

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.,

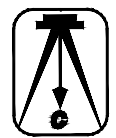
APPROVAL: DEVELOPMENT SERVICES

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@gbtreaty.com  
Phone: (615) 370-0670



CORNERSTONE

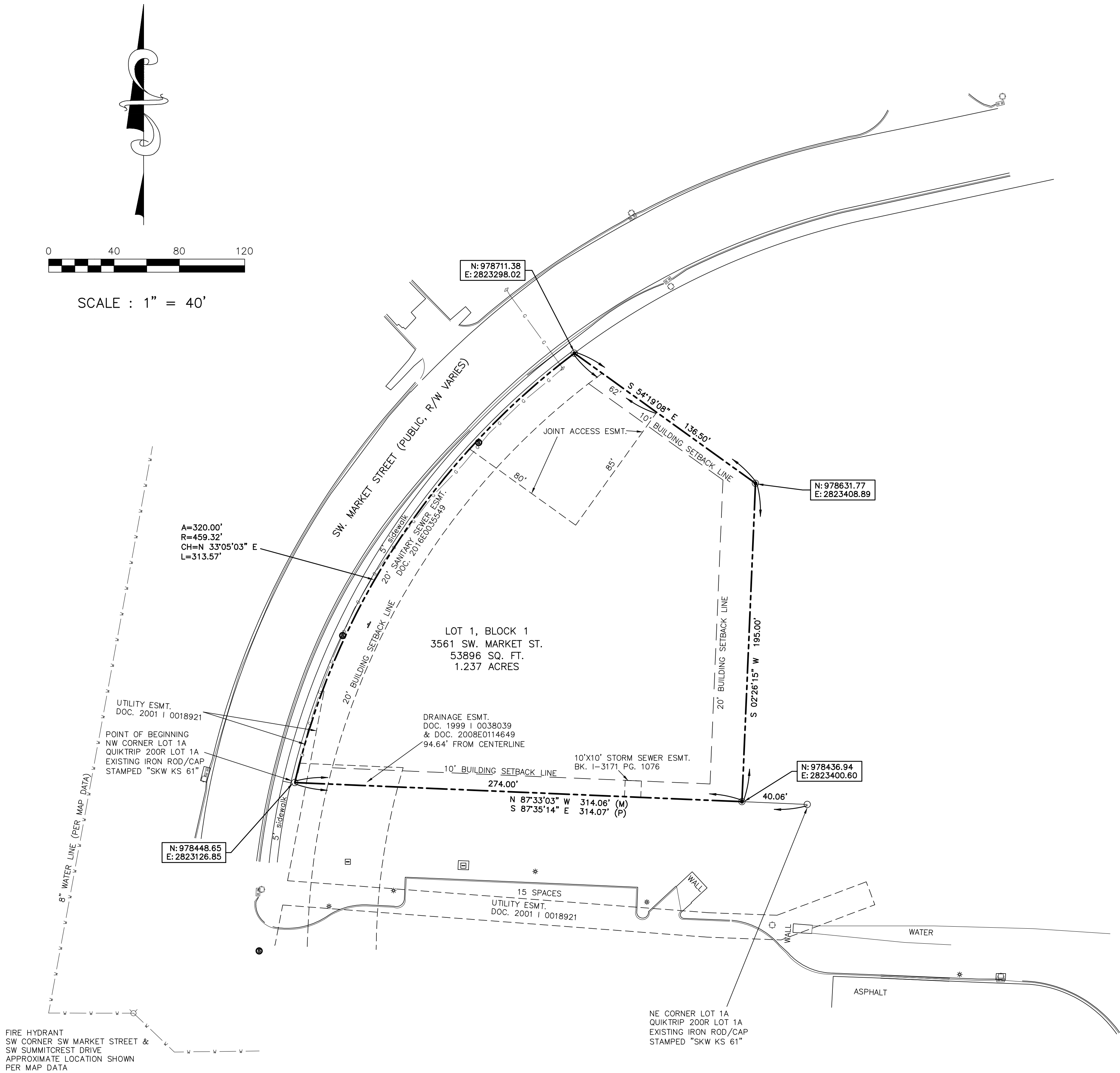
Regional Surveying, LLC

Serving Kansas, Missouri & Oklahoma

1921 North Penn, Independence, KS 67301 Ph:620-331-6767

William A. Booe, LS 2002010970, w.booe@cornerstone-rs.com

Project No. 1-1910401PLAT-M



PROPERTY DESCRIPTION:

Written by William A. Booe, RLS 2002010970, 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 Quiktrip 200R Lot 1A;  
Thence along a curve to the right and the Southeasterly right of way of Market Street, having a radius of 459.32 feet, a length of 320.00 feet and a chord bearing and distance of N 33°05'03" 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°33'03" 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 HEREAFER BE KNOW 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 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 OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON 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 527.188 RSMo. (2008), 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.

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, and coordinate values per "QUIKTRIP 200R LOT 1A" plat, Missouri State Plane Coordinate System, West Zone (NAD83) using a grid factor of 0.99999412, by BHC Rhodes, June of 2017.

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.

The 5' sidewalk shown along the Northwesterly side of subject property is a proposed sidewalk to be built in the future.

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: \_\_\_\_\_

