

FINAL PLAT OF  
MARKET STREET CENTER

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF  
SECTION 29, TOWNSHIP 47 NORTH, RANGE 31 WEST IN THE  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION

All that part of the Southwest Quarter of Section 29, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 29; thence N 2°27'04" E, along the West line of the Southwest Quarter of said Section 29, a distance of 697.43 feet; thence S 87°35'08" E, a distance of 335.20 feet to the North most corner of said Lot 1, Block 1, FIRESTONE SW MARKET STREET, said point also being on the Easterly right-of-way line of SW Market Street, as now established; thence Northeasterly along said Easterly right-of-way line for the following three (3) courses; thence along a curve to the right having an initial tangent bearing of N 53°09'45" E, a radius of 459.32 feet, and an arc length of 198.93 feet; thence N 77°58'41" E, a distance of 116.98 feet; thence Northerly along a curve to the left, being tangent to the last course, having a radius of 524.94 feet, and an arc length of 619.48 feet, to a point on the West right-of-way line of Missouri Route 291 Highway, as now established; thence Southerly along said West right-of-way line for the following four (4) courses; thence S 1°52'13" W, a distance of 163.38 feet; thence S 21°14'04" W, a distance of 192.67 feet; thence S 24°33'04" W, a distance of 421.20 feet; thence South along a curve to the left being tangent to the last described course, having a radius of 820.21 feet, and an arc length of 195.72 feet to the Northeast corner of Lot 2, QUIKTRIP 200R, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri, said point also being on the West right-of-way line of Missouri Route 291 Highway, as now established; thence N 87°30'16" W, along the North line of said Lot 2, a distance of 254.19 feet, to an angle point on the East line of Lot 1A, QUIKTRIP 200R LOT 1A, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence N 2°29'44" E, along said East line of said Lot 1A, a distance of 100.00 feet, to the Northeast corner of said Lot 1A; thence N 87°30'16" W, along the North line of said Lot 1A, a distance of 39.81 feet, to the Southeast corner of Lot 1, Block 1, of FIRESTONE SW MARKET STREET, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence N 2°26'15" E, along the East line of said Lot 1, Block 1, a distance of 195.04 feet, to the Northeast corner of said Lot 1, Block 1; thence N 54°19'08" W, along the Northerly line of said Lot 1, Block 1, a distance of 136.22 feet to the Point of Beginning, containing 219,027.21 square feet, or 5.028 acres, more or less, of unplatted land.

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: "MARKET STREET CENTER".

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, 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 Easement" (U/E), "Sanitary Sewer Easement" (SS/E), and "Waterline Easement" (W/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.

A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "SIDEWALK EASEMENT" or by the abbreviation "SW/E" on the accompanying 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.

DRAINAGE NOTE

Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots, unless specific application is made and approved by the City Engineer.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

FP Aquisitions, LLC

By: \_\_\_\_\_  
John Davis, Jr., Managing Member

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came John Davis, Jr., Managing Member of FP Aquisitions, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said city, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

APPROVALS

This is to certify that the plat of "MARKET STREET CENTER" was submitted 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.

By: \_\_\_\_\_, Director of Development Services, Ryan A. Elam, P.E. Date: \_\_\_\_\_

By: \_\_\_\_\_, City Engineer, George M. Binger III, P.E. Date: \_\_\_\_\_

By: \_\_\_\_\_, City Clerk, Trisha Fowler Arcuri Date: \_\_\_\_\_

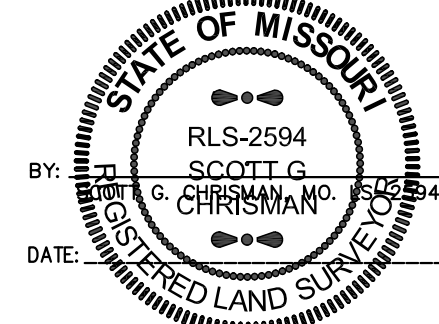
Approved by Jackson County Assessor:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by GIS Department:

By: \_\_\_\_\_ Date: \_\_\_\_\_

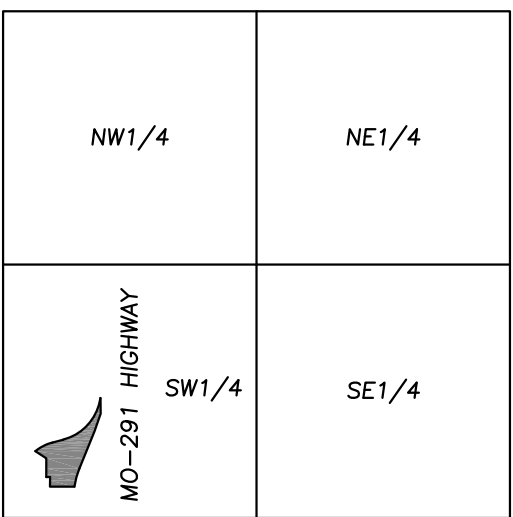
I hereby certify that the within plat of "MARKET STREET CENTER" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board of Architects, Professional Engineers, 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 plotting of subdivisions to the best of my knowledge and belief.



CERTIFICATE OF AUTHORIZATION  
KANSAS  
ENGINEERING - LS-82  
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION  
MISSOURI  
LAND SURVEYING-200700128  
ENGINEERING-2007005058

PHELPS ENGINEERING, INC.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166



VICINITY MAP  
SEC. 29-47-31



SCALE:  
1"=2000'

| AREAS   |             |            |
|---------|-------------|------------|
| PARCEL  | AREA (S.F.) | AREA (AC.) |
| PLAT    | 219027.21   | 5.0282     |
| TRACT A | 26366.06    | 0.6053     |
| 1       | 80179.94    | 1.8407     |
| 2       | 112481.21   | 2.5822     |

| MISSOURI STATE PLANE COORDINATE TABLE: (METERS) |             |             |
|---|-------------|-------------|
| POINT NO.                                       | NORTHING    | EASTING     |
| ①   | 3210981.311 | 9262905.076 |
| ②   | 3212703.753 | 9265205.427 |
| ③   | 3208711.546 | 9264190.212 |
| ④   | 3209747.859 | 9263357.057 |

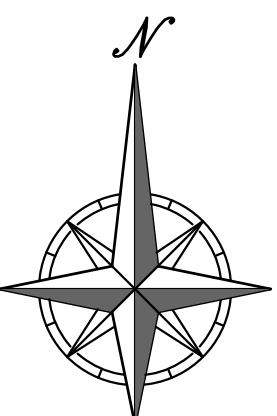
NOTE:  
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATES SYSTEM, WEST ZONE, (IN METERS) WERE OBTAINED BY GPS OBSERVATION USING KC METRO CONTROL

TITLE NOTES:

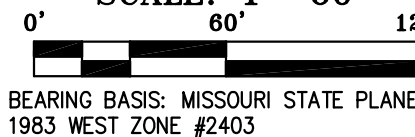
TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 229523 WITH AN EFFECTIVE DATE OF JUNE 14, 2021 AT 8:00 A.M.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C05326, AND DATED JANUARY 20, 2017.



SCALE: 1"=60'



BEARING BASIS: MISSOURI STATE PLANE  
1983 WEST ZONE #2403

LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS MOLS-2458 PLASTIC CAP
- DENOTES FOUND SURVEY MONUMENT (ORIGIN UNKNOWN UNLESS DESCRIBED)
- ▲ DENOTES FOUND "+" CUT
- DENOTES SET MAG. NAIL & SHINER (ORIGIN UNKNOWN UNLESS DESCRIBED)
- (M) DENOTES MEASURED
- (P) DENOTES PLATTED
- (G) DENOTES DEED
- B-L DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- S/E DENOTES SANITARY SEWER EASEMENT
- SW/E DENOTES SIDEWALK EASEMENT
- ① DENOTES STATEPLANE IDENTIFICATION NO.