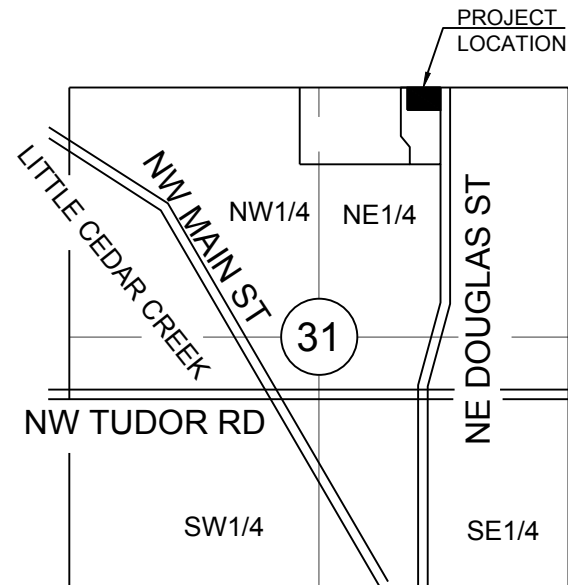


MINOR SUBDIVISION OF
LOT 5-OAKVIEW - LOTS 1-5
A REPLAT OF LOT 2, "MINOR PLAT, POLYTAINERS ADDITION, LOTS 1 AND 2"
AND PART OF NE DOUGLASS STREET ALL IN THE NE 1/4 OF SEC. 31-48-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 31-48-31
LOCATION MAP
SCALE 1" = 2000'

- LEGEND:**
- FOUND 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED
 - BL - BUILDING LINE
 - R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - A/E - ACCESS EASEMENT
 - W/E - WATERLINE EASEMENT
 - EXISTING LOT AND PROPERTY LINES
 - - - EXISTING PLAT AND R/W LINES

MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-43
GRID FACTOR 0.9998981
COORDINATES LISTED IN U.S. FEET
NORTHING EASTING
JA-43 1008949.1270 2823205.6164

SURVEYORS NOTES:

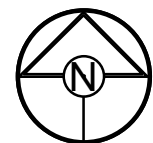
- Flood Note: This Property does not lie within a Flood Zone as shown on the FIRM Map 29095C0409G, Dated 1/20/2017.
- Lot 5 Total area: 1.90 +- acres (Platted).
- Zoning: PI (Planned Industrial, per City of Lees Summit Mapping).
- Basis of bearings is the Plat of OAKVIEW - LOTS 1-5, Recorded as document No. 2019E0038352.
- Subject property has access to public streets, NE Douglas Street by way of Access Easement recorded in the Final Plat of OAKVIEW - LOTS 1-5 and access to NE Victoria Drive to the South by way of Access Easement recorded in the Final Plat of OAKVIEW - LOTS 1-5 and Ingress Egress Easement recorded in the minor plat of POLYTAINERS ADDITION LOTS 1 & 2.
- OIL AND GAS WELL NOTE: There was no Oil or Gas Wells located on property per Missouri Department of Natural Resources Oil and Gas Permits website.
- The use of all Lots and Tracts of land in this subdivision are subject to the recorded Declaration of Easements, Covenants, and Restrictions for OAKVIEW - LOTS 1-5.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS
PREPARED UNDER MY DIRECT SUPERVISION AND
THAT THE INFORMATION SHOWN HEREON WAS FIELD
VERIFIED 7-22-2020 AND IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

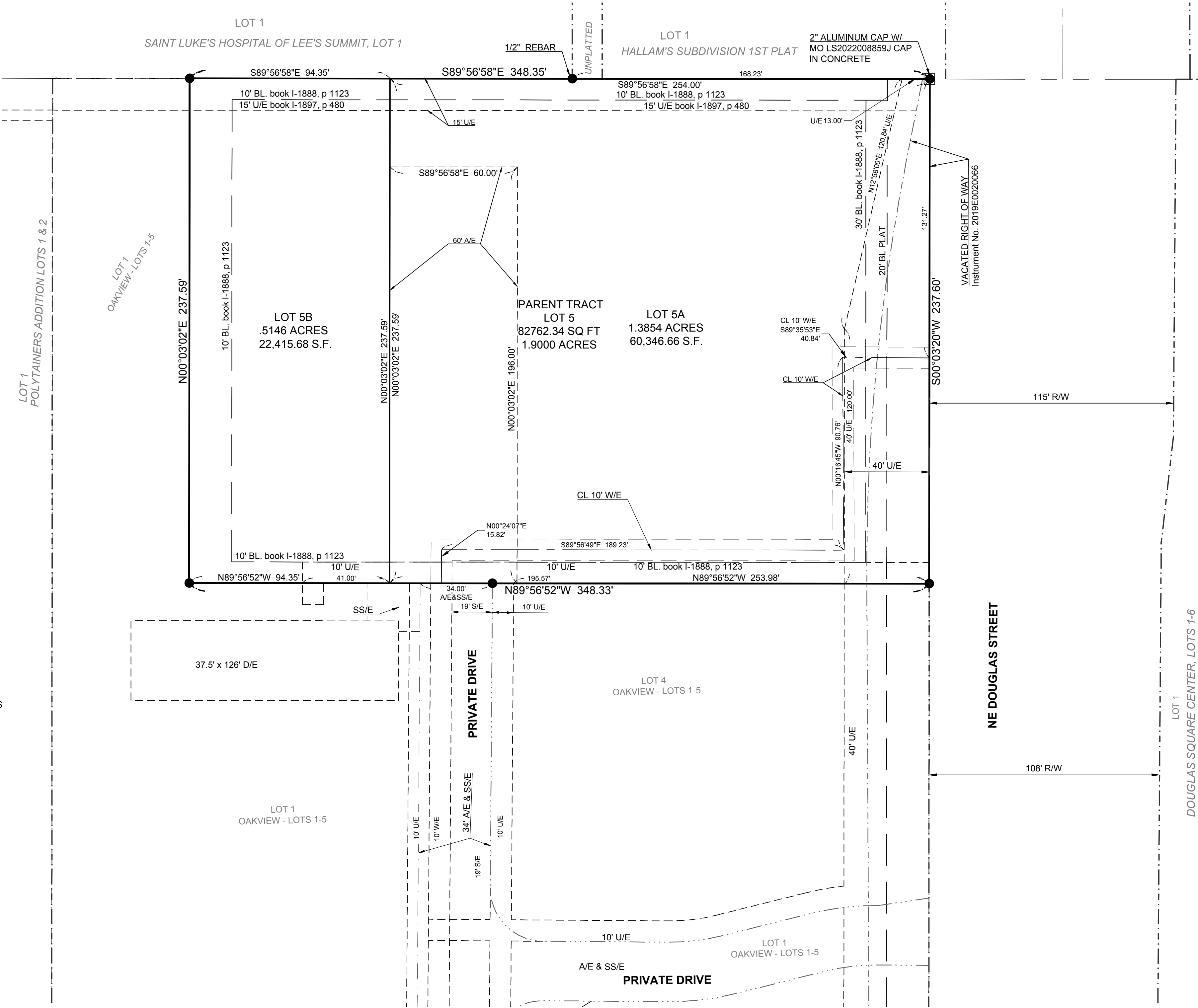


David Allen Rinne, P.L.S.
MO# PLS-2014000198



0 30' 60'
SCALE: 1" = 30'

BASIS OF BEARINGS:
Plat of "OAKVIEW-LOTS 1-5"



PARENT TRACT DESCRIPTION:

Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80 .

DESCRIPTION: 5A

Part of Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80. Being more particularly described as follows:
All of Lot 5, OAKVIEW-LOTS 1-5 except the West 94.35 feet thereof.

DESCRIPTION: 5B

Part of Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80. Being more particularly described as follows:
All of the West 94.35 feet of said Lot 5, OAKVIEW-LOTS 1-5.

EXECUTION:

IN TESTIMONY WHEREOF, _____ of, OAK VIEW LEES SUMMIT LLC has caused this instrument to be executed, this ____ day of _____, 2019.

OAK VIEW LEES SUMMIT LLC

By: _____

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) ss.

BE IT REMEMBERED that on this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, came

_____, of, OAK VIEW LEES SUMMIT LLC who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public

Print Name

My Commission Expires: _____

APPROVALS

This is to certify that the within Minor Subdivision of Lot 5, OAKVIEW - LOTS 1-5 was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ____ day of _____, 20____ by Ordinance No. _____.

William A. Baird, - Mayor Date

Trisha Fowler Arcuri - City Clerk Date

Dana Arth - Planning Commission Sec. Date

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

Ryan A. Elam, P.E. - Director of Development Services

Jackson County Assessor/GIS Dept. Date

OWNER/DEVELOPER:

OAK VIEW LEES SUMMIT LLC
201 HAWKS RIDGE TRAIL
COLLEYVILLE TX 76034
PH: 214-460-8442

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MINOR SUBDIVISION OF LOT 5
OAKVIEW - LOTS 1-5
1450 NE DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MO.

REVISION	DATE	DESCRIPTION
1	7-22-2020	7-22-2020
2	7-22-2020	7-22-2020
3	7-22-2020	7-22-2020
4	7-22-2020	7-22-2020
5	7-22-2020	7-22-2020
6	7-22-2020	7-22-2020
7	7-22-2020	7-22-2020
8	7-22-2020	7-22-2020
9	7-22-2020	7-22-2020
10	7-22-2020	7-22-2020

MINOR
SUBDIVISION

SHEET

1