

POINT OF COMMENCING
N. 1/4 Corner, Sec. 16-T47N-R31W
Found Corner in Monument Box
State Plane Coordinates
N: 993559.32
E: 283153.67
N: 302840.54 (m)
E: 863054.16 (m)

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Lot 1
±2,090,576 sq. ft. or 47.9930 acres
1001 SE Bailey Rd.

Tract "A"
±91,874 sq. ft. or 2.1091 acres
1001 SE Cape Dr.

VICINITY MAP
Scale: 1" = 2000'

LEGEND

- SECTION CORNER
- SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366"
- FOUND MONUMENT ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- R/W RIGHT OF WAY
- U/E UTILITY EASEMENT
- S/E SANITARY SEWER EASEMENT
- SECTION LINE
- ℄ CENTERLINE OF ROAD

AREA TABLE:

Item	Area
Lot 1:	2,090,576 sq. ft. or 47.9930 acres
Tract "A":	91,874 sq. ft. or 2.1091 acres
Cape Drive:	44,943 sq. ft. or 1.0318 acres
13th Street:	4,582 sq. ft. or 0.1052 acres
SE Bailey Road:	18,273 sq. ft. or 0.4195 acres
Total Area:	2,250,248 sq. ft. or 51.6586 acres

PROPERTY DESCRIPTION:
All that part of Northeast Quarter of Section 16, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, as described by Timothy Blair Wasell, Missouri Professional Licensed Surveyor, PLS-2009000067, and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter, of said Section 16-T47N-R31W, thence South 02 degrees 20 minutes 19 seconds West, along the West line of said Northeast Quarter, a distance of 19.96 feet, to a point on the South Right-of-Way line of Bailey Road as now established, said point also being the Northeast corner of Lot 164 of Newberry Second Plat, Lots 1-65, 163 and 164, a subdivision in the City of Lee's Summit, Jackson County, Missouri, said point also being the POINT OF BEGINNING, thence South 88 degrees 07 minutes 48 seconds East, on the South Right-of-Way line of said Bailey Road, a distance of 1,350.00 feet, to a point, thence South 35 degrees 20 minutes 58 seconds West, departing the South Right-of-Way line of said Bailey Road, a distance of 517.08 feet, to a point, thence South 07 degrees 56 minutes 53 seconds West, a distance of 320.18 feet, to a point, thence South 12 degrees 12 minutes 42 seconds West, a distance of 1,168.07 feet, to a point, thence South 27 degrees 41 minutes 50 seconds West, a distance of 461.55 feet, to a point on a line that is 300.00 feet North of and parallel to the South line of said Northeast Quarter, thence North 88 degrees 04 minutes 43 seconds West, on said parallel line, a distance of 630.96 feet, to a point on the West line of said Northeast Quarter, said point also being the East line of Newberry Fourth Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, thence North 02 degrees 19 seconds East, on the West line of said Northeast Quarter, and on the East line of said Newberry Fourth Plat, and on the East line of Newberry Second Plat, Lots 1-65, 163 and 164, a distance of 2,330.63 feet, to the POINT OF BEGINNING, containing 2,250,248 square feet or 51.6586 acres, more or less.

DEDICATIONS:
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 School District #7 - Middle School #4, Lot 1 and Tract 'A'."

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 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 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 and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair or replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/E) or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo, hereby waives any right to request vacation of the easement herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.

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) 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 "Detention Area", is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

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.

All storm water conveyance, retention, or detention facilities to be located in the areas denoted as "Detention Area" shall be owned and maintained by the property owner in accordance with the standards set forth in the Detention Basin Operation and Maintenance Manual. These stormwater detention facilities shall be inspected by the property owner 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.

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.

In the areas designated as "Stream Buffer Easement" 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 fence and 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 forever. 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.

SURVEYOR'S NOTES:

- Basis of Bearings: Missouri State Plane coordinate system 1983, West Zone utilizing the continuously operating GNSS network; Held North line of NE 1/4, of Sec. 16-T47N-R31W at S88°07'52"E. All distances are ground distances in US Survey Feet.
- Subject Property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain, according to FEMA Flood Insurance Rate Map Number 2909SC04386, Revised January 20, 2017.
- As Surveyed, the herein shown property contains 2,250,248 square feet or 51.6586 acres, more or less. This survey meets or exceeds the Urban Property Accuracy of 1:20,000 as defined by the Department of Insurance, Finance Institutions and Professional Registration Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy standards for Property Boundary Surveys, effective June 30, 2017.
- 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 was last conveyed in Document 201E0137115.

EXECUTIONS:

OWNER of Lot 1 & Tract "A": School District 7 Reorganized

In testimony whereof, the OWNER of Lot 1 & Tract "A", School District 7 Reorganized, has caused this instrument to be executed by a duly authorized representative of said company, on this _____ day of _____, 2022.

By: Ryan Murdock, Lee's Summit R-7, School Board President

By: _____
Ryan Murdock, Lee's Summit R-7, School Board President

State of _____ SS:
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 Ryan Murdock, Lee's Summit R-7, School Board President, 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 School District #7 - Middle School #4, Lot 1 and Tract 'A'", 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 plotting of subdivisions to the best of my professional knowledge and belief.

Date: _____

DRAFT COPY FOR REVIEW

By: _____
Timothy Blair Wasell, MO PLS No. 2009000067
Olson, Inc., LC-366
tblwasell@olson.com

APPROVALS:

This is to certify that the within plat "Lee's Summit School District #7 - Middle School #4 - Lot 1 and Tract 'A'" was submitted to