



PRELIMINARY DEVELOPMENT PLAN APPLICATION

1. PROJECT NAME: Diventures - Lee's Summit
2. PROPERTY LOCATION/ADDRESS: 2951 NE Independence Avenue, Lee's Summit, MO
3. ZONING OF PROPERTY: CP-2 (Planned Community Commercial)
4. LEGAL DESCRIPTION (attach if description is metes and bounds description): Please see attached for
Minor Plat, Lots 4A-4C.
5. Size of Building(s) (sq. ft): 9,910 Lot Area (acres): 1.67
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6. APPLICANT (DEVELOPER) Diventures PHONE (531) 999-8425
CONTACT PERSON William Munroe FAX _____
ADDRESS 11640 Arbor Street, Suite 100 CITY/STATE/ZIP Omaha, NE 68144
E-MAIL william.munroe@diventures.com
7. PROPERTY OWNER LBC Development Corporation PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS 302 Campusview Drive, Suite 106 CITY/STATE/ZIP Columbia, MO 65201
E-MAIL _____
8. ENGINEER/SURVEYOR Olsson PHONE _____
CONTACT PERSON Will Hoey FAX _____
ADDRESS 550 E. St. Louis Street CITY/STATE/ZIP Springfield, MO 65806
E-MAIL whoey@olsson.com
9. OTHER CONTACTS HDesign Group PHONE (417) 887-6595
CONTACT PERSON Brandon Smith FAX _____
ADDRESS 5039 South Nation Avenue CITY/STATE/ZIP Springfield, MO 65806
E-MAIL bsmith@hdesigngroup.com
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All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

PROPERTY OWNER

APPLICANT

Print name: _____

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



MINOR PLAT

STROTHER CROSSING, LOTS 4A-4C

A REPLAT OF ALL OF LOT 4, STROTHER CROSSING-1ST PLAT, LOTS 1-4,
LOCATED IN SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
AUGUST 5, 2019

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 290095C04306, DATED: JANUARY 20, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
4. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
5. EACH INDIVIDUAL LOT OWNER SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
6. NO OIL AND GAS WELLS EXIST ON THIS PROPERTY ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMIT DATABASE. ALSO, NO PHYSICAL EVIDENCE WAS FOUND TO SHOW AN OIL AND/OR GAS WELL IS PRESENT ON THIS TRACT.

CERTIFICATION:

I HEREBY CERTIFY THAT IN MAY OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR LBC DEVELOPMENT CORP., OF A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING ALL OF LOT 4, STROTHER CROSSING-1ST PLAT, LOTS 1-4 RECORDED BY INSTRUMENT NO. 2015E0086081 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 AND WITH THE EAST LINE THEREOF, S 74°13'30" E, 908.38 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID LOT 4, N 83°12'30" W, 571.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE, N 6°47'20" E, 105.53 FEET; THENCE N 13°41'45" E, 101.71 FEET; THENCE N 8°15'05" E, 13.29 FEET; THENCE N 6°43'00" E, 23.64 FEET; THENCE N 5°24'30" E, 68.80 FEET; THENCE N 5°25'50" W, 39.11 FEET; THENCE N 83°12'45" E, 20.19 FEET; THENCE 68.96 FEET ALONG A 150.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 70°02'30" E, 68.36 FEET; THENCE N 56°52'20" E, 169.07 FEET; THENCE N 33°07'45" W, 228.91 FEET; THENCE 46.81 FEET ALONG A 81.50-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 49°35'00" W, 46.17 FEET; THENCE N 10°13'10" E, 230.54 FEET TO THE MOST NORTHWEST CORNER OF SAID LOT 4; THENCE WITH THE NORTH LINE OF SAID LOT 4, S 74°34'05" E, 306.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.22 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

DAVID W. BORDEN, PLS-2002000244
8-5-19
DATE

STATE OF MISSOURI: SS
COUNTY OF BOONE: J

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 5th DAY OF August 2019.

Kenneth Farris
KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14965667



PLAT DEDICATION:

THAT LBC DEVELOPMENT CORP., INC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "STROTHER CROSSING, LOTS 4A-4C".

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED 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.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

ACCESS EASEMENT:

AN EASEMENT TO PROVIDE VEHICULAR ACCESS TO AND FROM LOTS 4A, 4B AND 4C IS HEREBY ESTABLISHED AS SHOWN ON THE PLAT AND DESIGNATED AS ACCESS EASEMENT. SAID EASEMENT IS FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS, THEIR MORTGAGEES, TENANTS AND BUSINESS INVITEES.

APPROVED:

THIS IS TO CERTIFY THAT THE MINOR PLAT HEREON, "STROTHER CROSSING, LOTS 4A-4C", WAS SUBMITTED TO AND DULY APPROVED PURSUANT TO CHAPTER 33, UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

BY: *Ryan A. Elam*
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT
RYAN A. ELAM, PE
8-9-19
DATE

BY: *George M. Binger III*
CITY ENGINEER - GEORGE M. BINGER III, PE
8-12-2019
DATE

BY: *Trisha Fowler Arcuri*
CITY CLERK, TRISHA FOWLER ARCURI
8-13-19
DATE

APPROVED BY JACKSON COUNTY ASSESSOR:
GIS Department

BY: *Amy Petrillo*
Amy Petrillo
8-10-19
DATE

IN WITNESS WHEREOF, LBC DEVELOPMENT CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 6th DAY OF August, 2019.

LBC DEVELOPMENT CORP.

Jay Burchfield
JAY BURCHFIELD, PRESIDENT

STATE OF MISSOURI: SS
COUNTY OF BOONE: J

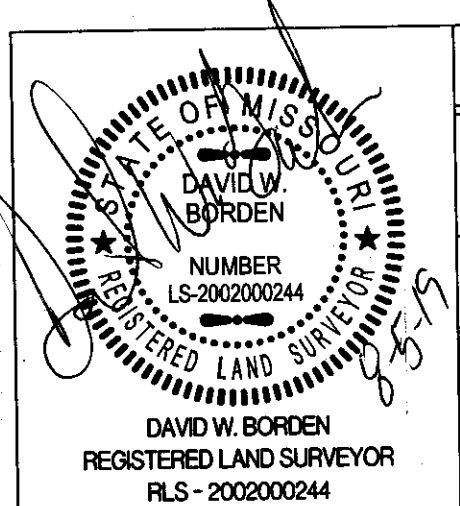
ON THIS 6th DAY OF August 2019 BEFORE ME PERSONALLY APPEARED JAY BURCHFIELD, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

Kenneth Farris
NOTARY PUBLIC



DEVELOPER:

LBC DEVELOPMENT CORPORATION
302 CAMPUSVIEW DRIVE, SUITE 106
COLUMBIA, MISSOURI 65201



STROTHER CROSSING, LOTS 4A-4C	
A REPLAT OF ALL OF LOT 4, STROTHER CROSSING-1ST PLAT, LOTS 1-4 LOCATED IN SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 8/5/2019	SCALE: 1" = 50'
PROJECT: 190164	DRAWN BY: DWB
CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

Filed for Record this day of August 15, 2019
At 1 O'clock 48 Minutes
Recorded in Book 1184 At Page 91
Instrument Number 2019E0064152
By: *C. W. Borden*
Recorder's Fee \$ 66.00

PROPERTY COR	GRID NORTHING	GRID EASTING
①	1019888.353	2828598.090
②	1018988.146	2828719.669
③	1019055.767	2828151.882
④	1019160.557	2828164.357
⑤	1019259.375	2828188.438
⑥	1019272.528	2828190.346
⑦	1019296.006	2828193.111
⑧	1019364.499	2828199.595
⑨	1019403.434	2828195.894
⑩	1019405.820	2828215.942
⑪	1019429.154	2828280.197
⑫	1019521.552	2828421.785
⑬	1019713.250	2828296.679
⑭	1019743.184	2828261.528
⑮	1019969.978	2828302.399

GRID COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 1983, WEST ZONE
COMBINED SCALE FACTOR IS 0.99999007 (REFERENCE STATION - JE1870)
ALL COORDINATES IN THE ABOVE TABLE ARE IN FEET. METERS = 2.808333 FEET