NW O'Brien Road (MODOT R/W Plans Job No. 4—U—50—27A, Project U—50—1(9) Summit Shopping Center, (Bk. 1–58, Pg. 22) Public R/W (Width Varies) FND R/W MARKER POST N89°20'41"E (P) S87°16'58"E (M)-(CUT OFF & FLUSH W/ GROUND 214.49' (P) 214.69' (M) North Line, SE 1/4,-/-S00**°**39'19"W (P) Sec. 01-T47N-R32W S04°01'40"W (M) )' B/L (Per Plat)— S87\*16'58"E 172.01'(P) 1.86'(P)&(M) NW Cor., SE 1/4, Sec. 01, T47N, R32W-Center of Section – Found 1/2" Iron Pipe N03°23'15"E 30.00' (P) Index No. 23C —R=215.00' (P)&(M) \_\_\_\_ FND 1/2" RBCP LS1785- $\Delta = 60^{\circ}38'44'' (P) \& (M)$ └─10' U/E (Per Plat) -1.34.01'(F L=227.57' (P) & (M)(Lot 2) —South R/W Line NW Oldham Parkway North Line, Lot 3 ITB=S86°20'17"E (M) - POINT OF BEGINNING 63 R/W -FND 1/2" RBCP LS1785 7.5' U/E (Per Plat) →West Line, Lot 3 & East Line, Lot 2 →15' U/E (Per Plat) NW Murray Road (Per Plats of Summit Shopping Center, (Bk. 1–58, Pg. 22) & Doc. No. 1–595601, (Bk. 1–1362, Pg. 1334) – 63' Public R/W 15' wide Sanitary Sewer Esmt. in— Doc. No. 193710393800 and shown 20' B/L— (Per Plát) on the Plat of "Mid—Continent Addition" in Bk. I—47, Pg. 70 2 West Line, SE 1/4,<sup>-</sup> Sec. 01—T47N—R32W 10' U/E — (Per Plat) FND 1/2" REBAR Summit Lot 3 | Shopping (718,428 Sq. Ft. or Center 16.4928 Acres, m/l) Lot 2 (Bk. 1–58, Pg. 22) 15' wide Sanitary Sewer Esmt. in Doc. No. 1937/0393800 and shown on the Plat of "Mid-Continent Addition" in Bk. 1–47, Pg. 70 10' Utility Esmt. to the City of-Lee's Summit recorded in Doc. No. I-949240 in Bk. I-1977, Pg. 751 └──West Line, Lot 3 & East Line, Lot 2 L=15.89' R=10.00' (Lots 3 & 4) ` West Line, Lot 4 &----East Line, Lot . NW Murray Road ₩~~~7.5' U/E (Per Plats of Summit Shopping Center, (Bk. 1–58, Pg. 22) & Presentation Parish, (Per Élat) 10' U/E to Lee's Summitin Doc. No. 1–949240 in ✓—15' U/E (Per Plat) Bk. I–1977, Pg. 751 (Bk. I-57, Pg. 15) - 68' Public R/W N03\*31'26"E 292.43' (Lots 3 & 4)----68' R/W N03\*31'24"E 242.03'-South Line, Lot 3 East Line, Lot 1 &-<del>-</del>134.01'(P 7.5' U/E (Per Plat) FND 1/2" RBCP LS1785 (Lot 2) FND 3/8" REBAR--571.75' (lot 1) FND 1/2" REBAR-899.42' (P) 901.92' (M) N89°26'05"E (P) N87'12'46"W (M) FIND 1/2" REBAR 35 33 34 32 31 30 29 27.96' (P)&(M)→ Highway Lane Addition 26 28 (Bk. 16, Pg. 182) 1'' = 100'KC Metro Control Monument JA–136 Published Coordinates (2003 Adjustment): N: 304466.750m (998904.652') E: 859083.036m (2818508.232') SCALE IN FEET 1 meter=1200/3937 US Survey Feet Local Coordinates Derived from MoDOT VRS Network: N:998904.662' (304466.753m) E: 2818508.260' (859083.044m) CAF: 0.999998 <u>Execution:</u> OWNER of Lot 4: Consolidated Library District No. 3, a political subdivision of the State of Missouri In testimony whereof, the OWNER of Lot 4, Consolidated Library District No. 3, a political subdivision of the State of Missouri, has caused this instrument to be executed by \_\_\_\_\_\_, Director of said political subdivision, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022. Printed Name: \_\_\_\_\_ Signature State of \_\_\_\_\_ County of BE IT REMEMBERED that on this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said County and State, came \_\_\_\_\_\_, Director, who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said Consolidated Library District No. 3, a political subdivision of the State of Missouri. In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written. My Commission Expires: \_\_\_\_\_ OWNERS of Lot 3: Curry Investment Company, a Missouri Corporation In testimony whereof, the OWNERS of Lot 3, Curry Investment Company, a Missouri Corporation have caused this instrument to be executed by \_\_\_\_\_\_, President of said Corporation, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022. Printed Name: By. Signature State of \_\_\_\_ County of BE IT REMEMBERED that on this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said County and State, came President of said Corporation, who is personally known to me to be the person who executed the foregoing instrument of writing as their free act and deed 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: \_\_\_\_\_ \_\_\_\_\_



4. 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.

5. This Survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000, 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.

6. Subject Property was last conveyed by Instrument No. 2012E0103349 (Lot 3) and in Document No. i—854097 in Book i—1818 at Page 128 (Lot 4).

# Property Description:

All of Lot 1, Summit Shopping Center and all of Tract A, Mid-Continent Addition, both subdivisions in the City of Lee's Summit, Jackson County, Misso the Southeast Quarter of Section 1, Township 47 North, Range 32 West, being more particularly described by Timothy B. Wiswell, MO PLS-2009000067 Missouri LC-366, on March 12, 2022, as follows:

BEGINNING at the Northwest corner of said Lot 1, said point being the Northeast corner of Lot 2 of said Summit Shopping Center and on the South of N.W. Oldham Parkway as now established;

thence South 87 degrees 16 minutes 58 seconds East, on said South right-of-way line and on the North line of said Lot 1, a distance of 214.69 feet the Southwesterly right-of-way line of U.S. Route No. 50 & U.S. Route No. 50 Outer Road and N.W. Oldham Parkway, as all highway and streets are thence South 04 degrees 01 minutes 40 seconds West, departing said South right-of-way line and on said Southwesterly right-of-way lines, a distance

to the beginning of a non-tangent curve; thence in an Easterly and Southeasterly direction, on said Southwesterly right-of-way lines and on a curve to the right, whose initial tangent bears So 20 minutes 17 seconds East, having a radius of 215.00 feet, through a central angle of 60 degrees 38 minutes 44 seconds, an arc distance of 227. point of tangency;

thence South 25 degrees 41 minutes 33 seconds East, on said Southwesterly right-of-way lines, a distance of 316.00 feet, to a point of curvature;

thence in a Southeasterly direction, on said Southwesterly right-of-way lines and on a curve to the left, having a radius of 3,000.79 feet, through a 11 degrees 53 minutes 31 seconds, an arc distance of 622.82 feet, to a point on a non-tangent line; thence South 28 degrees 48 minutes 42 seconds East, on said Southwesterly right—of—way lines, a distance of 43.70 feet, to the Southeasterly corner

said point being the intersection of said Southwesterly right-of-way lines and the Northwesterly right-of-way line of S.W. McClendon Drive, as now est thence South 36 degrees 37 minutes 17 seconds West, departing said Southwesterly right-of-way lines and on said Northwesterly right-of-way line an Southeasterly line of said Lot 1, a distance of 14.06 feet, to the Northeasterly corner of said Tract "A", said point also being the beginning of a non-

thence in an Southwesterly and Southerly direction, on said Northwesterly right-of-way line and the Southeasterly line of said Tract "A", and on a curv whose initial tangent bears South 36 degrees 41 minutes 03 seconds West, having a radius of 207.30 feet, through a central angle of 37 degrees 24 seconds, an arc distance of 135.33 feet, to a point on the Westerly right-of-way line of said S.W. McClendon Drive, as now established, said point bein line of said Tract "A", said point also being a point of tangency;

thence South 00 degrees 43 minutes 13 seconds East, on said Westerly right-of-way line and said East line, a distance of 109.77 feet, to the Southe said Tract "A", said point being on the North line of Lot 23, Highway Lane Addition, a subdivision of land in the City of Lee's Summit, Jackson County according to the recorded plat thereof;

thence North 87 degrees 12 minutes 46 seconds West, departing said Westerly right-of-way line and said East line and on the South lines of said Tro and also on the South line of Lots 23 through 35 of said Highway Lane Addition, a distance of 1,035.94 feet, to the Southwest corner of said Lot 1, the Southeast corner of said Lot 2;

thence North 03 degrees 23 minutes 15 seconds East, departing said South and North lines, and on the West line of said Lot 1 and the East line of distance of 1,191.45 feet, to the POINT OF BEGINNING, containing 801,205 Square Feet or 18.3931 Acres, more or less.

# Plat Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying subdivision shall hereafter be known as "Summit Shopping Center & Mid-Continent Addition."

# Easement Dedication

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, const maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, tele 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 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 suc interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo, (2006), any right to request restoration 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, const maintenance of structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S 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 fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferre of the easement herein aranted.

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, const maintenance of structures for storm sewer, surface drainage channel, any or all of them, upon, over, or under those areas outlined or designated upor "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 assian successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to require 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 built between the lot line nearest thereto.

## <u>Certification</u>

I hereby certify that the within Minor Plat of "Summit Shopping Center – Mid-Continent Addition" 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 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.

TIMOTHY BLAIR WISWELL Blain h PLS-2009000067

Timothy Blair Wiswell, MO PLS No. 2009000067 Olsson, LC-366 twiswell@olsson.com



## <u>Approvals</u>

This is to certify that the Minor Plat of "Summit Shopping Center & Mid-Continent Addition" was submitted to and duly approved by the City of Lee's Summit, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

By:\_\_\_\_\_ Ryan A. Elam, PE Director of Development Services

By:\_\_\_\_\_ Trisha Fowler Arcuri — City Clerk

Ву: \_\_\_\_\_ George M. Binger III, P.E. – City Engineer

Approved by the GIS Department of Jackson County, Missouri.

By: \_\_\_\_\_ Signature

Printed Name

Overland Park, KS 66213-4750 IEL 913.381.1170 www.olsson.com		REVISIONS	ee's Summit, Jackson County, Missouri	
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