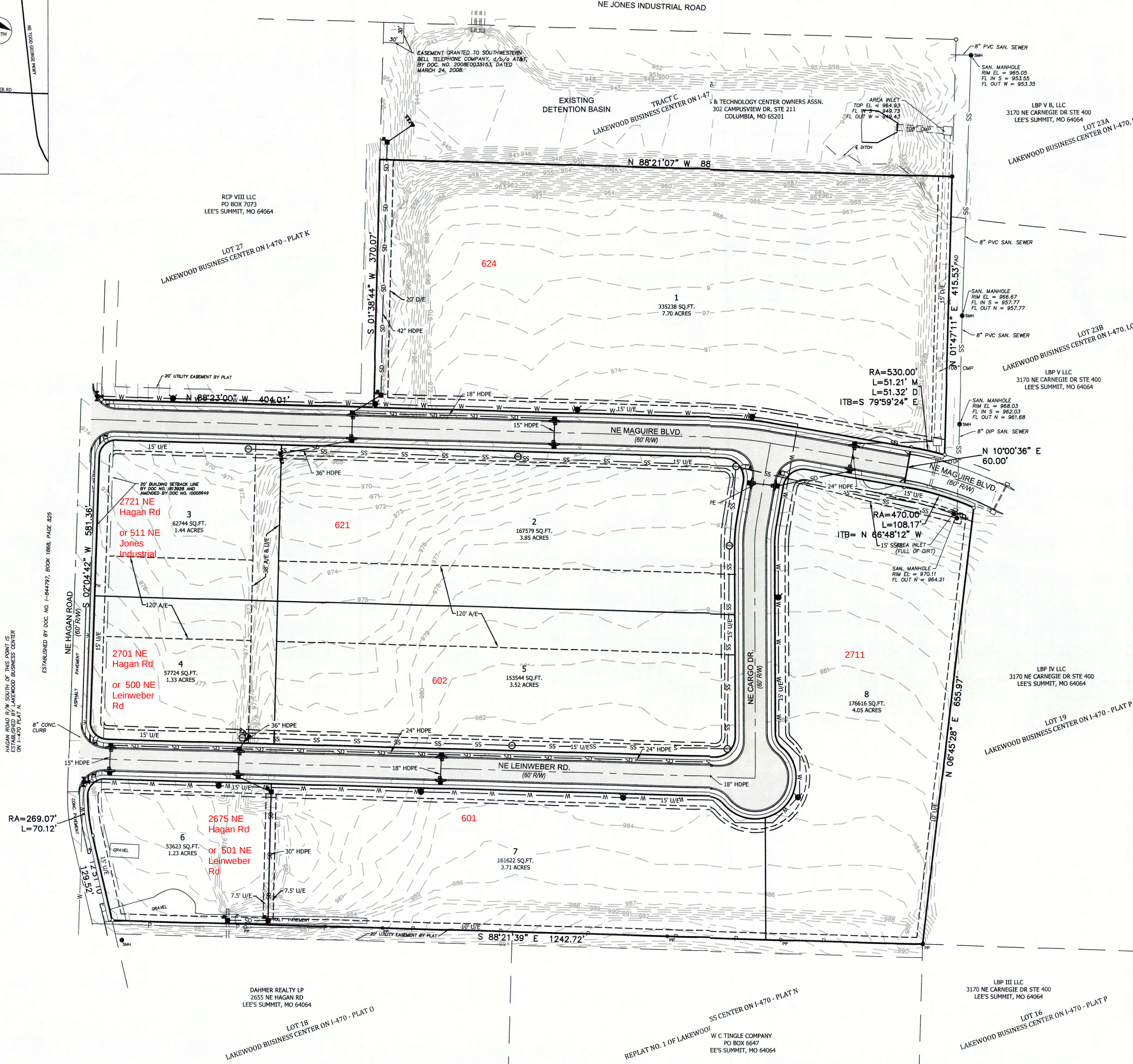
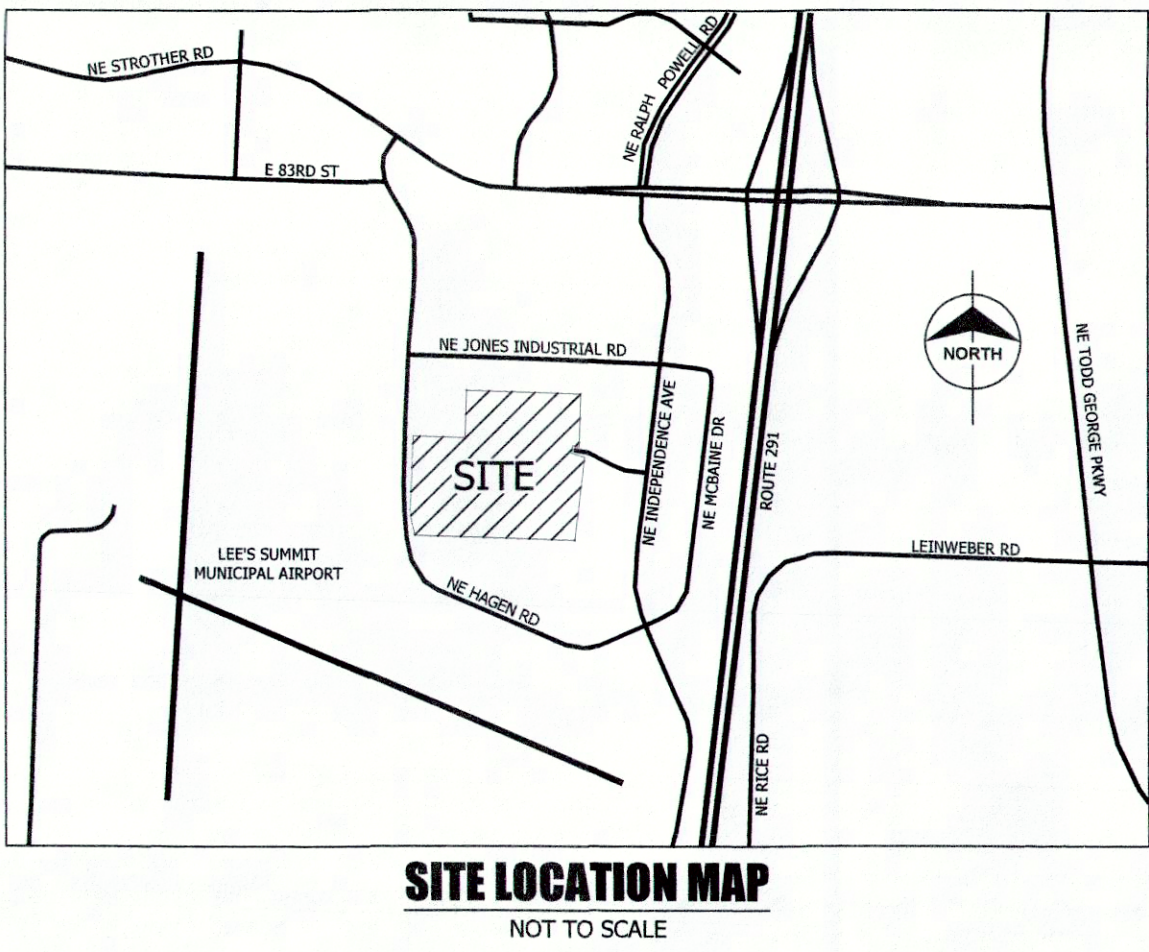




UTILITY LOCATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION.
FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1-800-344-7443. STATE LAW REQUIRES TWO DAYS ADVANCE NOTICE.



REFERENCE BEARING:
BEARINGS SHOWN HEREON AREA GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-42", 2003 ADJUSTMENT (N: 312505.303, E: 859594.663) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999031 WAS USED.

FLOOD INFORMATION:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NUMBER 290550430G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED NOT TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

ZONING:
CURRENT ZONING: P1 (PLANNED INDUSTRIAL)

- LEGEND:**
- (MH) PROPOSED MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED CURB INLET
 - PROPOSED JUNCTION BOX
 - ▲ F.E.S. PROPOSED FLARED END SECTION
 - SWK PROPOSED SIDEWALK
 - U/E PROPOSED UTILITY EASEMENT
 - D/E PROPOSED DRAINAGE EASEMENT
 - A/E PROPOSED CROSS ACCESS EASEMENT
 - SS PROPOSED 8" SANITARY SEWER LINE
 - W PROPOSED 8" WATER LINE
 - SD PROPOSED STORM DRAINAGE PIPE

LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S 2710 NE HAGAN ROAD LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CLIENT
NORTH OAK SAFETY STORAGE, LLC
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MO 64029
(816) 229-8115

REVISIONS	NO.	DATE / DESCRIPTION	CITY COMMENTS
	1	07/28/2021	

DRAWN BY: JMP
CHECKED BY: JMP
PROJECT #: 21-1883
ISSUE DATE: 06/24/2021
ISSUED FOR: REVIEW

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

STATE OF MISSOURI
JEREMY M. POWELL
Professional Engineer
No. 000000000
Exp. 01/12/21

JEREMY M. POWELL, P.E., P.L.S., C.Fed.S., ENV. SP.
MO LS 2007000084