Minor Plat Summit Fair, Lots 26A and 26B A Replat of Lot 26, Summit Fair Third Plat, a subdivision in the City of Lee's Summit, Jackson Lot 24A Minor Plat of Summit Fair, County, Missouri, lying in the Southwest Quarter of Section 36, Township 48 North, Range 32 West Lots 22A and 24A Doc. 2008E0116282 Property Description: /¬S78°01'01"E 50.00' | ¬R=1320.40' Δ=1°37'21" The undersigned proprietors of the above described tract of land has caused the same to be All of Lot 26, Summit Fair Third Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, lying in the L=37.39' ITB=N11'58'59"E subdivided in the manner shown on the accompanying Plat, which subdivision shall be hereafter Southwest of Section 36, Township 48 North, Range 32 West, containing 402,544 Square Feet or 9.2411 Acres, more or less. Project known as "Summit Fair, Lots 26A and 26B". S8910'24"E 198.30' Location Lot Summary Table Right of Access **Building Lines** Lot 26A 316,958 S.F. 7.2764 Ac Bk. 1−229, Found 5/8" Rebar Found MAG Nail 3) w/Cap "OA LC-366" Building lines or setback lines are hereby established, as shown on the accompanying plat, and 85,586 S.F. 1.9648 Ac no building or portion thereof shall be built between this line and the lot line nearest thereto. Total 402,544 S.F. 9.2411 Ac. Found 2" Aluminum Cap "2000175358" Replatted Area | 402,544 S.F. | 9.2411 Ac. Execution: OWNERS of Lots 26A and 26B: RED Summit Fair, LLC, a Delaware limited liability company, as to a twenty percent (20%) undivided interest, as a tenancy in common, and Sahara Pavilion South SC, LLC, a Delaware limited liability company, as to ─KC Metro Control Monument JA-51 an eighty percent (80%) undivided interest, as a tenancy in common Section 36, T48N, R32W Published Coordinates (2003 Adjustment): 316,958 S.F. __S12*01'34"E 39.57' N: 306638.907m 7.2764 Ac., ± VICINITY MAP In testimony whereof, the OWNER of Lots 26A and 26B, Sahara Pavilion South SC, LLC, a Delaware limited liability In testimony whereof, the OWNER of Lots 26A and 26B, RED Summit Fair, LLC, a Delaware limited liability E: 857091.827m company, as to an eighty percent (80%) undivided interest, as a tenancy in commo, have caused this instrument company, as to a twenty percent (20%) undivided interest, as a tenancy in common, have caused this instrument Grid Factor: 0.9998994 Scale: 1" = 2000'to be executed by Jeff McMahon, Principal & Vice President, on this _____ day of ______, 2021. to be executed by Scott Rehorn, Vice President, on this _____ day of _____ Found MAG Nail -SAHARA PAVILION SOUTH SC, LLC, a Delaware limited liability company RED SUMMIT FAIR, LLC, a Delaware limited liability company By: BIG 1 LP, a Delaware limited partnership, its sole member — Found 1/2" Rebar w/Cap "OA LC-366" By: BIG 1 GP LLC, a Delaware limited liability company, its general partner Scott Rehorn, Vice President By: BIG Shopping Centers USA, Inc., a Delaware corporation, its sole member BE IT REMEMBERED that on this ______ day of ______, 2021, before me, the undersigned, a Notary Public in and for said County and State, came Scott Rehorn, Vice President, who is personally known to me to be ~R=94.00' Δ=5111'02" L=83.97' -S2910'24"E 28.71' the person who executed the foregoing instrument of writing on behalf of said RED Summit Fair, LLC, a Delaware limited liability company. Found MAG Nail In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written. BE IT REMEMBERED that on this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, came Elad Pedy, Chief Financial Offiver, who is personally known to me -S00°49'36"W 33.85' /-S00°49'36"W 10.01' My Commission Expires: ____ Found 5/8" Rebar w/Cap to be the person who executed the foregoing instrument of writing on behalf of said BIG Shopping Centers USA, ∕~S89¶0'24"E 46.33' Inc., a Delaware corporation, and has caused this instrument to be executed on behalf of said Sahara Pavilion [←]N00°49'36"E 1.21' N8910'24"W 0.33 S8910'24"E 24.91' South SC, LLC, a Delaware limited liability company. _S00'49'36"W 0.60' In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written. /_S8910'24"E 8.60' S00°49'36"W 8.76' ~N8970'24"W 0.60' My Commission Expires: Surveyor's Notes: 3. There is no visible evidence, this date, of abandoned oil or gas wells located within the property boundary, 1. Basis of Bearings: Held the South Line of Lot 26, Summit Fair, Third Plat = N89°10'24"W (NAD83, Missouri as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", West Zone) Missouri Coordinate System 1983, West Zone. Distances shown hereon are ground distances in Edward Alton May, Jr., 1995. US Survey Feet. All dimensions match previously platted values unless otherwise noted. 4. Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific 2. Subject Property lies within "Zone X — Areas determined to be outside the 0.2% annual chance floodplain, application is made and approved by the City Engineer. according to the FEMA Flood Insurance Rate Map Number 29095C0417G, Revised January 20, 2017. 900 NW Blue Parkway 5. Subject Property contains 402,544 Square Feet or 9.2411 Acres, more or less. N8970'24"W 0.60'~ 6. This survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017. S00°49'36"W 9.84' 6. Subject Property was last conveyed in Document 2020E0064823. -S00°49'36"W 46.16' N8970'24"W 5,98'-7. A Cross—Access and Ingress/Egress Easement between Lots 26A, 26B, and the rest of the Summit Fair Lot 26A Development was established in Document 2008E0087108. S00°49'36"W 9.8 316,958 S.F. 7.2764 Ac., \pm 900 NW Blue Parkway I hereby certify that the within Minor Plat of "Summit Fair, Lots 26A Point Table Point Table Point Table and 26B" subdivision is based on an actual survey made by me or S8910'24"E 0.60'under my direct supervision and that survey meets or exceeds the Point # | Grid Northing (m) | Grid Easting (m) Point # | Grid Northing (m) | Grid Easting (m) Point # | Grid Northing (m) | Grid Easting (m) current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers 306880.533 306822.640 306697.103 858395.459 858294.455 858418.883 and Land Surveyors in Division 2030 — Chapter 16 (20 CSR 2030-16). 858303.026 18 858421.505 858397.117 further certify that the bearings shown on this plat are based on the 306946.198 306822.602 306695.906 State Plane Coordinate System of Missouri, Western Zone of the North 858386.753 858317.932 858421.467 306943.034 19 306819.931 306681.551 American Datum of 1983; that the subdivision corner monuments and Survey boundary corner monuments were either found or set as 306954.146 858320.456 20 306819.934 858421.283 306659.102 858386.429 Lot 26 indicated on this plat; that the corner lots and street center lines have Summit Fair, Third Plat been marked with permanent monumentation as indicated on this plat; 306953.274 858380.885 21 306772.155 858420.593 306650.356 858385.529 at, 8 48 Doc. 2008E0085122 that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the 858389.082 22 306772.158 858378.345 306914.411 858420.409 306613.111 교현 -N87°40'39"W 77.47' platting of subdivisions to the best of my professional knowledge and 23 858420.366 306902.617 858391.595 306769.160 306614.488 858282.914 −500°49'28"W 24.63' −55470'25"E 6.71' S8970'31"E 0.50<u>'</u> 306867.836 858399.004 858422.189 306621.828 858281.400 24 306769.133 PATRICK N8910'06"W 193.49' 306843.776 858393.199 25 306755.067 858421.986 306645.111 858282.575 Found Chiseled "X" Cut It F8 26, R=158.07'--S35°49'39"W 58.10' 26 306836.135 858397.465 306755.094 858420.163 306694.261 858285.055 Δ=13°46'56" Section 858397.316 27 306752.095 858420.120 306693.305 858308.645 306825.819 $L=38.02^{\circ}$ PLS-200500007 Found MAG Nail ITB=N69°34'50"W 858397.214 12 28 858420.304 858367.608 306825.821 306752.092 306692.449 R=35.00'-Δ=49°37′28" N89°49′05"W 14.00'-306689.744 306822.769 858397.170 29 306706.716 858419.649 858378.847 By: Patrick Ethan Ward, MO PLS No. 2005000071 L=30.31' Found MAG Nail -858411.290 306822.565 30 306707.065 858395.450 306681.564 858382.486 ITB=N00'49'58"E Olsson, LC-366 pward@olsson.com 306822.933 31 306704.610 858395.415 858411.295 *32* 306822.824 858418.886 306704.608 858395.567 <u>Approvals</u> Found 5/8" Rebar 85,586 S.F. -R=164.00° w/Cap "OA LC-366" 1.9648 Ac., ± This is to certify that the Minor Plat of "Summit Fair, Lots 26A and 26B" was Δ=10°05'30" L=28.89' 890 NW Blue Parkway submitted to and duly approved by the City of Lee's Summit, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit <u>Property Owner:</u> Sahara Pavilion South SC, LLC Code of Ordinances, for the City of Lee's Summit, Missouri. c/o RED Development, LLC SECTION CORNER Found 1/2" Rebar w/Cap "OA LC-366" One East Washington Street, Suite 300 SET 5/8" REBAR W/LC 366 CAP Phoenix, Arizona 85004 38 ·N11**°**39**'**12**"**W 24.59' Ryan A. Elam, PE George M. Binger III, P.E. - City Engineer Property Owner/Prepared For: Director of Development Services Found MAG Nail FOUND 1/2" REBAR W/LC 366 CAP Approved by the Jackson County Assessor Office RED Summit Fair, LLC Found 1/2" Rebar w/Cap "OA LC-366" c/o RED Development, LLC BUILDING SETBACK LINE N89°10'24"W 313.16' One East Washington Street, Suite 300 Right of Trisha Fowler Arcuri — City Clerk SANITARY EASEMENT Phoenix, Arizona 85004 drawing no.: <u>V MP 2104193</u> Bk. 1–229, Pg. 466 Lot 32A Printed Name UTILITY EASEMENT Prepared By: date: 2021.06.15 Certificate of Survey, WATER LINE EASEMENT Lot 32, Minor Plat of Summit Fair, 7301 W. 133rd Street, Suite 200 SHEET Lots 31 and 32 ACCESS/UTILITY EASEMENT Overland Park, Kansas 66213 Doc. 2017E0096423 LANDSCAPE EASEMENT Telephone (913) 381-1170 of