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, Jacks Southeast Quarter of Section 1, Township 47 North, Range 32 West, being more particularly described by Timothy B. Wiswell, MO PLS-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 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 distan 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

thence South 04 degrees 01 minutes 40 seconds West, departing said South right-of-way line and on said Southwesterly right-of-way 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 minutes 17 seconds East, having a radius of 215.00 feet, through a central angle of 60 degrees 38 minutes 44 seconds, an arc disto 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 poin

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 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 Sou being the intersection of said Southwesterly right-of-way lines and the Northwesterly right-of-way line of S.W. McClendon Drive, as no

thence South 36 degrees 37 minutes 17 seconds West, departing said Southwesterly right-of-way lines and on said Northwesterly righ 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-tang

thence in an Southwesterly and Southerly direction, on said Northwesterly right-of-way line and the Southeasterly line of said Tract tangent bears South 36 degrees 41 minutes 03 seconds West, having a radius of 207.30 feet, through a central angle of 37 degrees 135.33 feet, to a point on the Westerly right—of—way line of said S.W. McClendon Drive, as now established, said point being on the 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 fe "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 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 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 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 1,191.45 feet, to the POINT OF BEGINNING, containing 801,205 Square Feet or 18.3931 Acres, more or less.

<u>Plat Dedication</u>

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on shall hereafter be known as "Oldham Parkway Shopping Center, Lots 3 & 4."

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 th of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Uti or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred an

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize th of structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize th of structures for storm sewer, surface drainage channel, any or all of them, upon, over, or under those areas outlined or designated of (D/E) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns (the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of right easement herein granted.

<u>Building Lines</u>

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be nearest thereto.

Certification

I hereby certify that the within Minor Plat of "Oldham Parkway Shopping Center, Lots 3 & 4" subdivision is based survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 – Chapter 16 (20 further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of Datum of 1983; that the subdivision corner monuments and Survey boundary corner monuments were either found or set as indicat that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I hav State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions professional knowledge and belief.

ΓΙΜΟΤΗΥ BLAIR WISWELL Bain Wester Date: NUMBER PLS-2009000067

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

	Lot Surr	nmary
Lot 3		718,
Lot 4		82,
	Total	801,
	Replatted Area	801,

•	, all lying in the Southeast Quarter of ship 47 North, Range 32 West Execution:		ノつつ	tte 200 750 TEL 913.3	
son County, Missouri, all lying in the -2009000067, of Olsson, Inc. Missouri	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	7	5	7301 West 133rd Street, Suite 200 Overland Park, KS 66213-4750	
nd on the South right—of—way line of N.W.	, Director of said political subdivision, on this day of, 2022.			st 133rd I Park, K	
nce of 214.69 feet, to a point on the ' streets are now established;	By:Signature Printed Name: State of)			7301 We Overlanc	
ay lines, a distance of 1.86 feet, to the	State of))SS: County of)				
tangent bears South 86 degrees 20 ance of 227.57 feet, to a point 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.				
nt of curvature;	In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.				
feet, through a central angle of 11 degrees	My Commission Expires:				
putheasterly corner of said Lot 1, said point now established;		BΥ TMV			
ht—of—way line and the Southeasterly line of gent curve;	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				
'A", and on a curve to the left, whose initial	Corporation, on this day of, 2022.				
s 24 minutes 15 seconds, an arc distance of East line of said Tract "A", said point also	By: Printed Name:				
eet, to the Southeast corner of said Tract County, Missouri, according to the recorded	Signature				
	State of))SS:	ENTS			
n lines of said Tract "A" and Lot 1 and also d Lot 1, said point being the Southeast	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,	S SUMMIT COMMENTS		SNC	
the East line of said Lot 2, a distance of	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.	S SUMMI		VISIONS	
		PTION OF LEE		RE	
	My Commission Expires:	S DESCRI			
he accompanying plat, which subdivision	Surveyor's Notes 1. Basis of Bearings — Held the South Line of Tract A, Mid—Continent Addition as having a bearing of N87*12'46"W — Missouri Coordinate System, 1983, West Zone, based on	ISIONS F			
	the MoDOT Continuously Operating GNSS Network and calibrated to Missouri GRS Monument JA—136, 2003 Adjustment. All dimensions match previously platted values unless otherwise noted. Distances shown hereon are ground distances in US Survey Feet.	REV			
, , ,, ,, ,, ,,	2. According to National Flood Insurance Program, Flood Insurance Rate Map for Jackson County, Missouri, and Incorporated Areas. Panel 417 of 625, Map Number 29095C0417G, with an Effective Date of January 20, 2017, the surveyed premises lies within Zone X, Areas determined to be outside the 0.2% annual chance floodplain.	ATE 5/2022			
he location, construction and maintenance , telephone, cable television, or any other tility Easement" (U/E) or within any street	3. Subject Property contains a total of 801,205 Square Feet or 18.3931 Acres, more or less. Lot 3 = 718,428 Square Feet or 16.4928 Acres, more or less. Lot 4 contains a total of 82,777 Square Feet or 1.9003 Acres, more or less.	REV. D NO. D			
hereby waives, to the fullest extent allowed nd vacation of the easement herein granted.	ives, to the fullest extent allowed				
he location, construction and maintenance " (S/E) or within any street or thoroughfare	5. 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.		A, West	2022	
o the fullest extent allowed by law, including, e easement herein granted.	6. 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.		Tract oe 32	de oz	
he location, construction and maintenance upon this plat as "Drainage Easement"	7. 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).	4	ll of Ran		
and successors in interest, hereby waives, to ts previously transferred and vacation of the		လ က ဖ	p f		
	<u>Approvals</u>	, Lots			
e built between this line and the lot line	This is to certify that the Minor Plat of "Oldham Parkway Shopping Center, Lots 3 & 4" 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.	t Center,	ng Ce nship		
	By: Ryan A. Elam, PE	r Plat ping (, Missouri	
	Director of Development Services	Minor Plat Shopping	mit SI ion 1	$\leq \leq $	
	By: Trisha Fowler Arcuri — City Clerk	ƙway	Summit	Jackson County,	
d on an actual	By: George M. Binger III, P.E. — City Engineer	ר Par		son C	
[,] Boundary Surveys" CSR 2030–16). I the North American	Approved by the Jackson County Assessor Department of Jackson County, Missouri.	Oldham	all of Lot Addition.	Jack	
ated on this plat; ve complied with all s to the best of my	By:			mit,	
	Signature Printed Name Consolidated Library District No. 3 150 N.W. Oldham Parkway	,	Replat Contine	Sum	
	NW O'Brien Road Lee's Summit, MO 64081	·	A R Mid-Cc		
Table 8 S.F. 16.4928 Ac.	Project Location US 50 Hwy. Curry Investment Company 2700 Kendalwood Parkway Suite 208	drawn by:		TMV TBW	
7 S.F. 1.9003 Ac.	Gladstone, MO 64119 Prepared By	approved b QA/QC by:	by:	TBW TBW 018-0330	
5 S.F. 18.3931 Ac. 5 S.F. 18.3931 Ac.	Section 01, T47N, R32W Suite 200	drawing no.	O.: V_MP_80330 - NW		
	VICINITY MAP Overland Park, KS 66213	,	SHEET		

.42





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

Lot 3		718,428 S.F.	16.4928 A		
Lot 4		82,777 S.F.	1.9003 A		
	Total	801,205 S.F.	18.3931 A		
	Replatted Area	801,205 S.F.	18.3931 A		
-					

Oldham Parkway Shopping Center, Lots 3 & 4 A Replat of all of Lot 1, Summit Shopping Center and all of Tract A,

County, Missouri, all lying in the Southeast Quarter of

Section 1, Township 47 North, Range 32 West

Property Description:

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 right-of-way line of N.W. Oldham Parkway as now established;

are now established;

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 of 1.86 feet, 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 South 86 degrees 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 227.57 feet, to a 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 central angle of 11 degrees 53 minutes 31 seconds, an arc distance of 622.82 feet, to a point on a non-tanaent 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 of said Lot 1, 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 established;

thence South 36 degrees 37 minutes 17 seconds West, departing said Southwesterly right-of-way lines and on said Northwesterly right-of-way line and the 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-tangent curve:

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 curve to the left, 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 minutes 15 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 being on the East 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 Southeast corner of 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, Missouri, 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 Tract "A" and Lot 1 and also on the South line of Lots 23 through 35 of said Highway Lane Addition, a distance of 901.92 feet, to the Southwest corner of said Lot 1, said point being 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 said Lot 2, a distance of 1,191.45 feet, to the POINT OF BEGINNING, containing 801,205 Square Feet or 18.3931 Acres, more or less.

Surveyor's Notes

- match previously platted values unless otherwise noted. Distances shown hereon are ground distances in US Survey Feet.
- annual chance floodplain.
- Lot 4 contains a total of 82,777 Square Feet or 1.9003 Acres, more or less.
- Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., dated 1995.
- Engineer.
- Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030–16–040 Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.



<u>Approvals</u>

This is to certify that the Minor Plat of "Oldham Parkway Shopping Center, Lots 3 & 4" 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

Trisha Fowler Arcuri — City Clerk

George M. Binger III, P.E. - City Engineer

Approved by the Jackson County Assessor Department of Jackson County, Missouri.

SANITARY SEWER EASEMENT U/E

UTILITY EASEMENT

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, Missouri, all Iying in the Southeast Quarter of Section 1, Township 47 North, Range 32 West, being more particularly described by Timothy B. Wiswell, MO PLS—2009000067, of Olsson, Inc. Missouri LC—366, on March 12, 2022, as follows:

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, to a point on 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

1. Basis of Bearings – Held the South Line of Tract A, Mid–Continent Addition as having a bearing of N87°12'46"W – Missouri Coordinate System, 1983, West Zone, based on the MoDOT Continuously Operating GNSS Network and calibrated to Missouri GRS Monument JA-136, 2003 Adjustment. All dimensions

2. According to National Flood Insurance Program, Flood Insurance Rate Map for Jackson County, Missouri, and Incorporated Areas. Panel 417 of 625, Map Number 29095C0417G, with an Effective Date of January 20, 2017, the surveyed premises lies within Zone X, Areas determined to be outside the 0.2%

3. Subject Property contains a total of 801,205 Square Feet or 18.3931 Acres, more or less. Lot 3 = 718,428 Square Feet or 16.4928 Acres, more or less.

4. To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental

5. 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

6. This Survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000, as defined by the Department of Insurance, Financial

7. 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).



57 ξŚ e 32 Tr: ge all of , Ran Z 8 er and North \sim ot Ot 47 . Oe Ce ng S Shoppir 1, Towr Plat ving Minor Shopp Summit Section ⊇. `__ Lc, ion, all of Addit Oldh of ٽ לי⊳ drawn by: ТМ checked by: TBW approved by TBW QA/QC by: TBW project no.: 018-0330 drawing no.: V_MP_80330 - NW Oldham Prkwy date: 03/16/2022 SHEET 2 of 2

Printed Name

<u>Prepared By:</u> Olsson, Inc. 7301 West 133rd Street, Suite 200 Overland Park, KS 66213 Telephone: (913) 381–1170

<u>Prepared For/Property Owner:</u>

150 N.W. Öldham Parkway

Curry Investment Company

2700 Kendalwood Parkway,

Gladstone, MO 64119

Lee's Summit, MO 64081

<u>Property Owner:</u>

Suite 208

Consolidated Library District No. 3