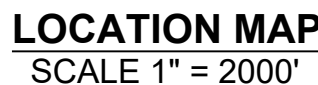


1. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
2. M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
4. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED:



ALL OF LOT 2, MINOR PLAT ADDITION LOTS 1 & 2, A REPLAT OF LOT 1, LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI IN SECTION 31, TOWNSHIP 48, AND RANGE 31.

Beginning at the NORTHWEST CORNER OF THE NORTHEAST 1/4 SEC 31, T 48 N, R 31 W; thence South 88 degrees 04 minutes 20 seconds East a distance of 850.54 feet to the Northwest corner of Lot 2, MINOR PLAT POLYTAENES ADDITION LOTS 1 & 2, LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI as recorded at Jackson County, Missouri South 88 degrees 04 minutes 20 seconds East a distance of 459.51 feet; thence South 01 degrees 47 minutes 43 seconds West a distance of 100.00 feet to the north right corner of 68.67 feet; said point being the Point of Beginning, and thence North 01 degrees 54 minutes 05 seconds East a distance of 124.25 feet, to a point of curvature; thence northeasterly along a curve to the left, with an initial tangent bearing of North 69 degrees 45 minutes 08 seconds East, a radius of 115.00 feet, a central angle of 33 degrees 15 minutes 39 seconds, a chord bearing of North 53 degrees 07 minutes 19 seconds East, and an arc length of 66.76 feet; thence North 36 degrees 29 minutes 29 seconds East a distance of 39.14 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 115.00 feet, a central angle of 34 degrees 12 minutes 47 seconds, a chord bearing of North 19 degrees 23 minutes 06 seconds East, and an arc length of 68.67 feet; thence North 19 degrees 23 minutes 06 seconds East a distance of 37.85 feet; thence North 88 degrees 04 minutes 14 seconds West a distance of 194.26 feet; thence North 01 degrees 55 minutes 46 seconds East a distance of 237.66 feet; thence bearing the Point of Beginning, and continuing 6.8223 acres, more or less.

Part of Lot 2, Minor Plat, "POLYTAIERS ADDITION LOTS 1 & 2" (a replat of Lot 1, Lee's Summit North Industrial Park, First Plat, a subdivision in Lee's Summit, Jackson County Missouri) and right-of-way for Northeast Douglas Street and Northwest Victoria Drive, in the Northeast One-Quarter of Section 31, Township 48, and Range 31, being more particularly described as follows.

Commencing at the Northwest corner of the said Northeast One-Quarter; thence South 88 degrees 04 minutes 20 seconds East(South 89 degrees 05 minutes 58 seconds East, Platted), along the North line of the said Northeast One-Quarter a distance of 1310.14 feet; thence South 01 degrees 47 minutes 43 seconds West a distance of 237.67 feet to a point of Beginning; thence continuing South 01 degrees 47 minutes 43 seconds West a distance of 642.22 feet to a point of Beginning; thence continuing South 01 degrees 47 minutes 43 seconds West a distance of 100.00 minutes 05 seconds East(North 00 degrees 03 minutes 02 seconds East, Platted), along the West line of said Lot 2 and its Southerly extension a distance of 124.22 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 69 degrees 47 minutes 53 seconds East, a radius of 115.00 feet, a central angle of 33 degrees 18 minutes 24 seconds and an arc length of 66.85 feet; thence North 36 degrees 29 minutes 29 seconds East a distance of 39.14 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 115.00 feet, a central angle of 34 degrees 12 minutes 47 seconds and an arc length of 68.67 feet; thence North 82 degrees 16 minutes 42 seconds East a distance of 170.95 feet; thence South 89 degrees 04 minutes 20 seconds East a distance of 265.76 feet, said point being the Point of Beginning, and containing 4.3134 acres, more or less.

3 JTS	02-02-2021
JTS	11-04-2020
BY	DATE

ELEVATIONS BASED ON ALTA SURVEY BY R.L. BUFORD & ASSOCIATES
PROVIDED BY OWNER. ALTA SURVEY ELEVATIONS BASED ON
NATIONAL GEODETIC SURVEY MARKER NO JE1870.

ALTA SURVEY CONTROL BENCHMARK: CHISELED "S" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

According to the Flood Insurance Rate Map of FEMA panel 409 of 625 for map number 20095C0409G dated January 20, 2017 and panel 417 of 625 for map number 29095C0417G dated January 20, 2017, the project lies outside of any identified FEMA floodplain.

OWNER/DEVELOPER:
UNIVERSITY OF MASSACHUSETTS
FOND INC.
1 BEACON STREET 32ND FLOOR
BOSTON, MA 02108

DEVELOPER:
OAK VIEW CAPITAL PARTNERS, LLC
201 HAWKS RIDGE TRAIL
COLLEYVILLE, TX 76034
p 214-460-8442



OAK VIEW
PUBLIC SANITARY SEWER PLANS
ONE DOUGLAS RD AND NW VICTORIA DR
LEE'S SUMMIT, MISSOURI

GENERAL LAYOUT		SHEET	
OF	C1.0		