

MINOR PLAT

LAKEWOOD BUSINESS CENTER ON I-470 - PLAT Q, LOT 29A

A REPLAT OF LOT 29, LAKEWOOD BUSINESS CENTER ON I-470-PLAT Q & PART OF THE NW. 1/4 OF SECTION 20, TOWNSHIP 48, RANGE 31

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:
 All that part of the Northwest quarter of Section 20, Township 48, Range 31 and all of Lot 29, Lakewood Business Center on I-470 - Plat Q, in the City of Lee's Summit, Jackson County, Missouri more particularly described as follows:
 Commencing at the Northeast corner of the Northwest quarter of said Section 20; thence North 88 degrees 22 minutes 18 seconds West along the North Line of said quarter section, a distance of 814.12 feet; thence South 01 degrees 37 minutes 42 seconds West, a distance of 30.17 feet to a Point on the South right-of-way line of NE Strother Road as now established, also being the POINT OF BEGINNING; thence North 88 degrees 22 minutes 18 seconds West, along the North line of Tract B, Lakewood Business Center on I-470 - Plat Q, a distance of 70.33 feet, to the Northwest corner of said Tract B, also being the Northeast corner of said Lot 29; thence South 01 degrees 37 minutes 42 seconds West, along the East line of said Lot 29, a distance of 474.92 feet, to the Southeast corner thereof; thence North 88 degrees 22 minutes 18 seconds West, along the South line of said Lot 29, a distance of 375.12 feet, to the Southwest corner thereof, said point also being on the East Right-of-Way line of NE Hagan Road, as now established; thence North 01 degrees 20 minutes 42 seconds East, along said East Right-of-Way, a distance of 49.41 feet; thence continuing along said East Right-of-Way, along a curve to the left, (said curve having an Initial Tangent Bearing of North 00 degrees 51 minutes 55 seconds East, a radius of 380.00 feet), an arc distance of 195.65 feet; thence North 02 degrees 03 minutes 12 seconds East, a distance of 269.08 feet, to a point on the North line of said Northwest quarter; thence South 88 degrees 22 minutes 18 seconds East, along the North line of said quarter section, a distance of 376.75 feet, to a point on the Southerly Right-of-Way line of NE Strother Road; thence along said Southerly Right-of-Way, along a curve to the left, (said curve having an Initial Tangent Bearing of South 70 degrees 59 minutes 52 seconds East, a radius of 1100.00 feet), an arc distance of 122.49 feet, to the POINT OF BEGINNING. Containing 4.74 acres.

EASEMENTS:
 An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any of them, upon, over or under those areas outlined or designated upon this plat as "Utility Easements" (U/E) or within any street or thoroughfares dedicated to public use on this plat.
 Grantor, on behalf of himself, his heirs, his 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 easement herein granted.

BUILDING LINES:
 Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

DEDICATION:
 The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: **LAKEWOOD BUSINESS CENTER ON I-470 - PLAT Q, LOT 29A**
 In testimony whereof: LBC Development Corp., a Missouri Corporation, has caused these presents to be signed by its President this ____ day of _____, ____.

Jay Burchfield
 President

State of Missouri }
 County of Jackson } ss

On this ____ day of _____, _____, before me personally appeared Jay Burchfield, who being by me sworn did say that he is the President of LBC Development Corp., a Missouri Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors and to be the free act and deed of said Corporation.

In witness whereof: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

Notary Public in and for Jackson County, Missouri

This is to certify that the within minor plat of LAKEWOOD BUSINESS CENTER ON I-470 - PLAT Q, LOT 29A, was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, The Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances.

APPROVED:

By _____
 City Engineer - George M. Binger III, P.E. Date _____

By _____
 City Clerk - Trisha Fowler Arcuri Date _____

By _____
 Director of Development Services Ryan A. Eam, P.E. Date _____

APPROVED BY JACKSON COUNTY ASSESSOR:

By _____
 Date _____

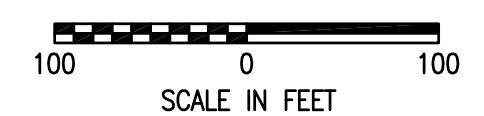
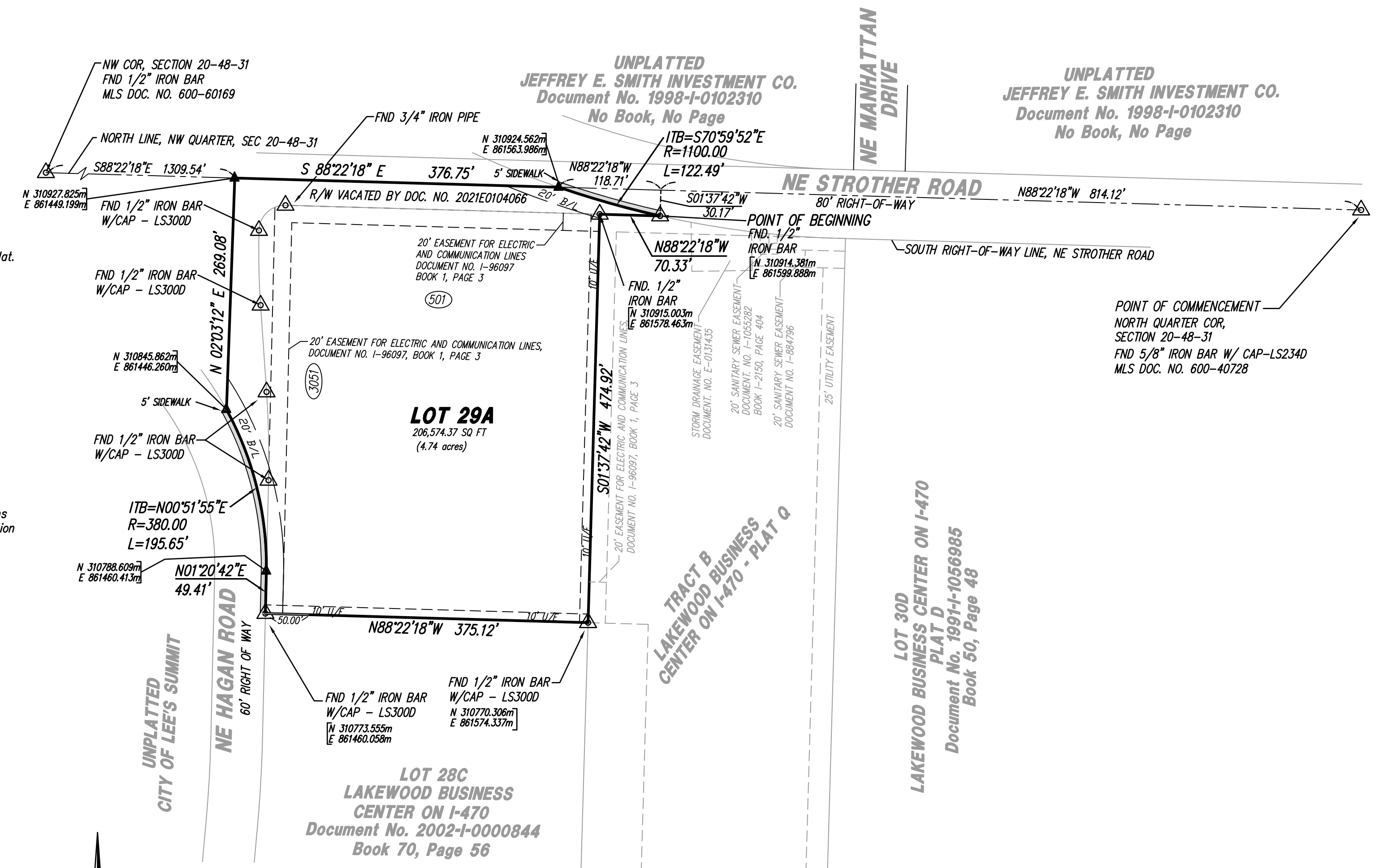
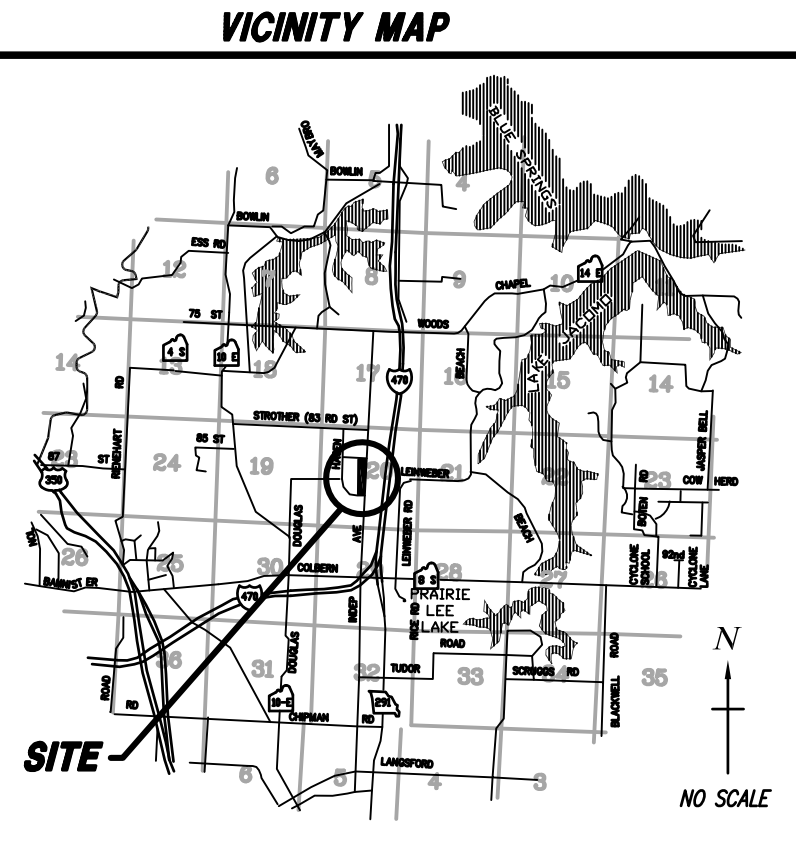
- GENERAL NOTES:**
1. Denotes found monumentation as noted.
 2. Denotes 1/2" Iron Bar with Plastic Cap LS-2006016633 set this plat.
 3. Denotes 5/8" Iron Bar with Aluminum Cap LS-2006016633 set this plat.
 4. All monumentation to be set within 12 months of the recording of this plat.
 5. This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
 6. The Record Source of the Parent Tract is Special Warranty Deed, Document No. 2013E0093624.
 7. There is no visible evidence of abandoned oil or gas wells, as identified "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr., PE, 1995.
 8. This site is NOT located within the 100-year flood boundary as shown on the FEMA, "Flood Insurance Rate Map", Jackson County, Missouri and Incorporated Areas, Map Number 29095C0430G, effective date January 20, 2017.
 9. Kansas City Title Commitment File No. JA-57894, effective date of November 29, 2006 was used in preparation of this plat.
 10. Individual Lot Owner(s) shall not change or obstruct the drainage flow paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

KEY:

= LOT ADDRESS
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 = MISSOURI STATE PLANE COORDINATES

PROJECT BENCHMARK:
 KC METRO Control Monument Braun 3, west side of I-470, immediately east of East Line of Lot 7, I-470 Business and Technology Center.
 Elev. = 1002.95

MISSOURI STATE PLANE COORDINATES:
 Missouri State Plane Coordinates were obtained using KC Metro Control Braun 3 (2003).
 Monument Coordinates = N 310136.375m, E 862153.323m
 Grid Factor 0.9999001



LADWIG & ASSOCIATES, LLC.
 LAND SURVEYORS
 33604 E. 235th Street
 Pleasant Hill, Missouri 64080
 816-309-6621

SilverTree Companies Realty
 302 Campusview Drive, Suite 106
 Columbia, MO 65201
 573-875-5151

I hereby certify that the within plat of LAKEWOOD BUSINESS CENTER ON I-470 - PLAT Q, LOT 29A is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of Lee's Summit statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.



Branton E. Ladwig, LS-2006016633
 November 24, 2021
 IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.