

1 of 3

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

LEGEND	
● SECTION CORNER	D/E DRAINAGE EASEMENT
○ FOUND MONUMENT AS NOTED	E/E LIMITS OF NO ACCESS TO RIGHT OF WAY
(M) MEASURED DIMENSION - THIS PLAT	R/W ELECTRIC EASEMENT
(P) PREVIOUSLY PLATTED DIMENSION	S/E RIGHT OF WAY
(C) CALCULATED DIMENSION FROM RECORD	SB/E STREAM BUFFER EASEMENT
(D) PREVIOUSLY DEEDED DIMENSION	S/E SANITARY SEWER EASEMENT
Ⓢ BUILDING SETBACK LINE	PS/E PUBLIC SIDEWALK
BMP BEST MANAGEMENT PRACTICES EASEMENT	U/E UTILITY 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.
Lot 3	1,064,399 S.F.	24.4352 Ac.
NW Main Street R/W	156,721 S.F.	3.5978 Ac.
Total	3,439,836 S.F.	78.9677 Ac.

Surveyor's Notes

- 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 Police and Court Facility 00°00'03" 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.
- 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.
- Subject Property contains 3,439,836 Square Feet or 78.9677 Acres, more or less.
- 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.
- 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.
- 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.
- Subject Property was last conveyed in Instrument Number 2013e0058551.

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

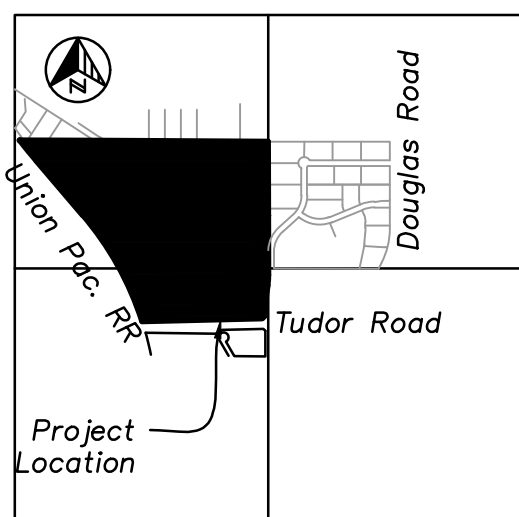
George M. Binger III, P.E. - City Engineer

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



Section 31, T48N, R31W
VICINITY MAP
Scale: 1" = 2000'

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

15' Electric Easement

Doc. 2004/0064967

16.05'

(S/E Tie)

53.70'

(E/E Tie)

29.94'

(D/E Tie)

Found Rebar w/Cap

"LS2458 PHELPS"

KC Metro Control

Monument JA-51

Published Coordinates

(2003 Adjustment):

N: 306838.907m

E: 857091.827m

Grid Factor: 0.9998994

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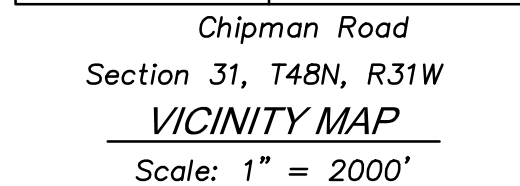
(D/E Tie)

Found Rebar w/Cap

"LS2458 PHELPS"

KC Metro Control

Final Plat
Lee's Summit Logistics



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, electrical, telephone, cable television, or any other necessary public utility or services, any or all of them, on, over, or under those areas outlined or designated upon this plat as "Utility Easement" (SE) or "Main Street Corridor" intended to be public use. Grantor, on behalf of himself, his heirs, his assigns and assigns, 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) 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. However, 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.

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	307336.621	860126.430

Lot 1	1,643,067 S.F.	37.7196 Ac.
Lot 2	575,649 S.F.	13.2151 Ac.
Lot 3	1,064,399 S.F.	24.4352 Ac.
NW Main Street R/W	156,721 S.F.	3.5978 Ac.
Total	3,439,836 S.F.	78.9677 Ac.

Execution:

OWNER of Lots 1, 2 & 3: Lowkap, LLC, a Missouri limited liability company

In testimony whereof, the OWNER of Lots 1, 2 & 3: 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 _____, 2022.

By: _____
Signature

Printed Name & Title

State of _____)
County of _____) SS:

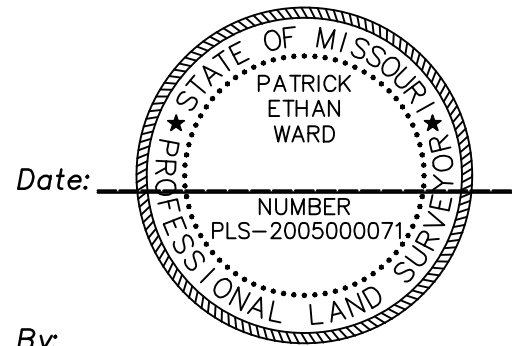
BE IT REMEMBERED that on this _____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said County and State, came _____, Manager of Lowkap, LLC, who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said company.

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 203.06-16). I further certify that the bearings shown on this plat were measured by me or under my direct supervision and that the bearings are true to the date of the plat. I further certify 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 laws, rules 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

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 Police and Court Facility 00°00'03" 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.
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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.
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8. Subject Property was last conveyed in Instrument Number 2013e0058551.

olsson

[illegible]

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	2021
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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
3 of 3