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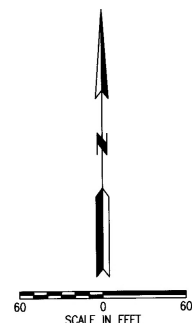
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SURVEYED FOR
Summit Crest Plaza, L.L.C.
317 SW Market St.
Lee's Summit, MO 64063



Hamilton, Sterrett & Dooley
231 S.W. Noel
Lee's Summit, Missouri 64063
816-525-4844

MISSOURI STATE PLANE TIE TRAVERSE TABLE

POINT #	GRID AZIMUTH	GRID DIST.(m)	NORTHING (Y)(m)	EASTING (X)(m)
JA-137			297040.818	860799.466
	01°18'24"	1035.03		
TP 1			298075.577	860823.068
	274°07'14"	391.78		
SE COR, SE 1/4, SEC 30			298103.729	860432.297

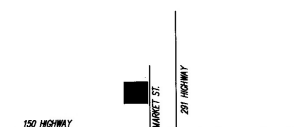
LEGEND

- ▲ Denotes set 1/2" bar with cap RLS 2455 unless noted otherwise.
- △ Denotes found 1/2" bar unless noted otherwise.
- Denotes 4" sidewalk.

SURVEY NOTES

- Parent tract of this survey is Document No. 2000-I-0058280 on file with the Recorder of Deed's Office, Jackson County, Independence, Missouri.
- This survey meets or exceeds the accuracy of a class "Urban Property" survey.
- Basis of bearings is Missouri State Plane Grid using KC Metro Control Monument JA-137 having a Grid Factor of 0.9999002

VICINITY MAP

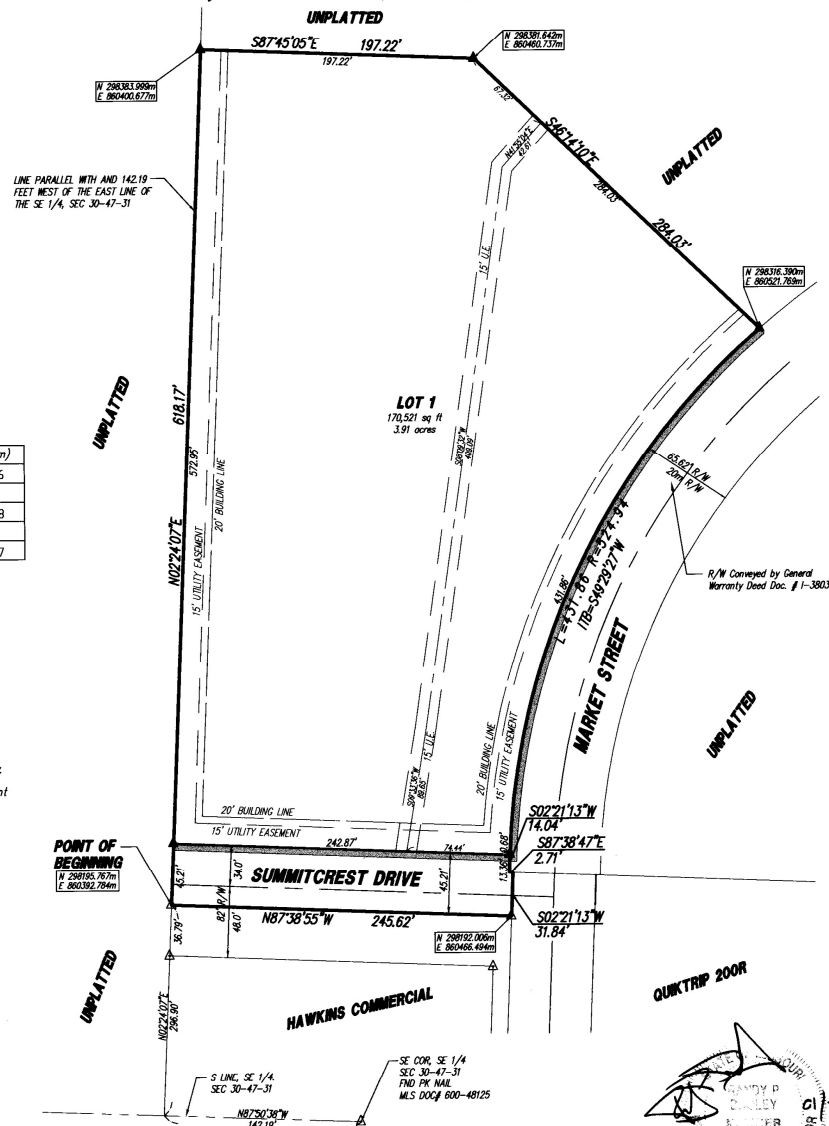


MINOR PLAT

SUMMITCREST PLAZA

LOT 1

SW 1/4, Section 29 & SE 1/4, Section 30, Township 47, Range 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGAL DESCRIPTION

A parcel of land in the Southwest Quarter of Section 29 and in the Southeast Quarter of Section 30, both in Township 47, Range 31 in Lee's Summit, Jackson County, Missouri described as follows: Commencing at the southeast corner of the Southwest Quarter of said Section 30, thence North, 87 degrees 50 minutes 38 seconds West along the south line of said quarter section, a distance of 142.19 feet; thence North 02 degrees 24 minutes 07 seconds East along a line parallel with and 142.19 feet west of the east line of said southeast quarter section, said line also being the west line of HAWKINS' COMMERCIAL, a subdivision of Record, a distance of 296.90 feet to the northeast corner of said subdivision, said point being the POINT OF BEGINNING; thence continuing North 02 degrees 24 minutes 07 seconds East along said line, a distance of 618.17 feet; thence South 87 degrees 45 minutes 05 seconds East, a distance of 197.22 feet; thence South 46 degrees 14 minutes 10 seconds East, a distance of 284.03 feet to a point on the westerly right-of-way of Market Street as established; thence along said westerly right-of-way, the following four (4) courses; along a curve to the left having an initial tangent bearing of South 49 degrees 29 minutes 27 seconds West, a radius of 524.94 feet (WOODT radius reads 160 meters), an arc distance of 431.86 feet; thence South 02 degrees 21 minutes 13 seconds West, a distance of 14.04 feet; thence South 87 degrees 38 minutes 47 seconds East, a distance of 2.71 feet to the northwest corner of QUINTRIP 200R, a subdivision of Record; thence South 02 degrees 21 minutes 13 seconds West (plat reads South 02 degrees 24 minutes 46 seconds East) along the west line of said subdivision, a distance of 31.84 feet to the northeast corner of said HAWKINS COMMERCIAL; thence North 87 degrees 38 minutes 55 seconds West along the north line of said subdivision, a distance of 245.62 feet to the POINT OF BEGINNING. Containing 181,588 square feet.

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, 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.

STREETS.

The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby dedicated.

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.

DEDICATION

The undersigned proprietors of the herein described tract have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"SUMMITCREST PLAZA, LOT 1"

In testimony whereof, Summit Crest Plaza, L.L.C., a Missouri Limited Liability Company has caused these presents to be signed by its Members this 14 day of February, 2001.

By Glenn Jones
Glenn Jones, Member

Attest David L. Ward
David L. Ward, Member

State of Missouri } ss
County of Jackson }

On this 14 day of February, 2001, before me personally appeared Glenn Jones and David Ward who being by me sworn did say that they are the Members of Summit Crest Plaza, L.L.C., a Missouri Limited Liability Company and that said instrument was signed in behalf of said Company by authority of its Members and to be the free act and deed of said Company.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at my office the day and year last written above.

SHARON R. WALKER
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County

Sharon R. Walker
Notary Public

My Commission Expires July 22, 2003

APPROVED: Dana E. Metzger
Dana E. Metzger, PE
City Engineer

2/13/01
Date

APPROVED: Robert G. McKay
Robert G. McKay, AICP
Director of Planning
and Development

Pursuant to Ordinance Number 2211, City of Lee's Summit, MO.

ATTEST: Denise R. Chisdm
Denise R. Chisdm, City Clerk

APPROVED: Jackson County Assessor
JACKSON COUNTY ASSESSOR

I hereby certify that the within plat of SUMMITCREST PLAZA, LOT 1 is me or under my direct supervision and that said survey meets or exceeds the requirements for the MINIMUM standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors. 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 statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

80088 CM TIMMUS 2-2001

Randy P. Dooley, L.S. 2455
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.