

Final Plat
Lee's Summit Logistics
An unplatted tract of land lying in the West Half of
Section 31, Township 48 North, Range 31 West, in the
City of Lee's Summit, Jackson County, Missouri

Property Description

All that part of an unplatted tract of land, together with all that part of North Main Street right of way, all lying in the West Half of Section 31, Township 48 North, Range 31 West, lying in the City of Lee's Summit, Jackson County, Missouri, described by Patrick Ethan Ward, MO PLS-200500071, of Olsson MOLA-366, on October 14, 2021, as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of Section 31, Township 48 North, Range 31 West; thence South 01 degree 59 minutes 47 seconds West, on the East line of said Southwest Quarter, a distance of 65.98 feet to a point on the West line of NW Sloan Street right of way, as established in Document 2013E0075031, said point also lying on a non-tangent curve; thence in a Southerly direction, departing said East line, on said West line and on a curve to the right whose initial tangent bears South 02 degrees 37 minutes 07 seconds, having a radius of 970.00 feet, through a central angle of 6 degrees 27 minutes 07 seconds, an arc distance of 109.23 feet to a point of tangency; thence South 09 degrees 14 minutes 44 seconds West, continuing on said West line, a distance of 111.80 feet to a point of curvature; thence in a Southerly direction, continuing on said West line and on a curve to the left, having a radius of 1030.00 feet, through a central angle of 7 degrees 14 minutes 57 seconds, an arc distance of 130.32 feet to a point of tangency; thence South 01 degree 59 minutes 47 seconds West, continuing on said West line, a distance of 69.49 feet to a point on the North line of NE Tudor Road right of way, as established in said Document 2013E0075031; thence South 46 degrees 15 minutes 48 seconds West, departing said West line, on said North line, a distance of 46.09 feet to a point; thence North 89 degrees 24 minutes 16 seconds West, continuing on said North line, and on the North line of NW Tudor Road right of way, as established in Document 2013E0075030, a distance of 1249.23 feet to a point on the East line of Union Pacific Railroad right of way, as now established, said point also lying on a non-tangent curve; thence in a Northerly and Northwesterly direction, departing said North line, on said East line and on a curve to the left whose initial tangent bears North 15 degrees 46 minutes 27 seconds West, having a radius of 3203.90 feet, through a central angle of 22 degrees 48 minutes 11 seconds, an arc distance of 1275.12 feet to a point of tangency; thence North 38 degrees 34 minutes 39 seconds West, continuing on said East line, a distance of 738.40 feet to a point of curvature; thence in a Northwesterly direction, continuing on said East line and on a curve to the right, having a radius of 5981.13 feet, through a central angle of 2 degrees 39 minutes 22 seconds, an arc distance of 277.27 feet to a point on the North line of the South Half of the Northwest Quarter of said Section 31, said point also lying on a non-tangent line; thence South 87 degrees 40 minutes 30 seconds East, departing said East line, on said North line, a distance of 884.17 feet to a point on a non-tangent curve; thence in a Southeasterly direction, departing said North line, on a curve to the right whose initial tangent bears South 45 degrees 29 minutes 38 seconds East, having a radius of 544.00 feet, through a central angle of 16 degrees 50 minutes 44 seconds, an arc distance of 159.94 feet to a point of tangency; thence South 28 degrees 38 minutes 55 seconds East a distance of 437.58 feet to a point of curvature; thence in a Southeasterly and Easterly direction, on a curve to the left, having a radius of 476.00 feet, through a central angle of 63 degrees 19 minutes 59 seconds, an arc distance of 526.16 feet to a point of tangency; thence North 88 degrees 01 minute 06 seconds East a distance of 416.85 feet to a point of curvature; thence in an Easterly and Southeasterly direction, on a curve to the right, having a radius of 544.00 feet, through a central angle of 65 degrees 51 minutes 08 seconds, an arc distance of 625.24 feet to a point on a non-tangent line, said point also lying on the East line of said Northwest Quarter; thence South 01 degree 53 minutes 30 seconds West, on said East line, a distance of 338.00 feet to the POINT OF BEGINNING, containing 2,375,437 Square Feet or 54.5325 Acres, more or less.

Execution

OWNER of Lots 1 & 2: Lowkap, LLC, a Missouri limited liability company

In testimony whereof, the OWNER of Lots 1 & 2: Lowkap, LLC, a Missouri limited liability company, has caused this instrument to be executed by a duly authorized representative of said company, on this ____ day of ____ 2021.

By: _____
Signature Printed Name & Title
State of _____
County of _____

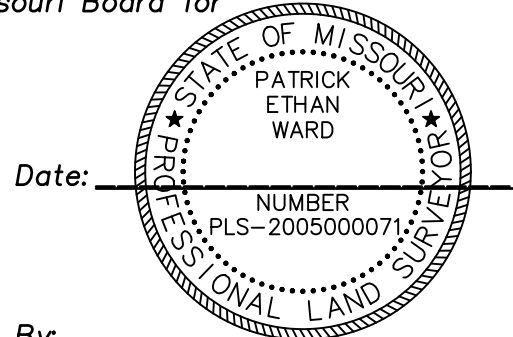
BE IT REMEMBERED that on this ____ day of ____ 2021, before me, the undersigned, a Notary Public in and for said County and State, came _____ Manager of Lowkap, LLC, who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said company.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: _____

Certification

I hereby certify that the within Final Plat of "Lee's Summit Logistics", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



Date: _____
By: Patrick Ethan Ward, MO PLS No. 2005000071
Olsson, LC-366
pward@olsson.com

Approvals

This is to certify that the within plat "Lee's Summit Logistics" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ____ day of ____ 2021 by Ordinance No. ____

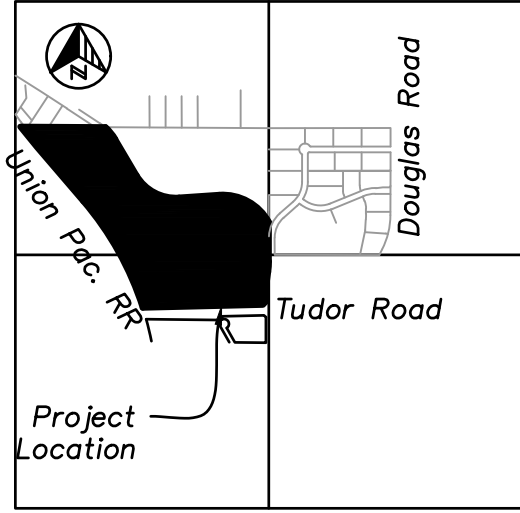
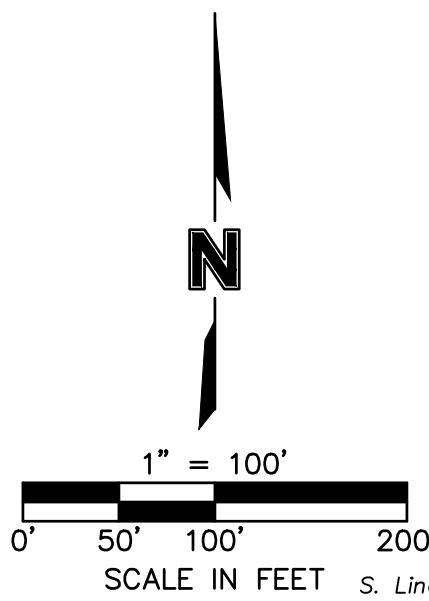
William A. Baird - Mayor Trisha Fowler Arcuri - City Clerk

George M. Binger III, P.E. - City Engineer

Ryan A. Elam, PE - Director of Development Services Dana Arth - Planning Commission Secretary

Approved by the Assessor's Office of Jackson County, Missouri.

County Assessor



- LEGEND
- | | | |
|--|-------------------------------------|-------------------------|
| SECTION CORNER | D/E | DRAINAGE EASEMENT |
| SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366" | LIMITS OF NO ACCESS TO RIGHT OF WAY | |
| FOUND MONUMENT AS NOTED | E/E | ELECTRIC EASEMENT |
| MEASURED DIMENSION - THIS PLAT | R/W | RIGHT OF WAY |
| PREVIOUSLY PLATTED DIMENSION | SB/E | STREAM BUFFER EASEMENT |
| CALCULATED DIMENSION FROM RECORD | S/E | SANITARY SEWER EASEMENT |
| PREVIOUSLY DEEDED DIMENSION | PUBLIC SIDEWALK | |
| BUILDING SETBACK LINE | U/E | UTILITY EASEMENT |
| BEST MANAGEMENT PRACTICES EASEMENT | W/E | WATER LINE EASEMENT |

Lot Summary Table			
Lot 1	1,643,067 S.F.	37.7196 Ac.	
Lot 2	575,649 S.F.	13.2151 Ac.	
NW Main Street R/W	156,721 S.F.	3.5978 Ac.	
Total	2,375,437 S.F.	54.5325 Ac.	

Property Owner:

Lowkap, LLC
12709 Woodward Street
Overland Park, Kansas 66213

Prepared For:

Scannell Properties
8801 River Crossing Boulevard, Suite 300
Indianapolis, Indiana 46240

Prepared By:

Olsson
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2021.11.15	Added Sheet 3, Revised Per City Comments

Final Plat
Lee's Summit Logistics
An unplatted tract of land lying in the West Half of
Section 31, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

drawn by: MJB
checked by: PEW
approved by: PEW
QA/QC by: TBW
project no.: 021-04157
drawing no.: V-FP-02104157
date: 2021.10.15

SHEET

1 of 3

Final Plat
Lee's Summit Logistics
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Surveyor's Notes

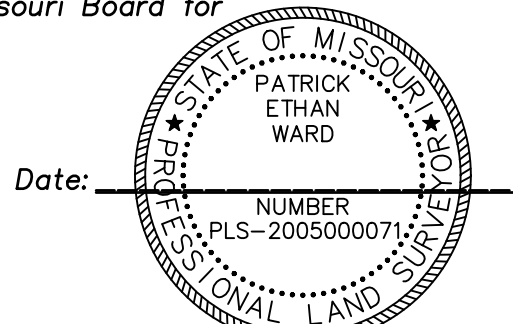
1. Basis of Bearings – Held the East line of the Northeast Quarter of Section 31, Township 48 North, Range 31 West @ S01°53'30"W, Missouri Coordinate System 1983, West Zone. Rotate Plat Bearings for Douglas Station Commercial Park, Lots 1 Through 10 & Tract "A" 00°00'15" Clockwise to match measured bearings. Rotate Plat Bearings for Lee's Summit North Industrial Park, Fifth, Sixth, Seventh and Eighth Plats 00°00'05" Counterclockwise to match measured bearings. Rotate Plat Bearings for Summit North Business Park 00°00'20" Counterclockwise to match measured bearings. Distances shown hereon are ground distances in US Survey Feet.
2. Subject Property lies within "Zone AE – Base Flood Elevations determined," "Zone X – Other Flood Areas," and "Zone X – Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0417G, Revised January 20, 2017.
3. Subject Property contains 2,375,437 Square Feet or 54.5325 Acres, more or less.
4. To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri," by Edward Alton May, Jr., dated 1995.
6. Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.
7. Subject Property meets or exceeds the current standards for "Urban" Class Property Surveys, 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.
8. Subject Property was last conveyed in Instrument Number 2013e0058551.

Point Table		
Point #	Grid Northing (m)	Grid Easting (m)
1	306935.148	860113.171
2	306915.051	860112.470
4	306881.962	860108.981
5	306848.331	860103.507
6	306808.832	860099.619
7	306787.666	860098.882
8	306777.954	860088.731
9	306781.911	859708.024
10	307125.352	859531.702
11	307301.282	859391.373
12	307368.540	859340.229
13	307357.609	859609.476
14	307318.856	859638.755
15	307201.821	859702.693
16	307126.390	859835.020
17	307130.783	859961.987
18	307038.103	860116.571

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Certification

I hereby certify that the within Final Plat of "Lee's Summit Logistics", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 – Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



Date: _____

By: Patrick Ethan Ward, MO PLS No. 2005000071
Olsson, LC-366
pward@olsson.com

Approvals

This is to certify that the within plat "Lee's Summit Logistics" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2021 by Ordinance No. _____

William A. Baird – Mayor

Trisha Fowler Arcuri – City Clerk

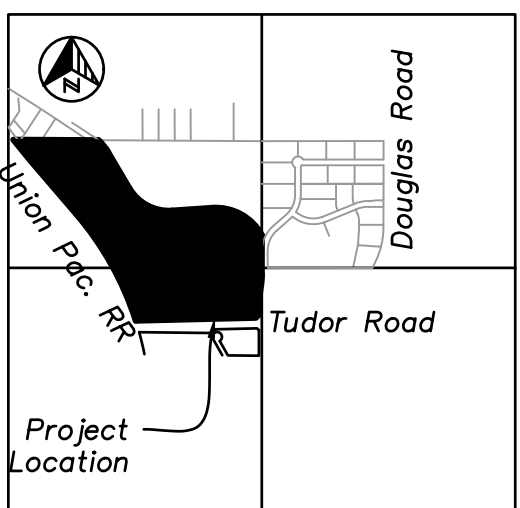
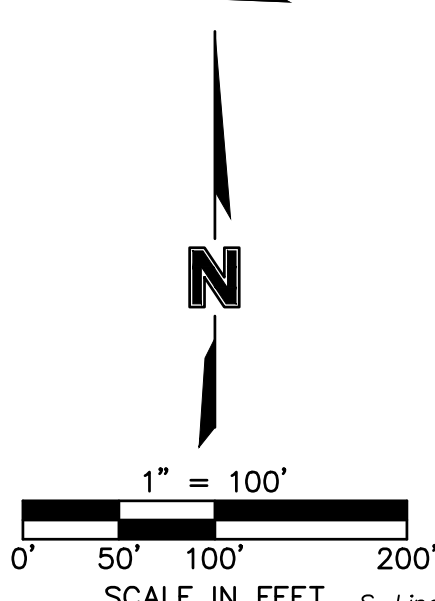
George M. Binger III, P.E. – City Engineer

Ryan A. Elam, PE – Director of Development Services

Dana Arth – Planning Commission Secretary

Approved by the Assessor's Office of Jackson County, Missouri.

County Assessor



- LEGEND
- | | |
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| ● SECTION CORNER | ▨ DRAINAGE EASEMENT |
| ● SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366" | ▨ LIMITS OF NO ACCESS TO RIGHT OF WAY |
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| (M) MEASURED DIMENSION – THIS PLAT | R/W RIGHT OF WAY |
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olsson

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Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

BY	REV.	DATE	REVISIONS DESCRIPTION
MJB	1	2021.11.15	Added Sheet 3, Revised Per City Comments

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2 of 3

Final Plat
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Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying Plat, which subdivision shall be hereafter known as "Lee's Summit Logistics".

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 or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easement" (U/E) or within any street or thoroughfare 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.

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 structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/E) or within any street or thoroughfare 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.

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 structures for storm sewer, surface drainage channel, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Drainage Easement" (D/E) or within any street or thoroughfare 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.

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 structures for water lines, upon, over, or under those areas outlined or designated upon this plat as "Water Easement" (W/E) or within any street or thoroughfare 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.

A private easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of pipes, inlets, manholes, surface drainage facilities, underground detention and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Best Management Practices Easement" (BMP), is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

In the areas designated as "Stream Buffer Easement" or "SB/E" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County.

The sanitary, storm, and water utilities not installed within the utility easements, and contained within this plat, are private utilities and shall be owned and maintained by the property owner.

Roads, streets and drives shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

Building Lines

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

Lot 1 shall not have direct vehicular access to NE Tudor Road.

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the property owners' association in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the property owners' association on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

Certification

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William A. Baird - Mayor

Trisha Fowler Arcuri - City Clerk

George M. Binger III, P.E. - City Engineer

Ryan A. Elam, PE - Director of Development Services

Dana Arth - Planning Commission Secretary

Approved by the Assessor's Office of Jackson County, Missouri.

County Assessor

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BY	DATE	REV.	NO.	REVISIONS DESCRIPTION
MJB	2021.11.15	1		Added Sheet 3, Revised Per City Comments

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drawing no.: V-FP-02104157

date: 2021.10.15

SHEET

3 of 3

USER: mjb@olga

DWG: C:\Temp\Acad\lsh-2288\V-FP-02104157.dwg
DATE: Nov 15, 2021 11:15am
XREFS: