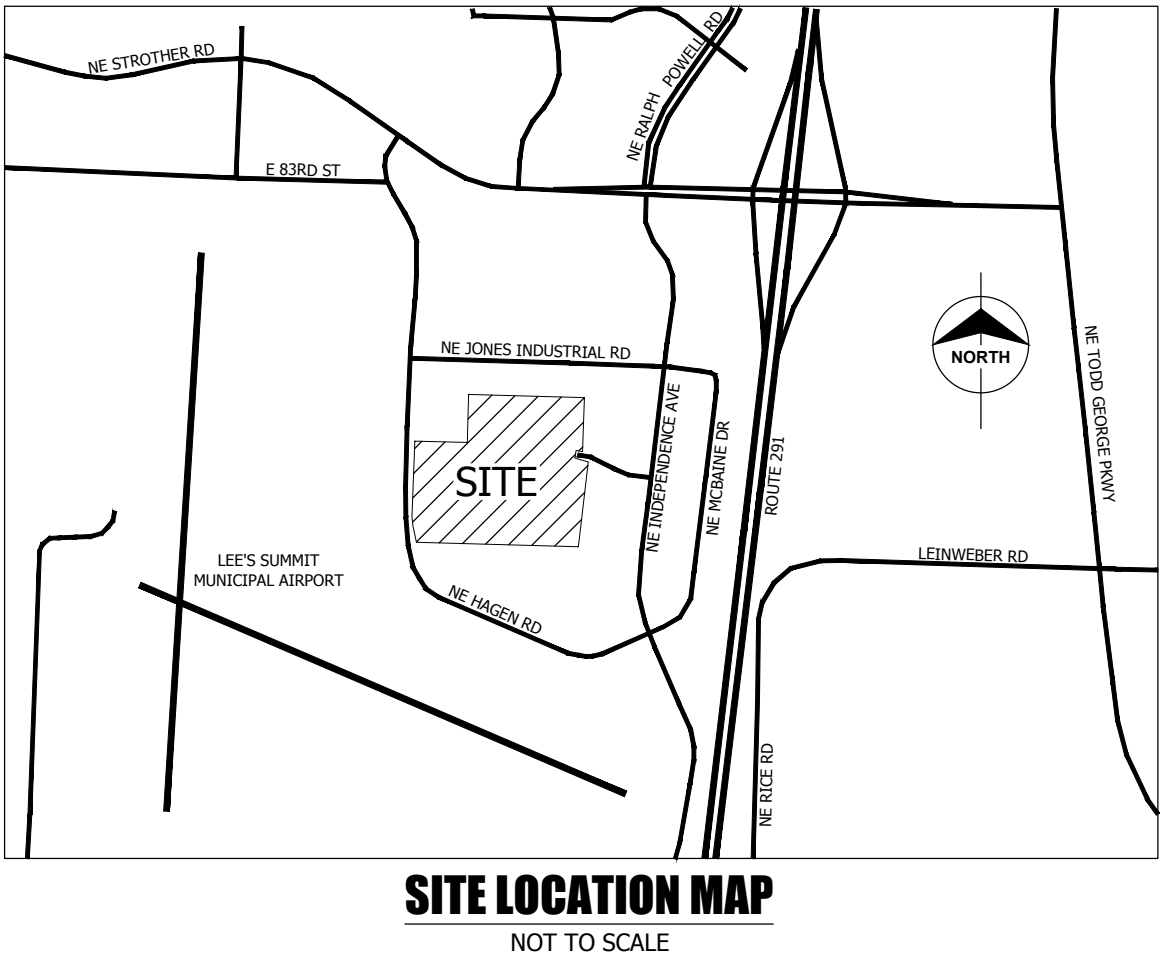
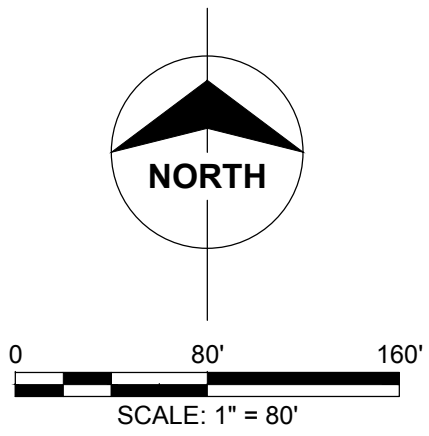
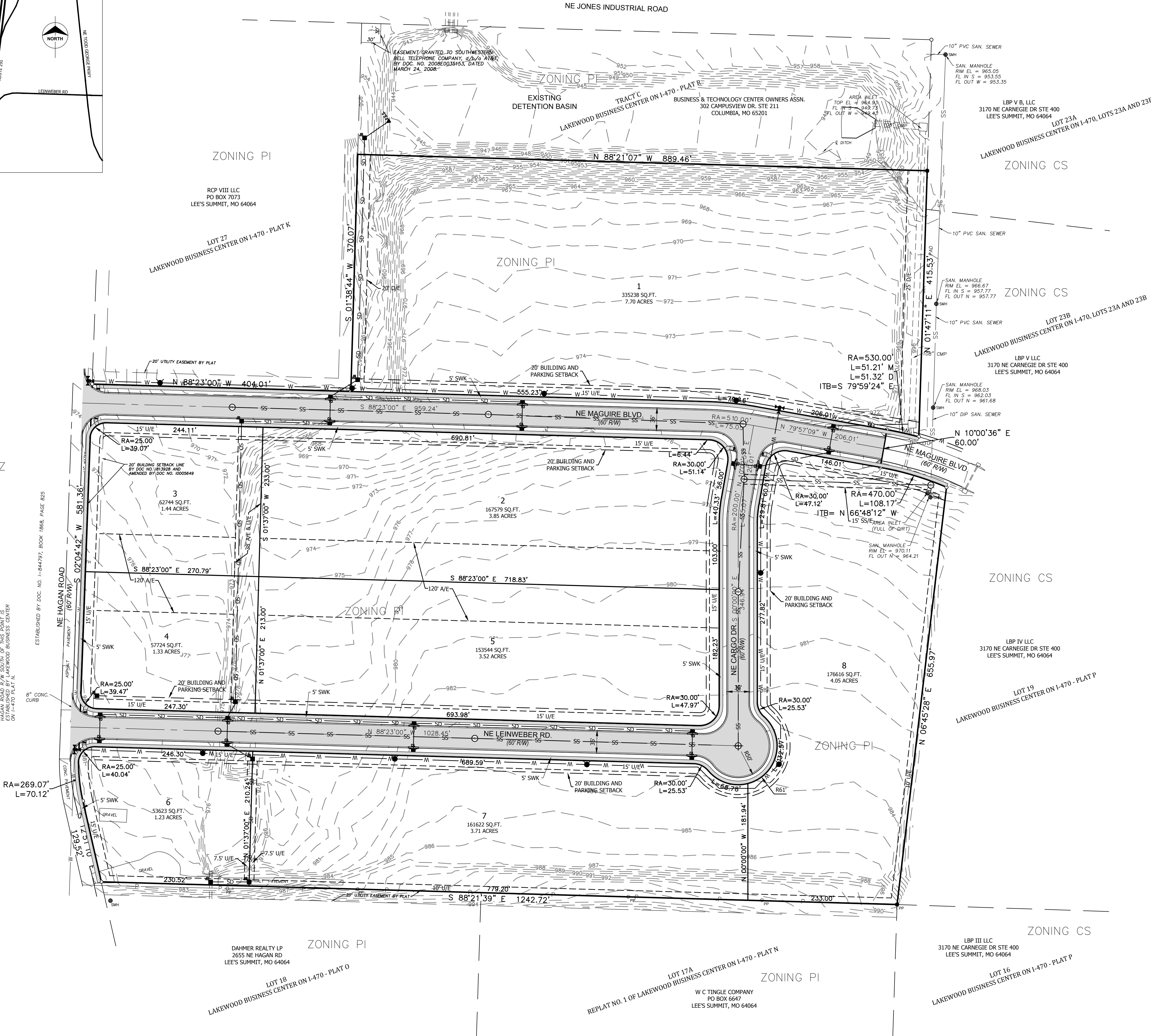


UTILITY LOCATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION.

FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1.800.344.7483, STATE LAW REQUIRES TWO DAYS ADVANCE NOTICE.



ZONING AZ



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 29095CD430G, 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: PI (PLANNED INDUSTRIAL)

GAS WELLS:

THIS SITE CONTAINS NO ACTIVE, INACTIVE, OR CAPPED OIL OR GAS WELLS PER MDNR DATABASE.

LEGEND:

- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED FLARED END SECTION
- PROPOSED SIDEWALK
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED CROSS ACCESS EASEMENT
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" WATER LINE
- PROPOSED STORM DRAINAGE PIPE

DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 48, RANGE 31 IN LEES SUMMIT, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 20, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 19 "LAKEWOOD BUSINESS CENTER ON I-470 PLAT R", A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE THE FOLLOWING COURSES ALONG THE WEST LINE OF LAST SAID SUBDIVISION: NORTH 6°45'28" EAST, A DISTANCE OF 655.97 FEET, TO A POINT ON THE SOUTH LINE OF N.E. MAGUIRE BOULEVARD AS NOW ESTABLISHED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID N.E. MAGUIRE BOULEVARD, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 66°48'12" WEST, A RADIUS OF 470.00 FEET AND AN ARC DISTANCE OF 108.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 10°00'36" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID N.E. MAGUIRE BOULEVARD; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID N.E. MAGUIRE BOULEVARD, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 79°59'24" EAST, A RADIUS OF 530.00 FEET AND AN ARC DISTANCE OF 51.21 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTH 1°47'11" EAST, A DISTANCE OF 415.53 FEET TO THE SOUTHEAST CORNER OF TRACT C "LAKEWOOD BUSINESS CENTER ON I-470 PLAT R", A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE DEPARTING SAID WEST LINE "LAKEWOOD BUSINESS CENTER ON I-470 PLAT P", NORTH 88°21'07" WEST, ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 889.46 FEET TO THE SOUTHWEST CORNER OF THEREOF AND TO A POINT ON THE EAST LINE OF "LAKEWOOD BUSINESS CENTER ON I-470 PLAT K LOT 27", A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 1°38'44" WEST, ALONG THE EAST LINE OF SAID LOT 27, A DISTANCE OF 370.07 FEET TO THE EAST LINE OF SAID N.E. HAGAN ROAD, SOUTH 2°14'42" WEST, A DISTANCE OF 581.36 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 269.07 FEET AND AN ARC DISTANCE OF 70.12 FEET; THENCE SOUTH 12°51'10" EAST, A DISTANCE OF 129.52 FEET TO THE NORTHWEST CORNER OF LOT 18 "LAKEWOOD BUSINESS CENTER ON I-470 PLAT O", A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 1,242.72 FEET TO THE NORTHEAST CORNER OF LOT 17A AND THE POINT OF BEGINNING.



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



Toby L. Williams, PE
PE-2019038948 (MISSOURI) #

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

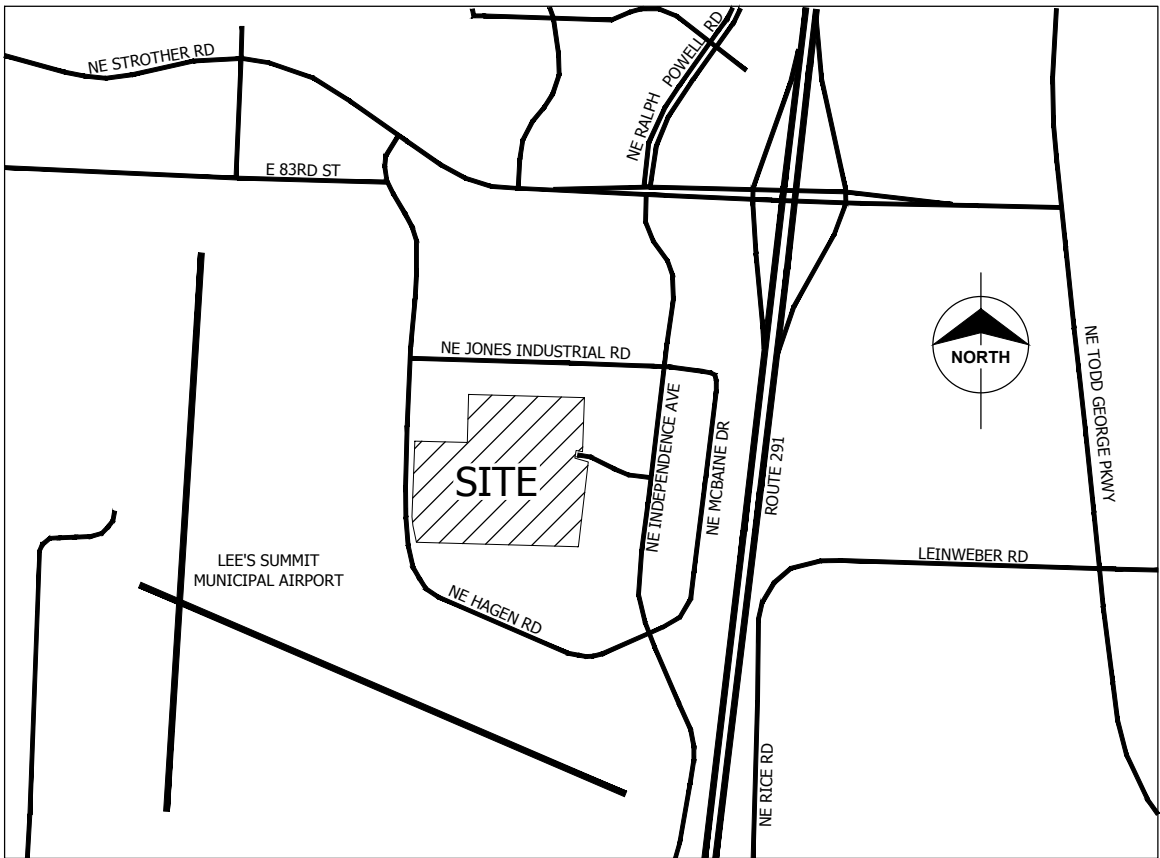
CLIENT

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

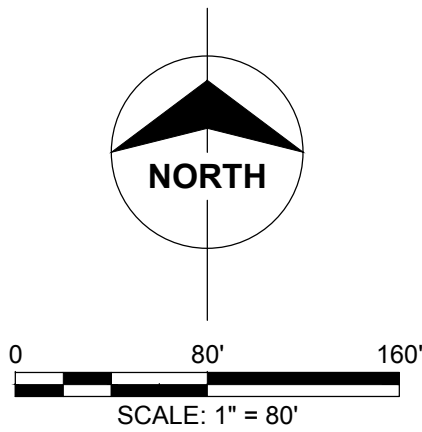
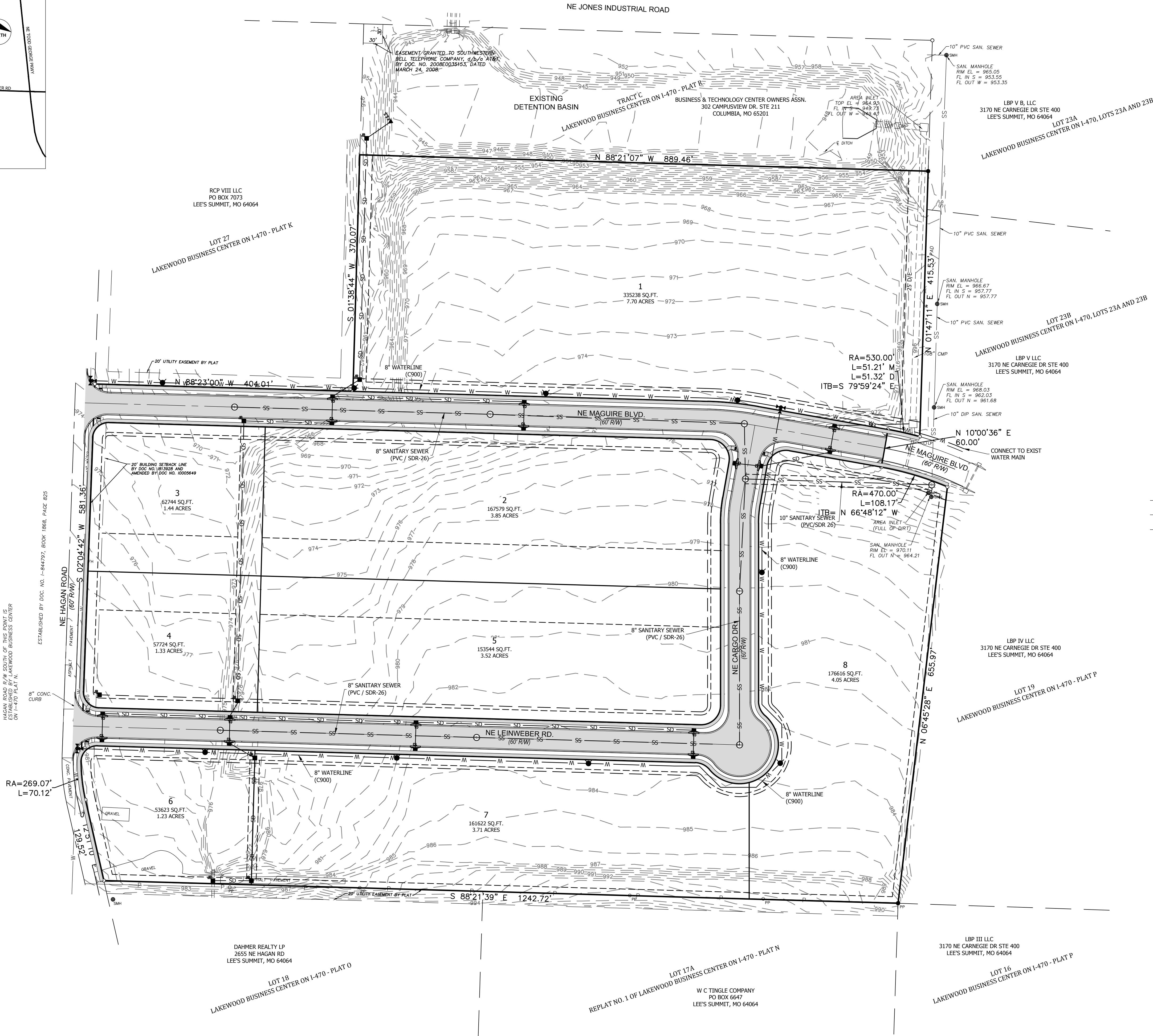
REVISIONS	NO.	DATE	DESCRIPTION
	1	07/26/2021	CITY COMMENTS

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

PRELIMINARY PLAT



SITE LOCATION MAP
NOT TO SCALE



LEGEND:

- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED FLARED END SECTION
- PROPOSED SIDEWALK
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED CROSS ACCESS EASEMENT
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" WATER LINE
- PROPOSED STORM DRAINAGE PIPE

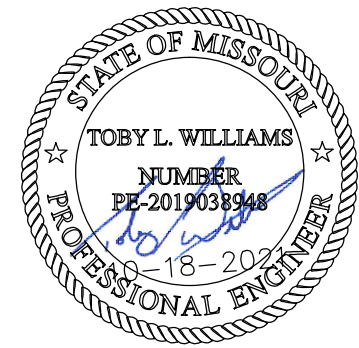


1-800-DIG-RITE

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Engineering: MO 4 / KS 241
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**LAKEWOOD BUSINESS CENTER
ON I-470 - PLAT S
2710 NE HAGAN ROAD
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

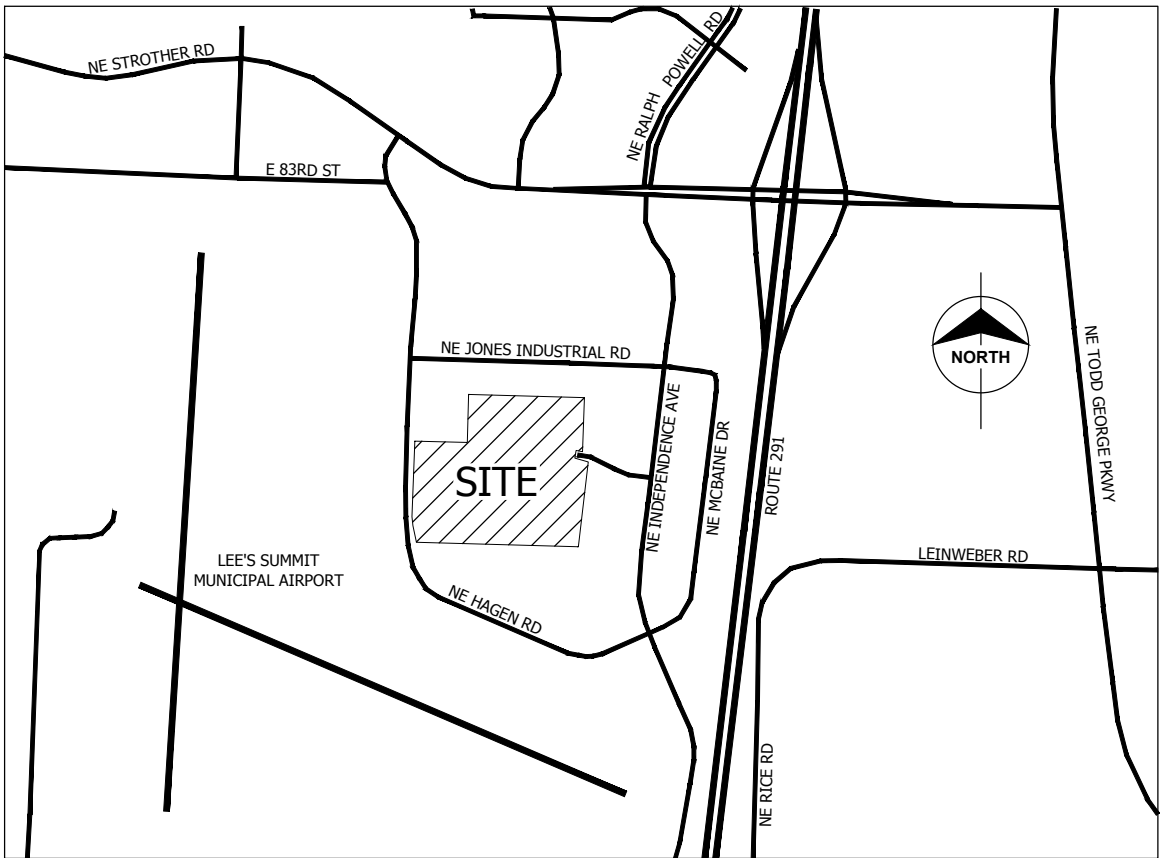
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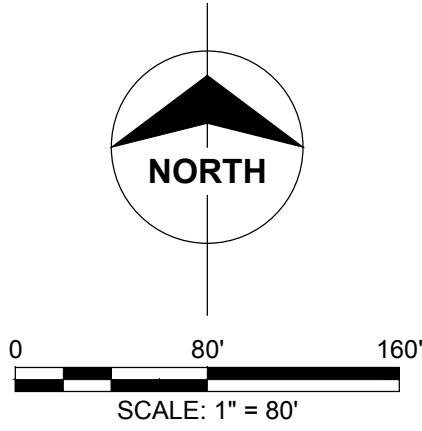
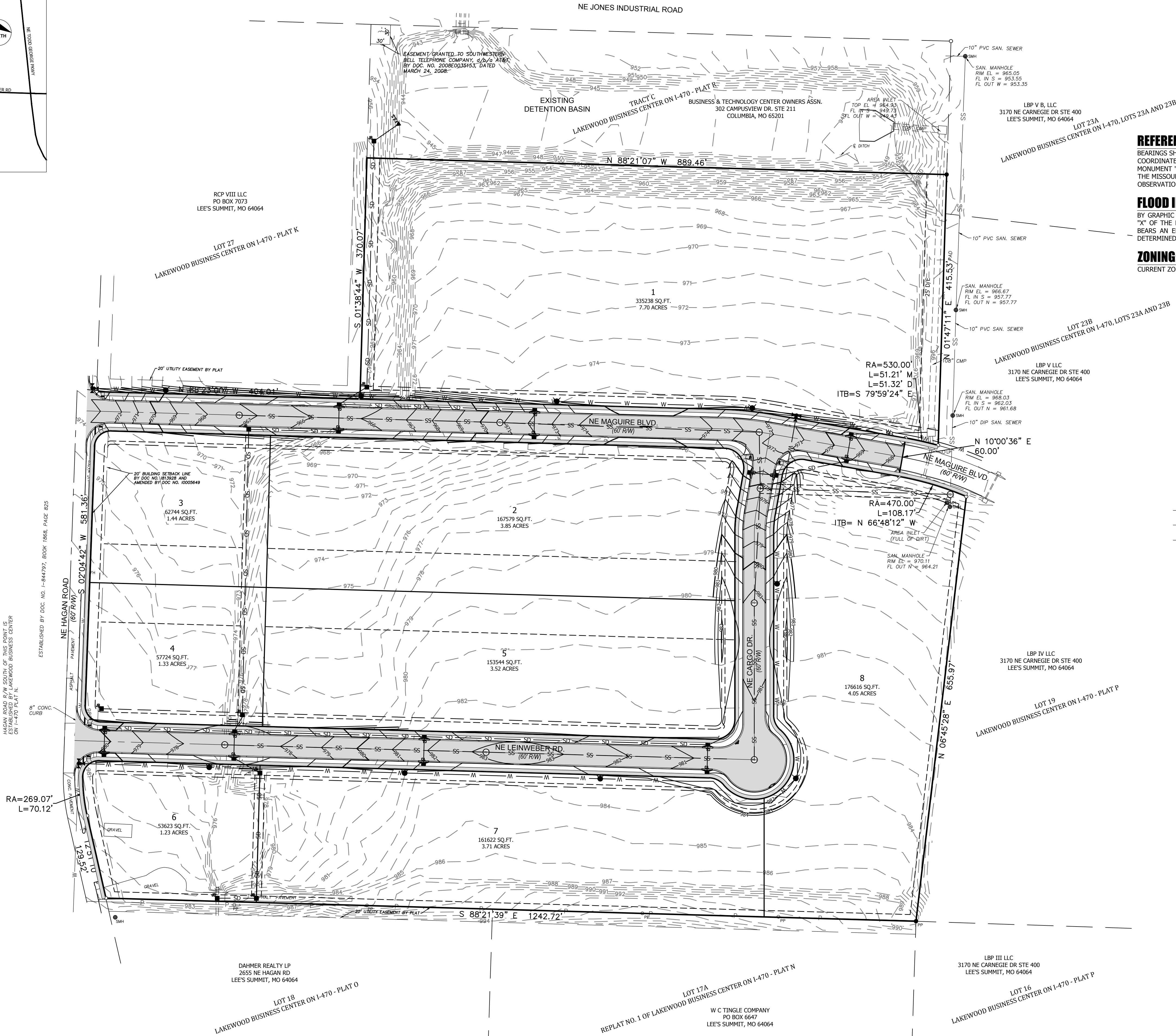
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UTILITY PLAN



SITE LOCATION MAP
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ZONING:

CURRENT ZONING: P1 (PLANNED INDUSTRIAL)

LEGEND:

- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED FLARED END SECTION
- PROPOSED SIDEWALK
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED CROSS ACCESS EASEMENT
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" WATER LINE
- PROPOSED STORM DRAINAGE PIPE



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



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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

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GRADING PLAN

3 OF 4

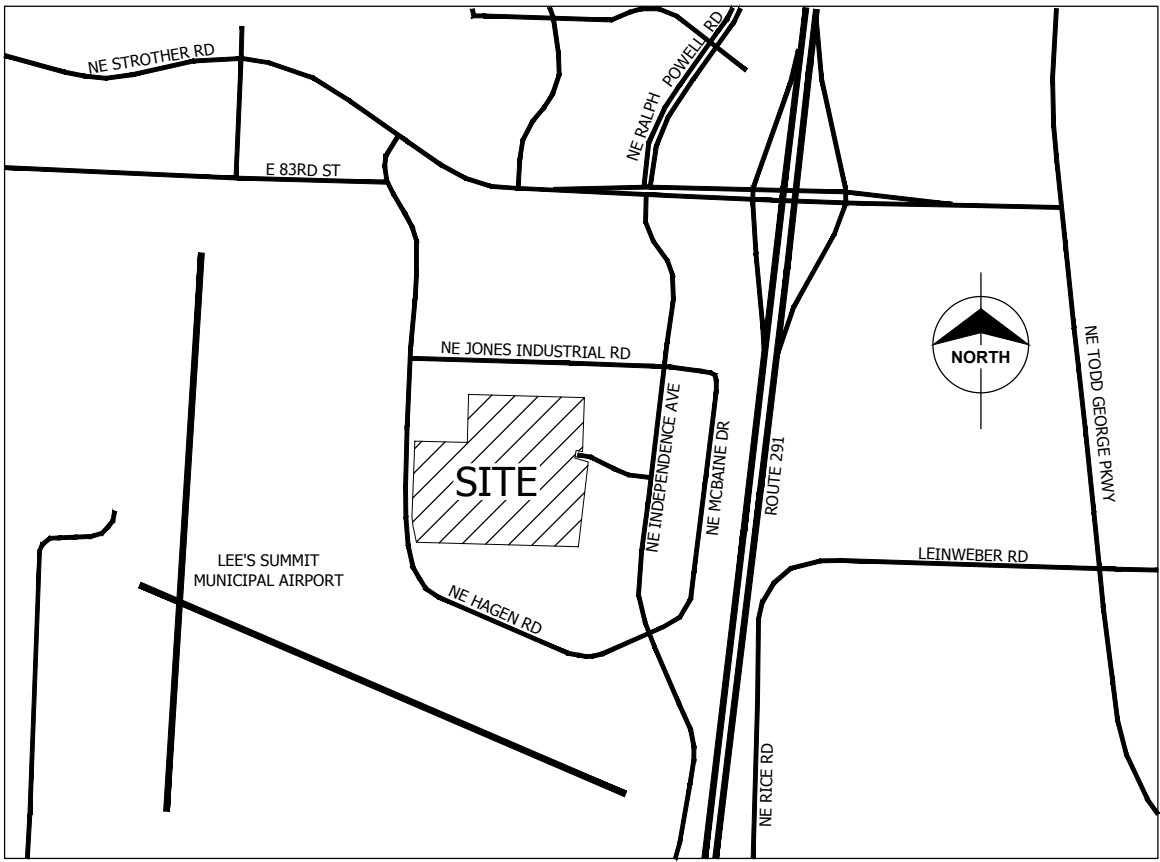


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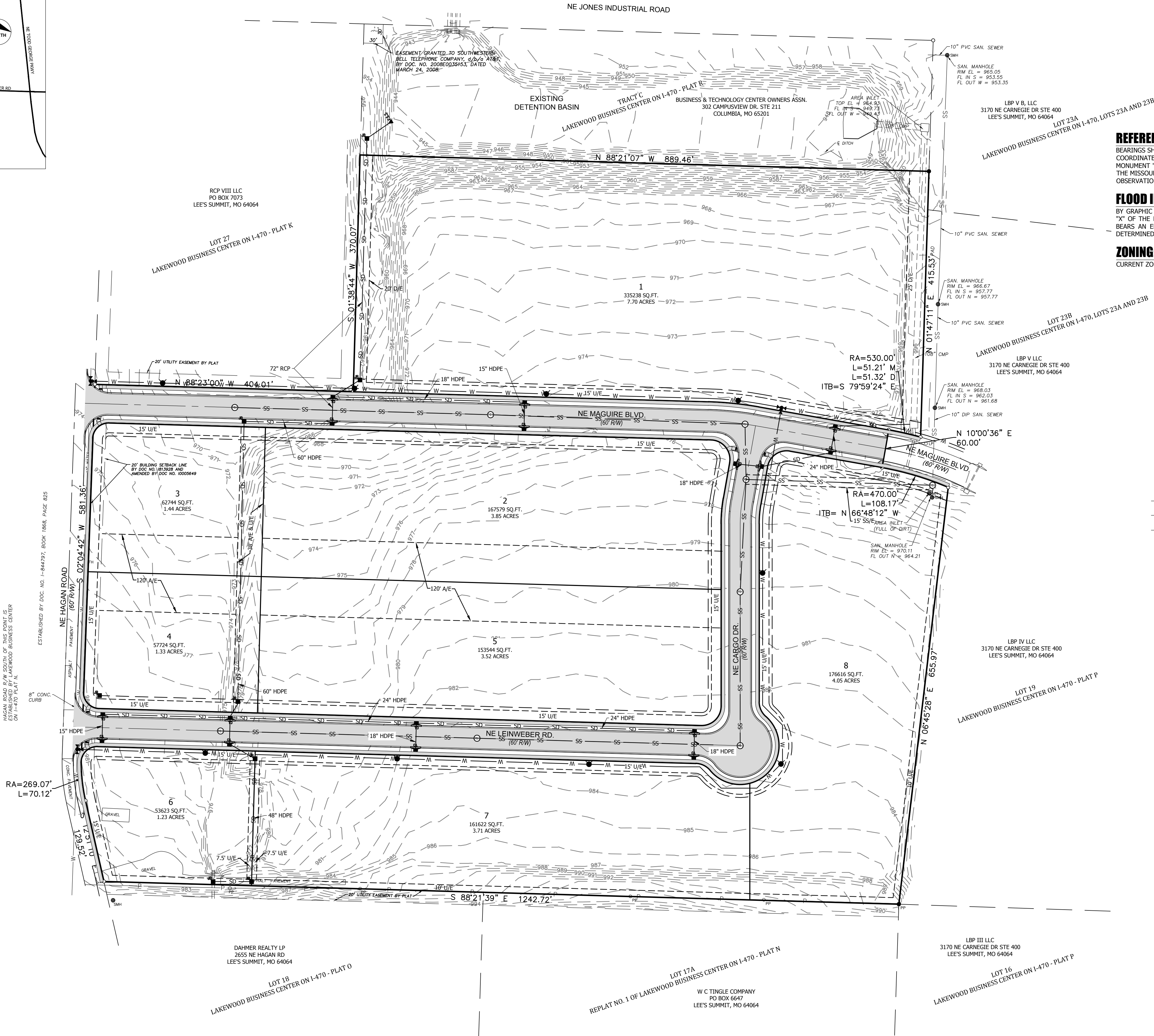
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JOB NO: 21-1883



SITE LOCATION MAP
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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



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STORMWATER PLAN