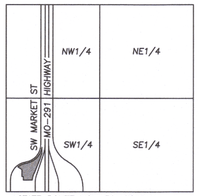
FINAL PLAT OF

MARKET STREET CENTER

(LOTS 1 AND 2, & TRACT A)

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



STATE ROUTE MO-150 HIGHWAY

VICINITY MAP
SEC. 29-47-31

SCALE:
1"=2000'

MISSOURI STATE PLANE COORDINATE TABLE: (FEET)

POINT NO.	NORTHING	EASTING
1	978711.3800	2823298.0200
2	979236.1172	2823999.2694
3	978324.2601	2823689.9073
4	978335.3217	2823436.0096

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. 29095C0532G, AND DATED JANUARY 20, 2017.

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

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
- (D) DENOTES DEED
- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- W/E WATERLINE EASEMENT
- P/S DENOTES PARKING SETBACK
- D/E DENOTES DRAINAGE EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- SW/E DENOTES SIDEWALK EASEMENT
- PSS/E DENOTES PRIVATE SANITARY SEWER EASEMENT
- (1) DENOTES STATEPLANE IDENTIFICATION NO.

OWNER/DEVELOPER:

FDB LAND HOLDINGS, LLC
ATTN: JOHN DAVIS
105 North Stewart Ct. Suite 225
Liberty, MO 64068
(816) 782-2520

SURVEYOR:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
ATT: SCOTT G. CHRISMAN
913-393-1155

THE PLAT WAS PREPARED FEBRUARY 7, 2022.

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, said point also being the Point of Beginning; 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 (LOTS 1 AND 2 & TRACT A)".

EASEMENTS

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 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 designed upon this plat as "Utility Easements". (U/E), or within any street or thoroughfare dedicated to the public use on this plat. Grantor, on behalf of itself, its assigns and successors in interest, hereby waives to the fullest extent allowed by law, including, without limitation, section 527.1888 RSMo. (2006). Any right to the request restoration or 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 and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat as "Sanitary Sewer Easement", or SS/E, or within any street or thoroughfare dedicated to the public use on this plat. Grantor, it's 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 or over the easement. Grantor, it's 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 easements 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.

All stormwater conveyance , retention or detention facilities to be located on common property shall be owned and maintained by the property owners in accordance with the "Declaration of Covenants, Conditions, Restrictions and Easements of Market Street Center". An easement is hereby granted to the owner of Lot 1 in perpetuity to use Lot 2 and Tract A for the purpose of conveying stormwater drainage from Lot 1. Such easement shall include the right to locate, construct, reconstruct, operate, repair and maintain drainage facilities upon, over, under and along Lot 2 and Tract A in a manner that is consistent with the final development plan that is approved by the City for the property on this plat. These stormwater facilities shall be inspected by the responsible property owners 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 landscape vegetation and structural improvements are being maintained in accordance with the Current City of Lee's Summit property Maintenance Code.

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.

An permanent easement is hereby granted for the construction, and maintenance of a Private Sanitary Sewer Easement, PSS/E, for the benefit of Lot 1 as shown hereon. Maintenance responsibilities are further defined in the separate document Titled "Declaration of Covenants, Conditions, Restrictions and Easements of Market Street Center".

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.

TRACT A, COMMON AREA

Tract A is hereby reserved as Common Area and shall be maintained by and owned by the designated property owners as set forth in the "Declaration of Covenants, Conditions, Restrictions and Easements of Market Street Center". The Developer's obligations to maintain Tract A shall run with the land and shall be binding upon the Developer's successors and assigns as set forth in the "Declaration of Covenants, Conditions, Restrictions and Easements of Market Street Center".

OIL AND GAS WELLS

There is no evidence of abandoned Oil and Gas Wells on the subject property according to the Missouri Department of Natural Resources, Missouri Geological Survey, GeoSTRAT website, as of this date.

EXECUTION

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

FDB Land Holdings, LLC

By: _____
John R. Davis, Jr., Managing Member

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

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 FDB Land Holdings, 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 within plat of "MARKET STREET CENTER Lots 1 and 2 & Tract A" was submitted and duly approved by the Mayor and City Council of the City of Lee's Summit, this_____day of _____, 2022 by Ordinance No._____

By _____ _____
William A Baird, Mayor Date

By _____ _____
Director of Development Services Date
Ryan A. Elam, P.E.

By _____ _____
City Engineer, George M. Binger III, P.E. Date

By _____ _____
City Clerk, Trisha Fowler Arcuri Date

Approved by Jackson County Assessor Mapping:

By _____ _____
Vincent Brice Date

I HEREBY CERTIFY THAT THIS PLAT OF MARKET STREET CENTER IS BASED ON A ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISON AND THE SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
REGISTERED
SCOTT G. CHRISMAN
2002
REGISTERED LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-361

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

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

PEI #210639 - 5/19/22

Error Closure: 0.000697' North: 0.0005948' East: -0.0003642' Perimeter: 2633.607' Precision 1:3724920