

DATE: Jun 06, 2022 9:18am XREFS: C_PBASE_0180330 V_XBOU_70830 V_TBW_FP_80330-150 NW Oldham Parkway

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;

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 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 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 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 1,035.94 feet, to the Southwest corner of said Lot 1, said point being the Southeast corner of said Lot 2;

Plat Dedication

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 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.

Building Lines

Certification

Date: Timothy Blain Westwell

STATE OF MISSOURI
TIMOTHY
BLAIN
WISWELL
NUMBER
PLS-2009000067
06/06/2022
MISSOURI NATIONAL LAND SURVEY

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

Execution:

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 _____, Director of said political subdivision, on this _____ day of _____, 2022.

State of _____)
County of _____) SS:

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: _____

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 Corporation, on this _____ day of _____, 2022.

State of _____)
County of _____) SS:

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: _____

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 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.
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.
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.
4. 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.
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.
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.
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).

Approvals

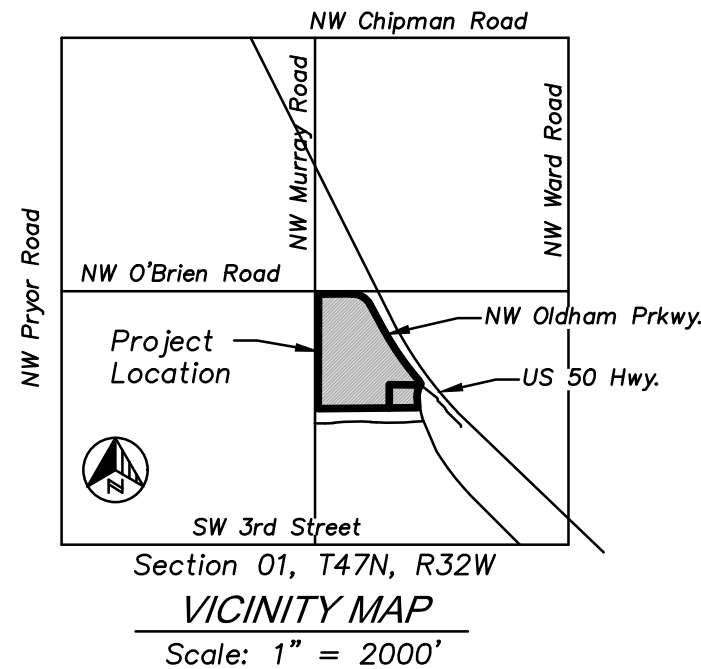
By: Ryan A. Elam, PE
Director of Development Services

By: Trisha Fowler Arcuri - City Clerk

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

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

By: _____
Signature Printed Name



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

DWG: C:\Temp\Acad\light_5632\2_V_MP_80330-150_NW_Oldham_Parkway.dwg USER: tvalentine DATE: Jun 05, 2022 9:18am V:\B001_70830 V:\B001_0180330

Certification

I hereby certify that the within Minor Plat of "Oldham Parkway Shopping Center, Lots 3 & 4" 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 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 platting of subdivisions to the best of my professional knowledge and belief.



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

Lot Summary Table		
Lot 3	718,428 S.F.	16.4928 Ac.
Lot 4	82,777 S.F.	1.9003 Ac.
Total	801,205 S.F.	18.3931 Ac.
Replatted Area	801,205 S.F.	18.3931 Ac.

LEGEND

- SECTION CORNER
- SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366"
- FOUND MONUMENT AS NOTED
- MEASURED DIMENSION - THIS PLAT
- PREVIOUSLY PLATTED DIMENSION
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- S/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT

Minor Plat
Oldham Parkway Shopping Center, Lots 3 & 4
A Replat of 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 lying in the Southeast Quarter of
Section 1, Township 47 North, Range 32 West

Point Table (Grid Meters)		
Point #	NORTHING	EASTING
1	305425.40	858395.20
2	305422.29	858460.57
3	305421.73	858460.53
4	305384.74	858515.39
5	305297.95	858557.15
6	305136.61	858656.55
7	305124.94	858662.97
8	305121.50	858660.41
9	305097.10	858649.32
10	305082.96	858647.90
11	305049.51	858648.32
12	305062.88	858373.74

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, Jackson County, Missouri, all lying 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:

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;

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 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-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 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 Northeast 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;

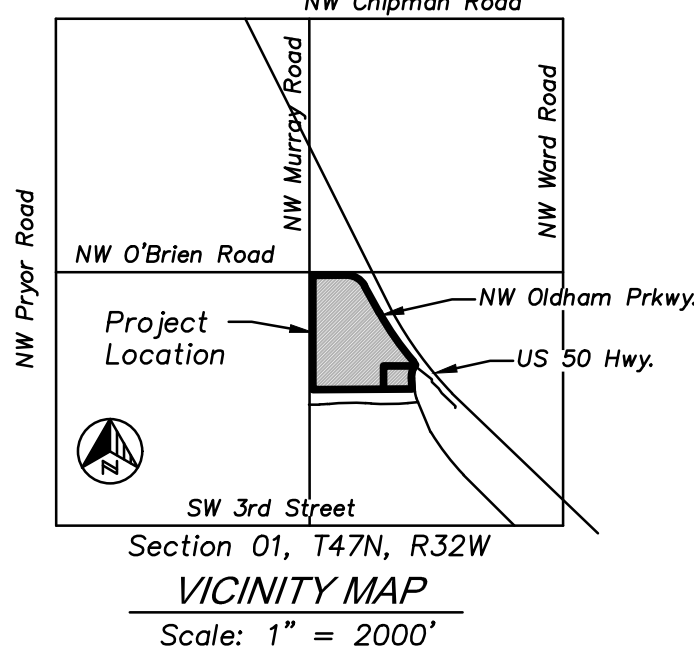
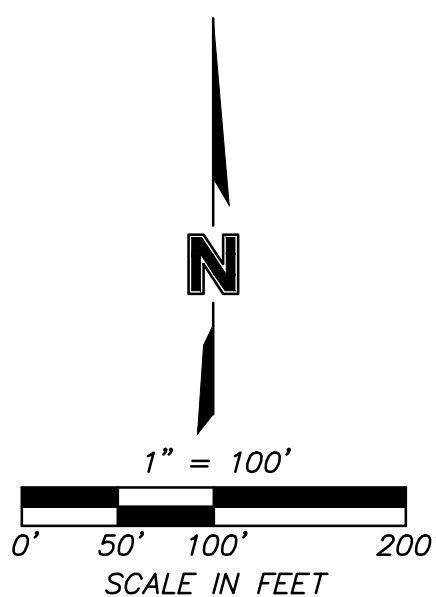
thence South 00 degrees 43 minutes 13 seconds East, on said Westerly right-of-way line and said East line, a distance of 109.77 feet, to the Southeast corner of said Tract 'A'; said point being on the North line of Lot 23, Highway Lane Addition, a subdivision of land in the City of Lee's Summit, Jackson 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

- 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 match previously platted values unless otherwise noted. Distances shown hereon are ground distances in US Survey Feet.
- 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.
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- 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.
- 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.
- 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).



Approvals

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

By: Trisha Fowler Arcuri - City Clerk

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

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

By: Signature Printed Name

Prepared For/Property Owner:
Consolidated Library District No. 3
150 N.W. Oldham Parkway
Lee's Summit, MO 64081

Property Owner:
Curry Investment Company
2700 Kendalwood Parkway,
Suite 208
Gladstone, MO 64119

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

Minor Plat
Oldham Parkway Shopping Center, Lots 3 & 4

A Replat of all of Lot 1, Summit Shopping Center and all of Tract A,
Mid-Continent Addition, in Section 1, Township 47 North, Range 32 West

Lee's Summit, Jackson County, Missouri

drawn by: TMV
checked by: TBW
approved by: TBW
QA/QC by: TBW
project no.: 018-0330
drawing no.: V_MP_80330_NW_Oldham_Parkway
date: 03/18/2022

SHEET

2 of 2

olsson

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TEL 913.381.1170 www.olsson.com

REVISIONS