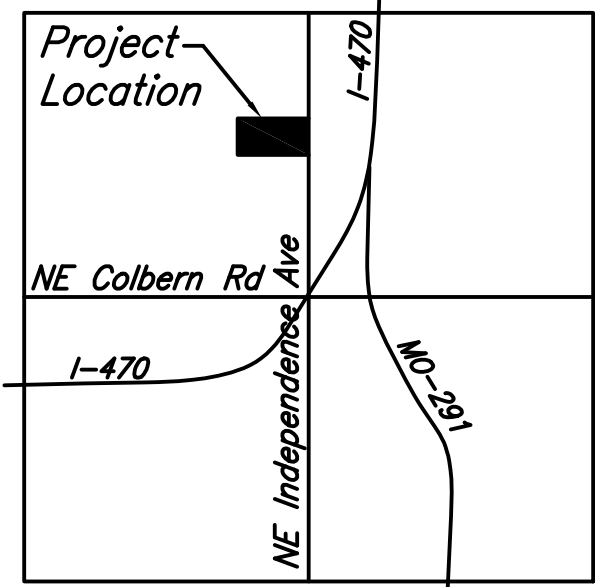


MINOR PLAT OF
**LEE'S SUMMIT TOWN CENTRE,
LOT 3**

A SUBDIVISION IN THE CITY OF LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI



SECTION 29, T-48-N, R-31-W

POINT OF COMMENCING

Northeast Corner
NW 1/4, Sec. 29-48N-31W
Ex. 1/2" Rebar

312,470.096
862,368.275

DESCRIPTION:

A part of the Northeast Quarter of the Northwest Quarter, Section 29, Township 48 North, Range 31 West, Lee's Summit, Jackson County, Missouri, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 29; thence S 1°35'52"W along the East line of the Northeast Quarter of the Northwest Quarter for 991.63 feet to the Point of Beginning; thence S 1°35'52"W continuing along said East line for 330.00 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter; thence N 88°15'22"W along the South line of the Northeast Quarter of the Northwest Quarter for 561.55 feet to the Southeast corner of LEE'S SUMMIT TOWN CENTRE, LOT 1 & LOT 2, a subdivision of record; thence N 1°42'31"E along the East line of said subdivision for 330.00 feet; thence S 88°15'22"E for 560.91 feet to the Point of Beginning. Subject to the road right-of-way of Independence Avenue. Containing 4.25 acres more or less.

DEDICATION OF PLAT: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Lee's Summit Town Centre, Lot 3".

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. 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. (2006), 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 located or constructed between this line and the street right-of-way line.

IN TESTIMONY WHEREOF, Lee's Summit Town Centre, LLC, a Missouri limited liability company, have caused these presents to be signed by its Authorized Member, E.J. Plesko & Associates, Inc., this _____ day of _____, 2020.

Andrew E. Plesko - President

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2020 before me appeared Andrew E. Plesko, to me personally known, who by me duly sworn, did say that he is President of E.J. Plesko & Associates, Inc., Authorized Member of Lee's Summit Town Centre LLC, a Missouri limited liability company and that said instrument was signed and sealed in behalf of said company and he acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal at my office in said County and State, the day and year last above written.

My Commission expires: _____

Notary Public

Print Name

APPROVED:

This is to certify that the within plat of "Lee's Summit Town Centre, Lot 3" was submitted to and duly approved by Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

Jackson County Assessor/GIS Dept. Date

Trisha Fowler Arcuri- City Clerk Date

George M. Binger III, P.E. - City Engineer Date

Ryan A. Elam, PE Date
Director of Development Services

NOTES:

- All bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, Monument JA-134, using a grid factor of 0.9999018. All coordinates are in meters.
- This property is not in the floodway with a designation of Zone X (area of minimal flooding) according to the Federal Emergency Management Agency National Flood Insurance Program Boundary and Floodway Map, Lee's Summit, Jackson County, Missouri, Community Panel Number 29095C043oG dated January 20, 2017.
- There are no oil or gas wells within the property boundaries according to Missouri Department of Natural Resources map of Geophysical Downhole Information.
- Parent Tract Doc. No. 200010023583

PREPARED FOR/ DEVELOPER:
E.J. Plesko & Associates, Inc.
6515 Grand Teton Plaza - Ste. 300
Madison WI 53719

**Thomas Clemons
Area Surveyors**

2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 survey@kc.rr.com

I hereby certify that the within Plat of "Lee's Summit Town Centre, Lot 3" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

THOMAS W. CLEMONS, MO. P.E.S. NO. 1958

S 01°42'31" W 151.50'

S 88°17'29" E
57.36'

East Line of the W. 1/2, N.E. 1/4, NW 1/4, Sec. 29-48N-31W

S 01°42'31" W 565.47'

309,000.3729
861,616.7022

S 88°15'22" E 560.91'
530.91'

Centerline of a 30'
Storm Drainage Easement
Bk. 12260 Pg. 1194

308,995.4485
861,778.4335

POINT OF BEGINNING

Right of Way Deed
Bk. 12260 Pg. 1197

LOT 3

Containing
175,306.11 sq. ft.
or 4.02 acres

LEE'S SUMMIT
TOWN CENTRE
LOT 1

N 01°42'31" E 330.00'

308,899.8442
861,613.7034

15' Building Line

N 88°15'22" W 561.55'

N.E. Town Centre Drive (60' Public R/W)

Proposed 5' Sidewalk

308,894.9142
861,775.6293

Right of Way Deed
Bk. 12064 Pg. 1165

SUMMIT
PLAZA
LOT 2

Southeast Corner
N 1/4, NW 1/4,
Sec. 29-48-31W

LEGEND

- EXISTING REBAR
- SET 1/2" REBAR & PLASTIC CAP
MO PLS #1958

BROWNING - DARK FARM
LOT 1