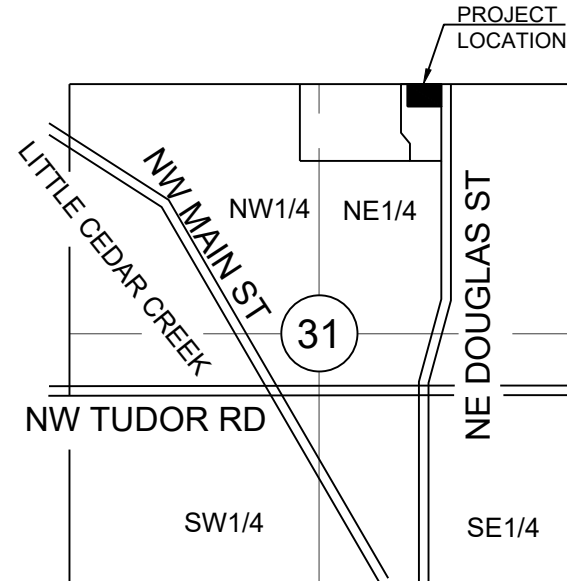


MINOR SUBDIVISION
OAKVIEW, LOTS 5A AND 5B
A REPLAT OF LOT 5, "OAKVIEW - LOTS 1-5"
IN THE NE 1/4 OF SEC. 31-48-31, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

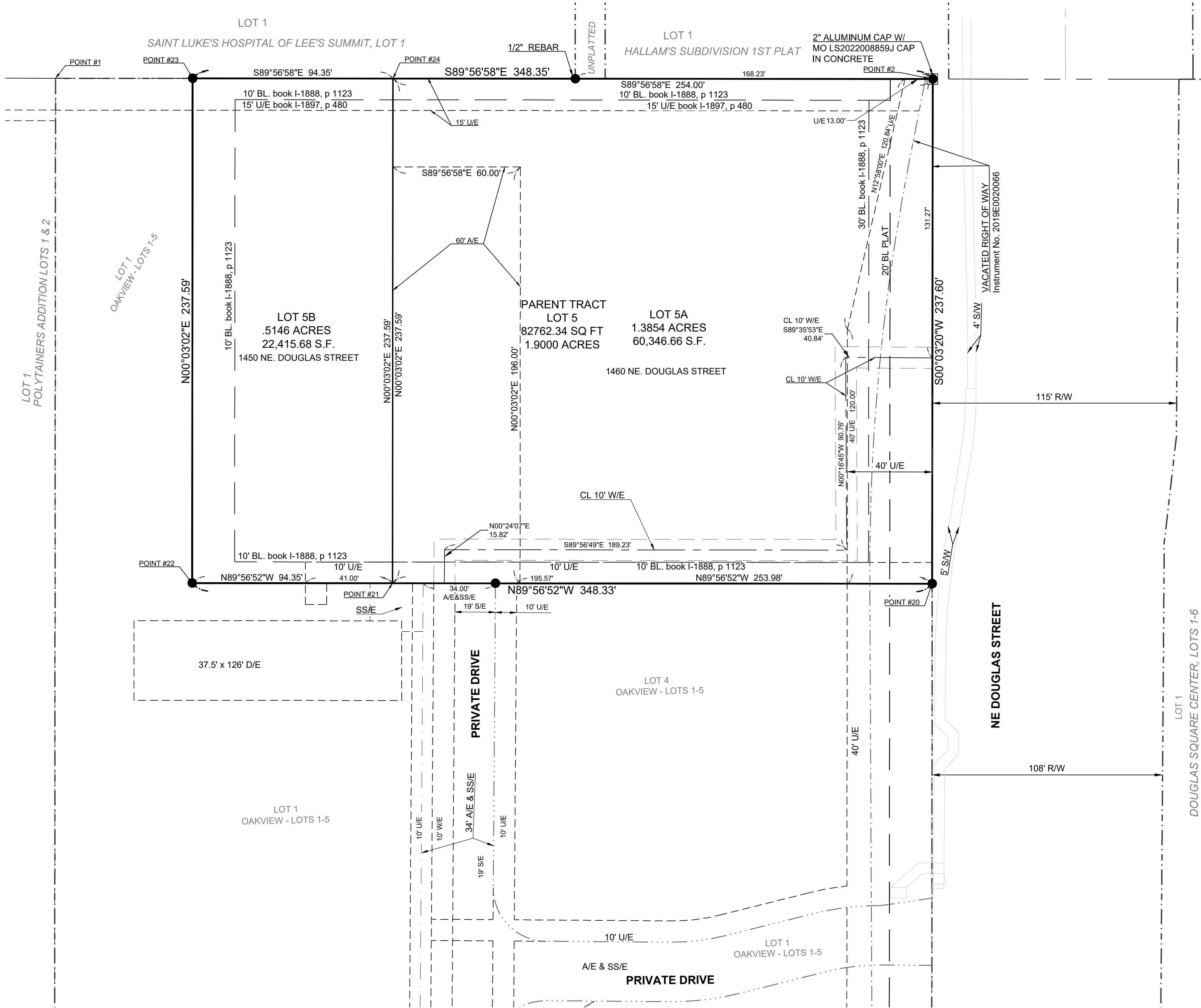
MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-43
GRID FACTOR 0.9998981
COORDINATES LISTED IN U.S. FEET
NORTHING EASTING
JA-43 1008949.1270 2823205.6164

COORDINATE LIST

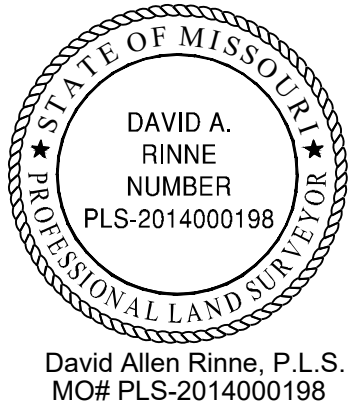
POINT #	NORTHING	EASTING
1	1009607.92	2822824.57
2	1009594.01	2823237.19
20	1009356.55	2823229.16
21	1009365.11	2822975.33
22	1009368.29	2822881.03
23	1009605.74	2822889.04
24	1009602.57	2822983.33

SURVEYORS NOTES:

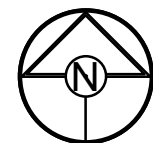
- Flood Note: This Property does not lie within a Flood Zone as shown on the FIRM Map 29095C0409G, Dated 1/20/2017.
- Lot 5 Total area: 1.90 +- acres (Platted).
- Zoning: PI (Planned Industrial, per City of Lees Summit Mapping).
- Basis of bearings is the Plat of OAKVIEW - LOTS 1-5, Recorded as document 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.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "OAKVIEW - LOTS 5A AND 5B".

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 sidewalks, poles, wires, anchors, conduits and or structures for, pedestrian access, 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 EASEMENT" or "U/E" or within any street or thoroughfare dedicated to public use on this plat.

A private easement or license is hereby granted to all lots within this subdivision and to all future lots within this subdivision to locate, construct and maintain, or to authorize the location, construction and maintenance of water pipes or structures, upon, over, or under those areas outlined or designated upon this plat as "Water EASEMENT" or "W/E".

An perpetual easement of access upon, over and under those areas outlined and designated on this plat as "Private Access Easement" or "A/E" is hereby granted to all lots within this subdivision and to all future lots within this subdivision to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private streets and similar facilities. Said areas are also reserved for the ingress and access of all owners within this plat, and the owners of future lots within this subdivision and their occupants, guests, and invitees.

Grantors, on behalf of themselves, their heirs, their 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 easements herein granted.

Building Lines: Building lines or setback lines are hereby established as shown on the accompanying plat and no building of portion thereof shall be constructed between this line and the street right of way line.

DRAINAGE NOTE:

THE INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

EXECUTION:

IN TESTIMONY WHEREOF, _____ of, OAK VIEW LEES SUMMIT LLC has caused this instrument to be executed, this ____ day of _____, 2020.

OAK VIEW LEES SUMMIT LLC

By: _____

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) ss.

BE IT REMEMBERED that on this ____ day of _____, 2020, 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 minor plat of 'Oakview, Lots 5A and 5B' was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances.", this ____ day of _____, 2020.

Trisha Fowler Arcuri - City Clerk Date

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

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

Jackson County Assessor/GIS Dept. Date

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MINOR SUBDIVISION
OAKVIEW, LOTS 5A and 5B
1450 AND 1460 NE. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MO.

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

MINOR
SUBDIVISION

SHEET

1

OWNER/DEVELOPER:

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

