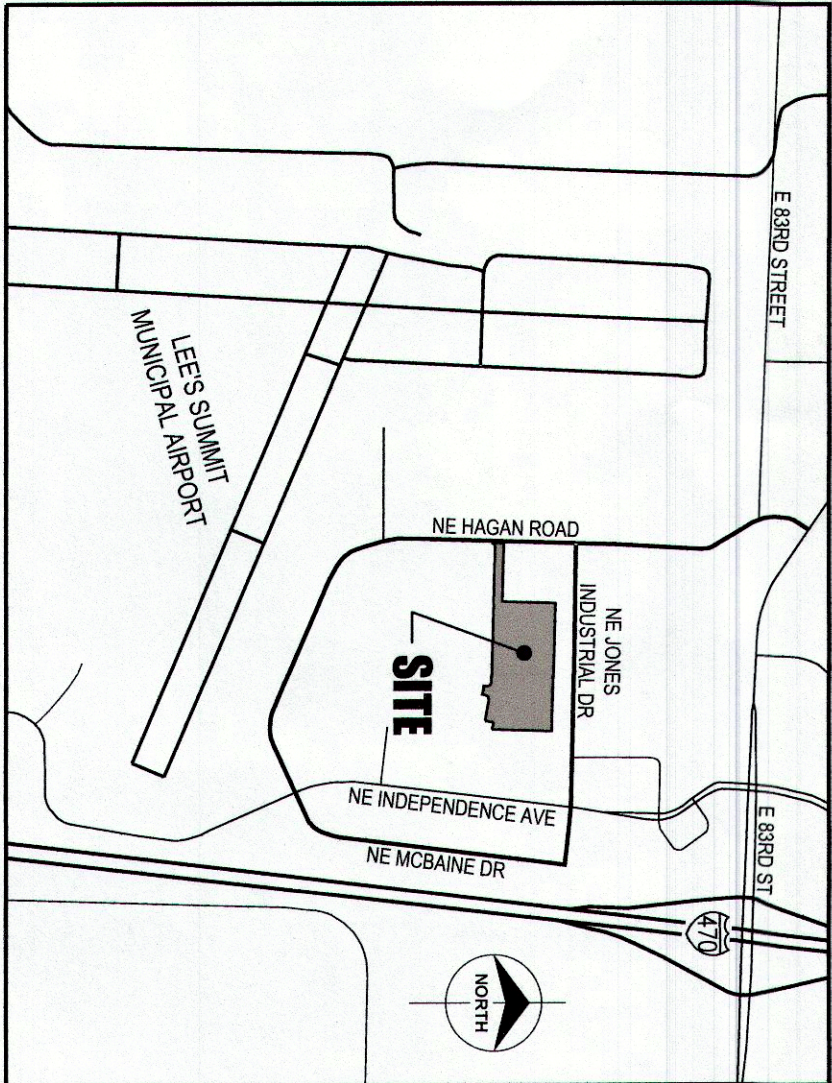


FINAL PLAT

LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



SITE LOCATION MAP

NOT TO SCALE

EASEMENTS:

[illegible]

STREETS-

THE ROADS AND STREETS 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 BUILDINGS OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "LAKWOOD BUSINESS PARK - PLAT 5".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022.

DAVID L. WARD, MEMBER

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE
UNDESIGNED NOTARY PUBLIC, PERSONALLY APPEARED J. A. WARD, MEMBER, ONE
OF BLUE SPRINGS SAFETY STORAGE SOUTH, LLC. TO ME PERSONALLY KNOWN TO BE
THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID
INSTRUMENT WAS SIGNED IN BEHALF OF SAID UNITED LIABILITY COMPANY AND
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID
COMPANY.

IN WITNESS THEREOF: I HAVE HERELUNTO SET MY HAND AND AFFIXED BY NOTARIES
SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE
WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENTS:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF LAKEWOOD BUSINESS PARK - PLAT 5, WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEES SUMMIT, MISSOURI THIS _____ DAY OF _____, 2022. BY ORDINANCE NO. _____.

APPROVED: _____
 GEORGE M. BINGER III, P.E.
 CITY ENGINEER

DATE _____

APPROVED: _____

DATE: _____

BY: _____

DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____

 DATE: _____

MAYOR

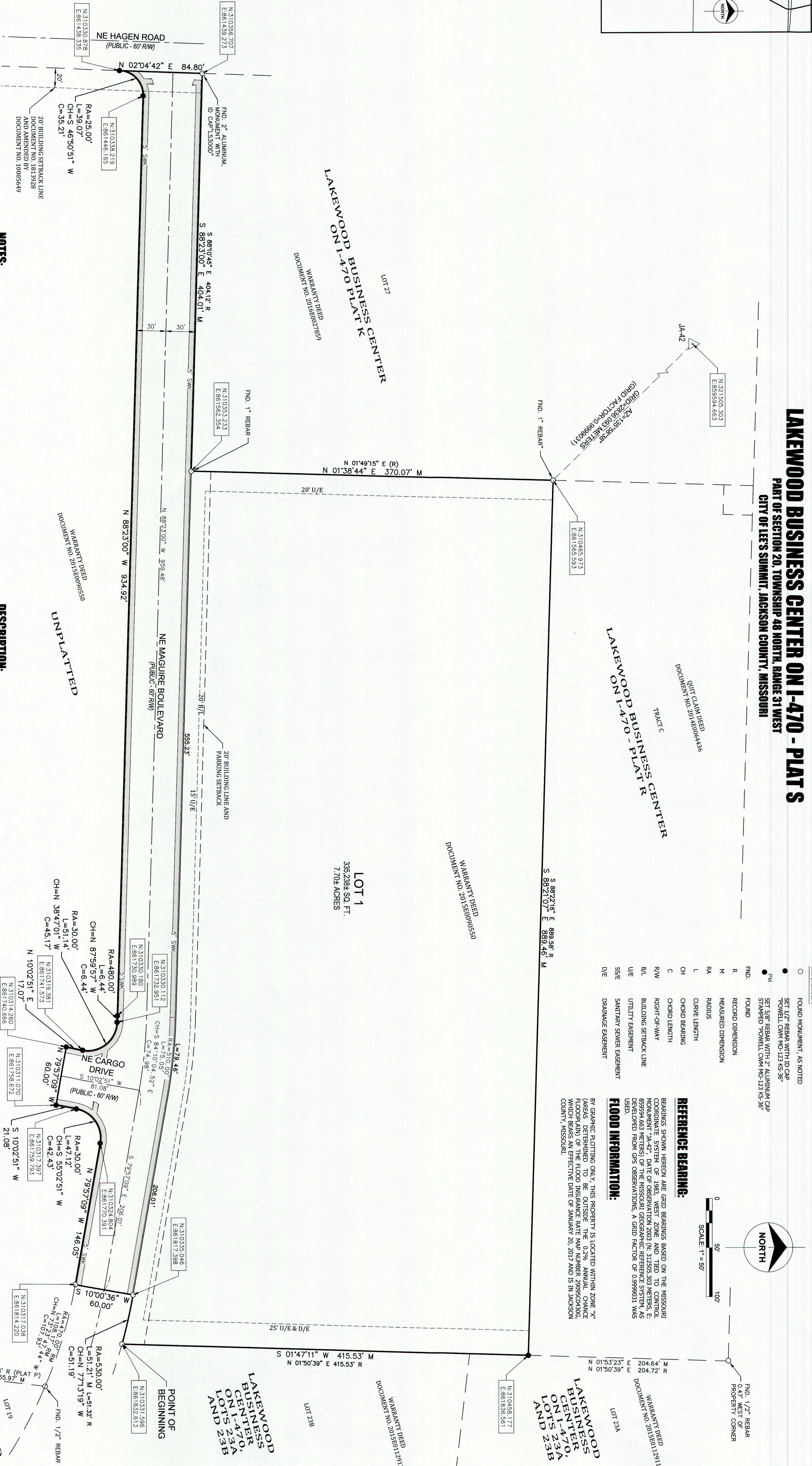
APPROVED: _____
CAIDA NAME _____
DATE _____

PLANNING COMMISSION SECRETARY

KISTIA FOWLER ARCORI CITY CLERK		DATE _____
------------------------------------	--	------------

APPROVED: _____

JACKSON COUNTY ASSESSORS OFFICE



NOTES:

1. THE WORD "CERTIFICATION" OR "CERTIFICATION," AS SHOWN AND USED HEREIN, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE ACCURACY OF THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL COY, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH OF THE RECORDS OF THE PUBLIC RECORDS, UNRECORDED EASEMENTS, ADJOINING OWNERSHIP, TITLE EVIDENCE, UNRECORDED EASEMENTS, ADJOINING EASEMENTS, LIMITED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.
4. THE RECORD SOURCE OF THE SURVEY REPORTS IS COMPILED FROM DOCUMENT NO. 20150609059 OF THE JACKSON COUNTY, MISSOURI RECORDS.
5. REVENUE DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. UNRECORDED EASEMENTS AND UNRECORDED EASEMENTS WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE/ST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS SURVEY.
6. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW THE LOCATION AND EXISTENCE, SIZE, DEPTH, OR LOCATION OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED. THE PUBLIC SERVICE FACILITY, FOR INFORMATION REGARDING THE LOCATION OF UTILITY SERVICE FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SOURCES.
8. ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL NECESSARY RECORDS ARE OBTAINED.
9. ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL NECESSARY RECORDS ARE OBTAINED.

DESCRIPTION-[illegible]

LEGEND:

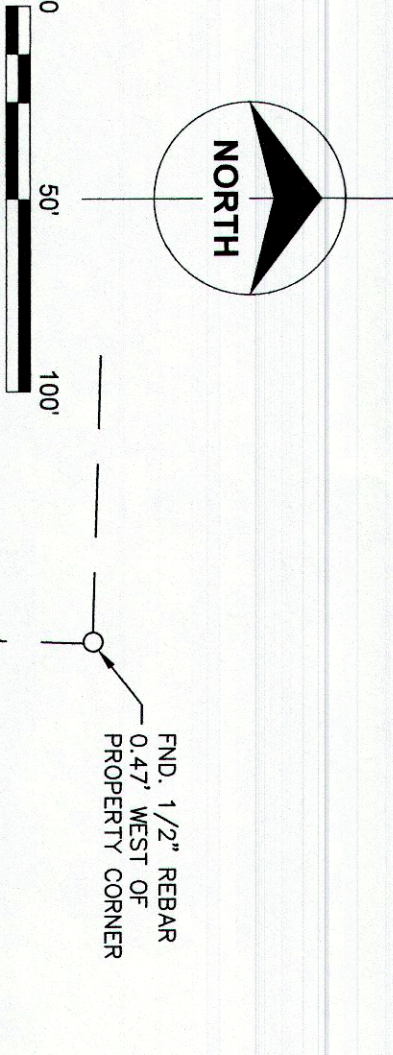
- | | | |
|----------|---|--|
| ○ | FOUND MONUMENT, AS NOTED | SET 1"2" REBAR WITH 2" CAP
POWELL CWM MO-123 KS-36" |
| PM | SET 3"2" REBAR WITH 2" ALUMINUM CAP
STAMPEH POWELL CWM MO-123 KS-36" | |
| PROD. | FOUND | |
| R | RECORD DIMENSION | |
| M | MEASURED DIMENSION | |
| LA | RADIUS | |
| L | CURVE LENGTH | |
| CH | CHORD BEARING | |
| C | CHORD C | |
| R/W | RIGHT-OF-WAY | |
| B/L | BUILDING SETBACK LINE | |
| UTILITY | UTILITY EASEMENT | |
| S/E | SANITARY SEWER EASEMENT | |
| DRAINAGE | DRAINAGE EASEMENT | |


REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1893, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-42", DATE OF OBSERVATION 2003 (N: 312505.303 METERS, E: 853939.1663 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999031 WAS USED.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0430G WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON COUNTY, MISSOURI.



PREPARED FOR: WARD DEVELOPMENT- 1120 NW EAGLE DRIVE BLVD GAINES VALLEY, MO 64029 TOWN WARD: (616)922-8115	
	
DATE: 06/27/2022	JOB NO. 21-0883
JEREMY N. POWELL, PMP & S. C. CRIGGS, ENV SP MO 150.123.183.36	

FINAL PLAT LAKEWOOD BUSINESS CENTER ON I-470 - 1 PLS 5 PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 3, WEST CITY OF COLUMBIA, JACKSON COUNTY, MISSOURI	
I HEREBY CERTIFY THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR BY ANOTHER LICENSED SURVEYOR OF THE STATE OF MISSOURI, AND THAT THE SAME COMES IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS AS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE, LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.	

POWELL ARCHITECTURE/ENGINEERING/SURVEYING C M	
FILED BY JEREMY N. POWELL ENV SP	DRAWN BY JEREMY N. POWELL ENV SP
CHECKED BY JEREMY N. POWELL ENV SP	CLASSIFICATION PUBLIC
SHEET NO. 1	TOTAL SHEETS 1

3200 S. Shawnee Parkway, Ste. 201, Bismarck, ND 58101 847.973-4801 powellcomm.com Certificate of Authority No. 1407000004 MO 123.183.36 MO 123.183.36
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