

MINOR PLAT OF
Lot 7, TOWER PARK COMMERCIAL-PHASE 2, Lots 5, 6, 7, Tracts A and B

NORTHWEST 1/4 OF SEC. 10, TWP. 47, R. 32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION: (Parent Parcel)

Lot 7, TOWER PARK COMMERCIAL - PHASE 2, Lots 5, 6, 7, Tracts A and B, a subdivision in Lees's Summit, Jackson County, Missouri, as recorded in Jackson County Recorder of Deeds as Instrument No. 2005I0090051 in Book 89 at Page 78

DESCRIPTION (LOT 7A):

Part of Lot 7, Tower Park Commercial - Phase 2, Lots 5, 6, 7, Tracts A and B, a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded in Jackson County Recorder of Deeds as Instrument No. 2005I0090051 in Book 89 at Page 78, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 7, said point also being at the Northeast corner of Lot 5, Tower Park Commercial - Phase 2, Lots 5, 6, 7, Tracts A and B, and said point also being on the Southerly right-of-way line of SW Sensation Drive, as now established; thence North 58 degrees 46 minutes 33 seconds East, along the Northerly line of said Lot 7 and the Southerly right-of-way line of SW Sensation Drive, a distance of 115.40 feet to the Northeast corner of Lot 7; said point also being at the intersection of the Southerly right-of-way line of SW Sensation Drive and the Westerly right-of-way of SW Longview Boulevard; thence South 31 degrees 13 minutes 27 seconds East along the Easterly line of Lot 7 and the Westerly right-of-way line of SW Longview Boulevard, a distance of 131.06 feet; thence South 58 degrees 46 minutes 33 seconds West, a distance of 115.40 feet to a point on the Westerly line of said Lot 7; thence North 31 degrees 13 minutes 27 seconds West along the Westerly line of Lot 7, a distance of 131.06 feet to the POINT OF BEGINNING, and containing 0.3472 acres, more or less.

DESCRIPTION (LOT 7B):

All of Lot 7, Tower Park Commercial - Phase 2, Lots 5, 6, 7, Tracts A and B, a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded in Jackson County Recorder of Deeds as Instrument No. 2005I0090051 in Book 89 at Page 78, EXCEPT the following described Tract:

Beginning at the Northwest corner of said Lot 7, said point also being at the Northeast corner of Lot 5, Tower Park Commercial - Phase 2, Lots 5, 6, 7, Tracts A and B, and said point also being on the Southerly right-of-way line of SW Sensation Drive, as now established; thence North 58 degrees 46 minutes 33 seconds East, along the Northerly line of said Lot 7 and the Southerly right-of-way line of SW Sensation Drive, a distance of 115.40 feet to the Northeast corner of Lot 7; said point also being at the intersection of the Southerly right-of-way line of SW Sensation Drive and the Westerly right-of-way of SW Longview Boulevard; thence South 31 degrees 13 minutes 27 seconds East along the Easterly line of Lot 7 and the Westerly right-of-way line of SW Longview Boulevard, a distance of 131.06 feet; thence South 58 degrees 46 minutes 33 seconds West, a distance of 115.40 feet to a point on the Westerly line of said Lot 7; thence North 31 degrees 13 minutes 27 seconds West along the Westerly line of Lot 7, a distance of 131.06 feet to the POINT OF BEGINNING, and containing 0.3472 acres, more or less.

Said Tract containing 0.3389 acres, more or less

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 LOT 7, TOWER PARK COMMERCIAL-PHASE 2, LOTS 5, 6, 7, TRACTS A AND B.

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.

RESTRICTIONS:

A perpetual easement of access upon, over and under the parking areas located within this subdivision 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 drives, parking areas, walks, patios and similar facilities. Said areas are also reserved for the ingress and access of all owners within this subdivision, and the owners of future lots within this subdivision and their occupants, guests and invitees. Said access rights and maintenance responsibilities are further defined in the covenants and restrictions for this subdivision filed in the Recorder of Deeds Department of Jackson County, Kansas.

Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots for "LOT 7, TOWER PARK COMMERCIAL-PHASE 2, LOTS 5, 6, 7, TRACTS A AND B", unless specific application is made and approved by the city engineer.

EXECUTION:

IN TESTIMONY WHEREOF, I, RUSSELL G. PEARSON, Sole Member of Box Real Estate Development, LLC, as Managing Member of, NLVC, LLC has caused this instrument to be executed, this _____ day of _____, 2021.

NLVC, LLC

By: Russell G. Pearson, Sole Member
Box Real Estate Development, LLC

ACKNOWLEDGMENT:

STATE OF _____)

COUNTY OF _____) ss.

BE IT REMEMBERED that on this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, came Russell G. Pearson, Sole Member of Box Real Estate Development, LLC, as Managing Member of, NLVC, 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 _____

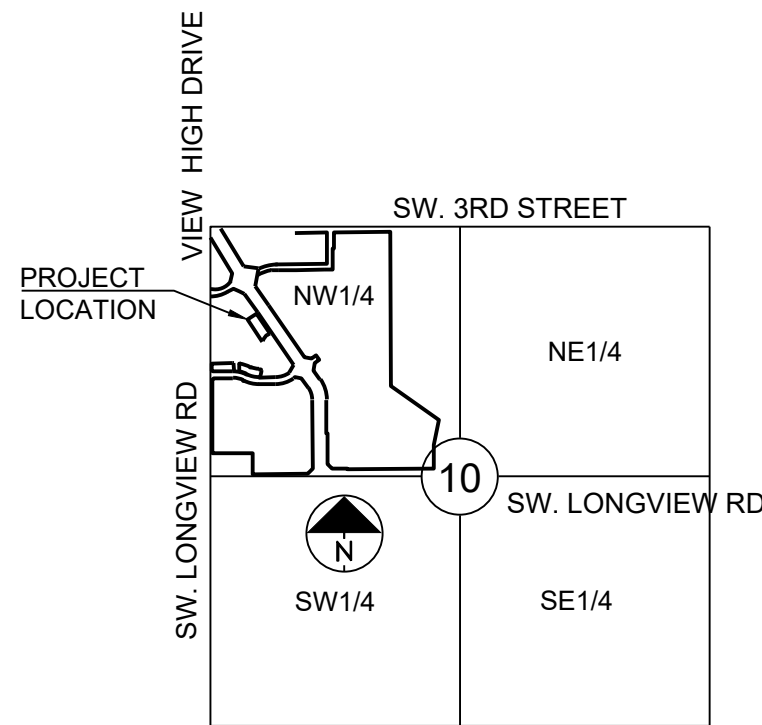
My Commission Expires: _____

APPROVALS

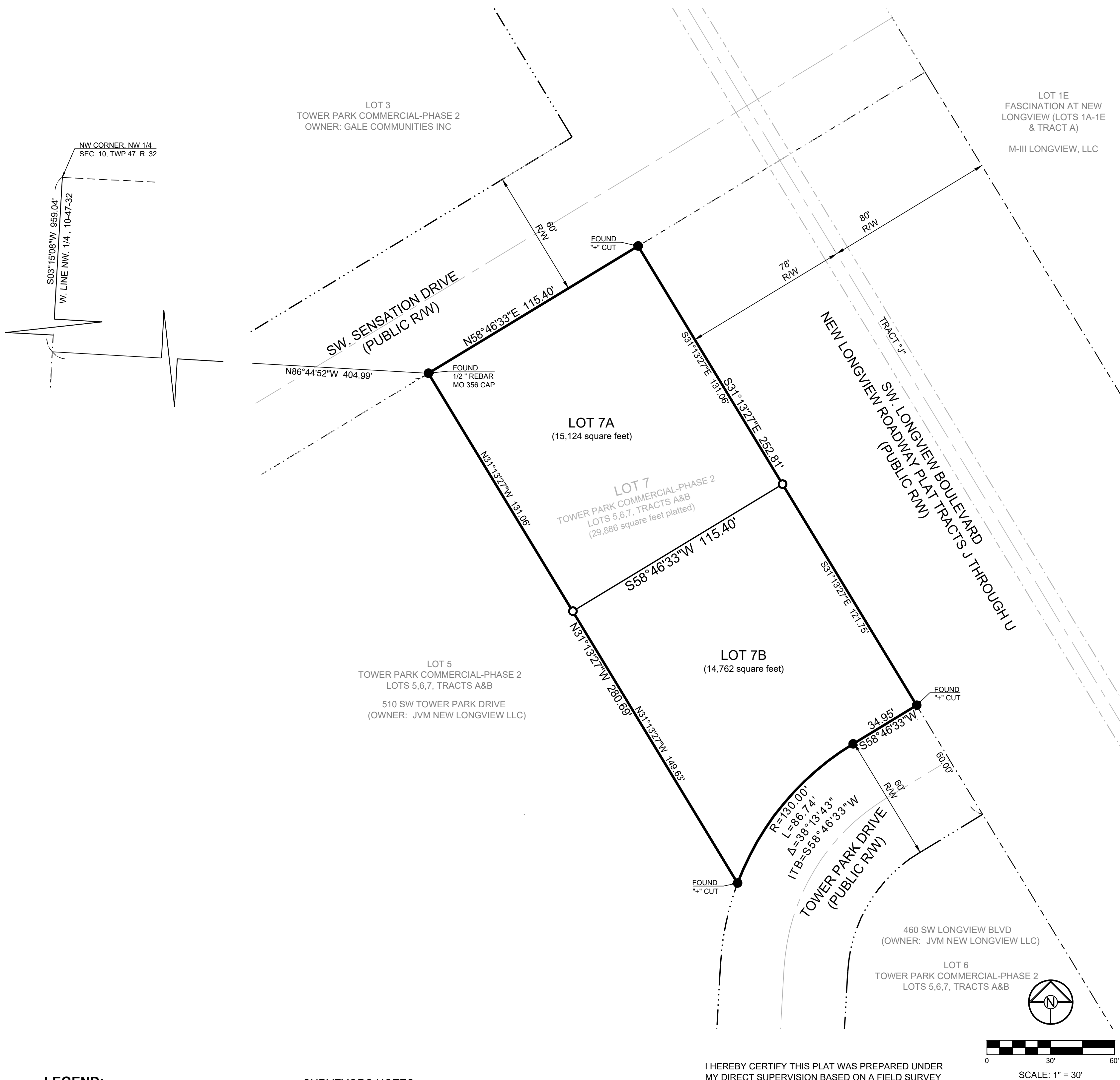
This is to certify that the within minor plat of "LOT 7, TOWER PARK COMMERCIAL - PHASE 2, LOTS 5, 6, 7, TRACTS A & B" was submitted to and duly approved by the City of Lee's Summit, Missouri, this ____ day of _____, 20____.

Ryan A. Elam, P.E. - Director of Develoment Services _____ Date _____ Trisha Fowler Arcuri - City Clerk _____ Date _____

George M. Binger, III, P.E. - City Engineer _____ Date _____ Jackson County Assessor/GIS Dept. _____ Date _____



SECTION 10-T47-R32
LOCATION MAP
SCALE 1" = 2000'



LEGEND:

- BL or B.L. - BUILDING LINE
ROW or R/W - RIGHT-OF-WAY
--- EXISTING LOT AND R/W LINES
--- EXISTING PLAT LINES
A/E - ACCESS EASEMENT
DR/E - DRIVEWAY EASEMENT
■ FOUND MONUMENT
● FOUND IRON 1/2" REBAR
○ SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED

SURVEYORS NOTES:

- Basis of bearings are the Plats of TOWER PARK COMMERCIAL PHASE 1, TOWER PARK COMMERCIAL PHASE 2, NEW LONGVIEW COMMERCIAL DISTRICT, AND NEW LONGVIEW ROADWAY PLATS.
- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. Two additional permanent monuments will be set as shown. 1/2" rebar with caps will be set as shown and at all lot corners.
- FLOOD NOTE: Subject Property lies within Zone X (Other Areas-Areas determined to be outside the 0.2% annual chance floodplain). Flood information taken from Flood Insurance Rate Map 29095C0412G prepared by the Federal Emergency Management Agency for Jackson County Missouri and Incorporated areas, dated January 20, 2017.
- 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.
- All streets, roads and drives shown hereon are public unless otherwise noted.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 10-27-2020 AND THIS SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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