Legend

Existing Iron Rod Origin Unknown (unless noted) Set 1/2"x24" Iron Rod/Cap (unless otherwise noted) Section Corner Origin Unknown (unless noted) ———— Boundary Line — — Setback Line — E — E — Overhead Electric Line

— w — Water Line — c — c — Gas Line — T — T — Underground Telephone — ss — ss — Sanitary Sewer Line Bollard Curb Inlet or Area Inlet Fire Hydrant Handicap Parking

OWNER/DEVELOPER:

LETHA M. ROBINSON

E.L. ROBINSON

Electric Cabinet

Deed Dimension Plat Dimension Right of Way Storm Drain Manhole Water Meter Guy Wire Gas Meter Gas Valve Telephone Riser Box Gas Line Marker

> Sanitary Sewer Cleanout Sanitary Sewer Manhole Sign Light Pole Power Pole Water Valve Electric Meter

Measured Dimension

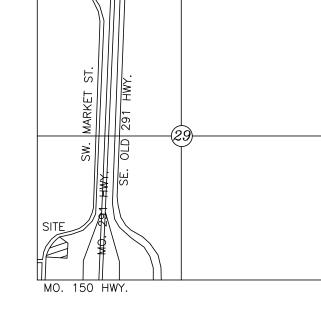
IN TESTIMONY WHEREOF: E.L. ROBINSON & LETHA M. ROBINSON, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ______DAY OF ______, 2020. NOTARY CERTIFICATION: COUNTY OF _____ ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED E.L & LETHA M. ROBINSON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID 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 OFFICALS 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 CITY CLERK: TRISHA FOWLER ARCURI APPROVAL: PUBLIC WORKS / ENGINEERING: CITY ENGINEER: GEORGE M. BINGER III, P.E., APPROVAL: DEVELOPMENT SERVICES DIRECTOR OF DEVELOPMENT SERVICES: 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



MINOR PLAT FIRESTONE SW. MARKET STREET

located in a portion of SECTION 29,



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

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

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

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 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 BÈHALF 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 ÈASEMENT 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

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 0.9999412, 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

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.

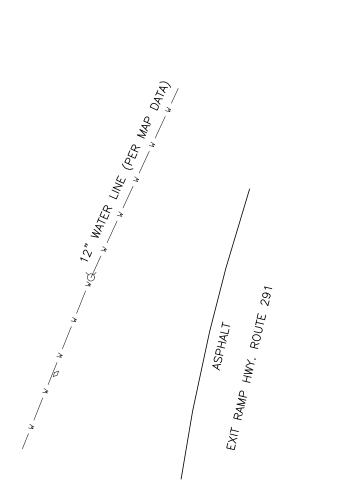
This property is in no Special Flood Hazard Zone according to Flood Insurance Rate Map, Community Number 29095C0532G, effective date January 1, 2017.

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



in the City of Lee's Summit

TOWNSHIP 47 NORTH, RANGE 31 WEST of the 5th P.M.

JACKSON COUNTY, MISSOURI

N: 978711.38 E: 2823298.02 SCALE : 1" = 40'R:459.32' D:1°58'16" CB:N 54'01'43" E CL:15.80' E: 2823408.89 _S 02°26'15" W A=320.00' R=459.32' CH=N 33'05'03" E L=313.57' _N 87°33'45" W LOT 1, BLOCK 1 3561 SW. MARKET ST. 53896 SQ. FT.

> DOC. 1999 I 0038039 & DOC. 2008E0114649 ∕94.64' FROM CENTERLINE 10'X10' STORM SEWER ESMT. 62.11, ____10' BUILDING SETBACK LINE BK. I-3171 PG. 1076 DRAINAGE ESMT. N 87'33'03" W 314.06' (M) N 87'35'14" W 314.07' (P) 40.06' N: 978436.94 S 69°26'44" W E: 2823400.60

> > EXISTING IRON ROD/CAP

STAMPED "SKW KS 61"

15 SPACES DOC. 2001 | 0018921 └─ w ── w ── w ── NE CORNER LOT 1A QUIKTRIP 200R LOT 1A

1.237 ACRES

SW CORNER SW MARKET STREET & SW SUMMITCREST DRIVE APPROXIMATE LOCATION SHOWN

UTILITY ESMT.

POINT OF BEGINNING

QUIKTRIP 200R LOT 1A

EXISTING IRON ROD/CAP

STAMPED "SKW KS 61" /

N: 978448.65

E: 2823126.85

NW CORNER LOT 1A

FIRE HYDRANT

PER MAP DATA

DOC. 2001 | 0018921