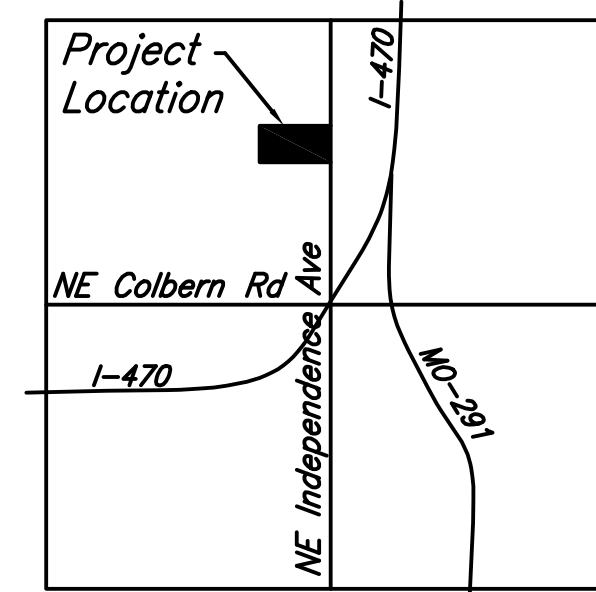


FINAL PLAT OF TOWN CENTRE

A REPLAT OF LOT 1, LEE'S SUMMIT TOWN CENTRE,
A SUBDIVISION IN THE CITY OF LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI



SECTION 29, T-48-N, R-31-W

DESCRIPTION:

Lot 1, Lee's Summit Town Centre, Lot 1 & Lot 2, A Subdivision In Lee's Summit, Jackson County, Missouri. Containing 505,722.67 sq. ft. or 11.61 acres more or less.

DEDICATION OF PLAT: 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 and plat shall hereafter be known as "Town Centre".

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 or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (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.

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

TRACT A:

Tract A is designated as common areas. Responsibility for the maintenance of this area, including mowing and periodic removal and disposal of accumulated particulate material and debris, shall remain with the owners of Town Centre.

IN TESTIMONY WHEREOF, WHD Management, LLC, a Missouri limited liability company, have caused these presents to be signed by its Authorized Member, E.J. Plesko & Associates, Inc., this _____ day of _____, 2022.

Josh Wilson - President

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2022 before me appeared Josh Wilson, to me personally known, who by me duly sworn, did say that he is President of WHD Management LLC, a Missouri limited liability company and that said instrument was signed and sealed in behalf of said company and he acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal at my office in said County and State, the day and year last above written.

My Commission expires: _____

Notary Public

Print Name

APPROVED:

This is to certify that the within plat of "Town Centre" was submitted to and duly approved by Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2022, by Ordinance No. _____.

William A. Baird Date
MAYOR

Trisha Fowler Arcuri Date
CITY CLERK

George M. Binger III, P.E. Date
CITY ENGINEER

Ryan A. Elam, PE Date
DIRECTOR OF DEVELOPMENT SERVICES

Cyndia A. Rader Date
PLANNING COMMISSION SECRETARY

Vincent E. Brice Date
JACKSON COUNTY ASSESSMENT DEPT.

NOTES:

- All bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, Monument JA-134, using a grid factor of 0.9999018. All coordinates are in meters.
- This property is not in the floodway with a designation of Zone X (area of minimal flooding) according to the Federal Emergency Management Agency National Flood Insurance Program Boundary and Floodway Map, Lee's Summit, Jackson County, Missouri, Community Panel Number 29095C0430g dated January 20, 2017.
- There are no oil or gas wells within the property boundaries according to Missouri Department of Natural Resources map of Geophysical Downhole Information.
- Individual Lot owners shall not change or obstruct the drainage flow lines or paths on the lots unless specific application is made and approved by the City Engineer.

PREPARED FOR/ DEVELOPER:
WHD Management LLC

Thomas Clemons
Area Surveyors

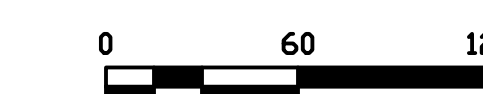
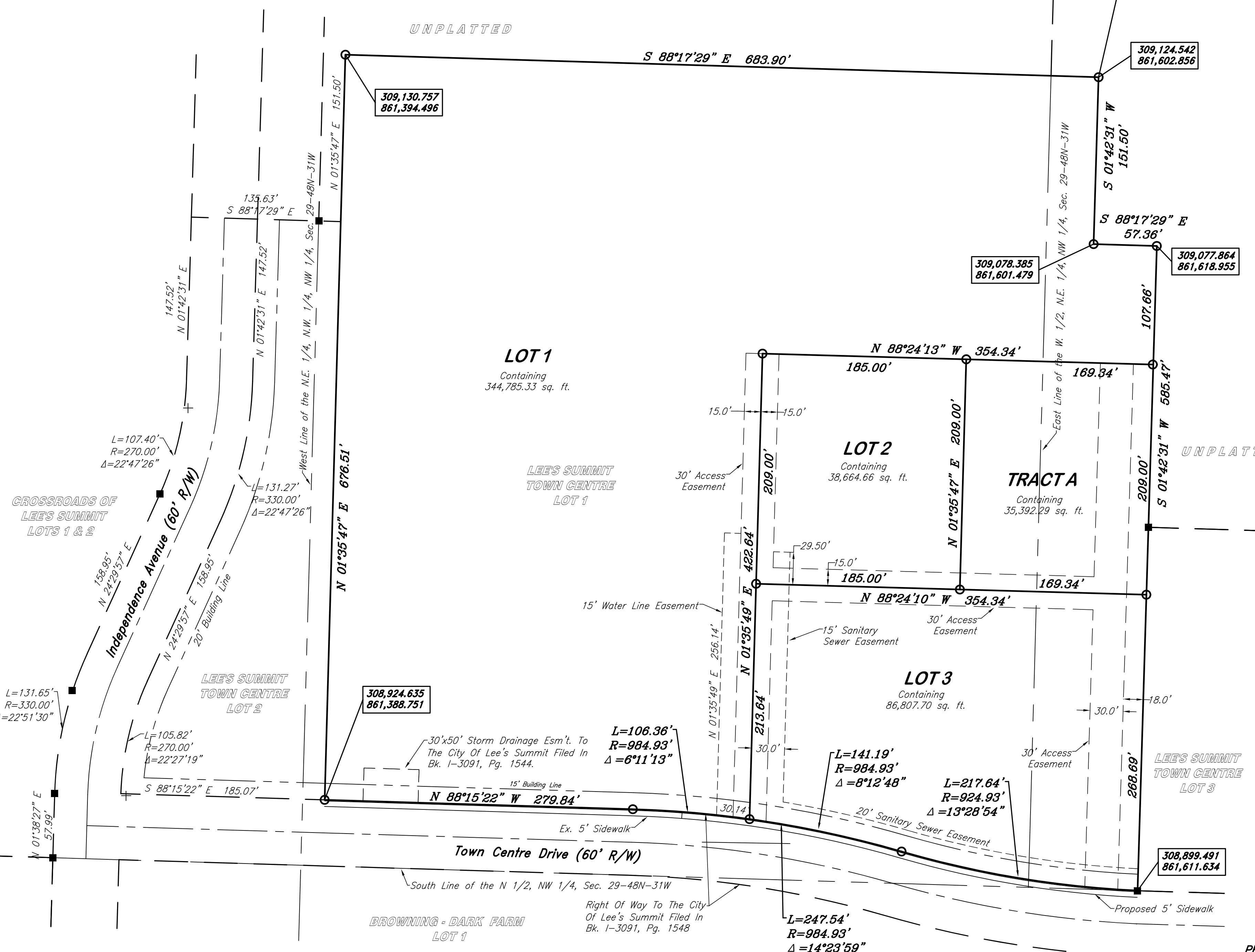
2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 survey@kc.rr.com

I hereby certify that the within Plat of "Town Centre" subdivision is based upon 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 established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

THOMAS W. CLEMONS, P.E. No. 1958

LEGEND

- EXISTING REBAR
- SET 1/2" REBAR & PLASTIC CAP
- MO PLS #1958



SCALE: 1"=60'
DATE: OCTOBER 10, 2021