

FINAL PLAT OF
TOWER PARK, Lots 7A-1 thru 7A-3 and 7B-1

A REPLAT OF "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B" AND
PART OF SW. LONGVIEW BOULEVARD ROW AS PLATTED IN "NEW LONGVIEW ROADWAY PLAT, TRACTS J THROUGH U"
IN THE NORTHWEST 1/4 OF SEC. 10, TWP 47, R.32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION:

A Replat of all of "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B", a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded in Jackson County Recorder of Deeds as Instrument Number 2021E47726 and the Easterly 40.00 feet of SW. Longview Boulevard right-of-way adjacent to and parallel with "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B", as platted in "NEW LONGVIEW ROADWAY PLAT, TRACTS J THROUGH U", a subdivision in the said City of Lee's Summit, as recorded in Jackson County Recorder of Deeds as Instrument Number 2005I0061432, both together being more particularly described as follows.

Beginning at the Northwest corner of said Lot 7A; thence along the North lines of said "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B" and "NEW LONGVIEW ROADWAY PLAT, TRACTS J THROUGH U" North 58 degrees 46 minutes 33 seconds East, a distance of 155.40 feet to a point 40.00 feet along said North line from the Northwest corner of said "NEW LONGVIEW ROADWAY PLAT, TRACTS J THROUGH U"; thence along a line 40.00 East of and parallel with East line of said "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B" and the West line of said SW. Longview Boulevard right-of-way, South 31 degrees 13 minutes 27 seconds East, a distance of 252.81 feet; thence along the South line of said "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B" and its Easterly extension, South 58 degrees 46 minutes 33 seconds West, a distance of 74.95 feet to a point of curvature; thence continuing along said South line of "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B", along a curve to the left, tangent to the previous course and having a radius of 130.00 feet, a central angle of 38 degrees 13 minutes 43 seconds and an arc length of 86.74 feet to the Southwest corner of said "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B"; thence along the West line of said "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B" North 31 degrees 13 minutes 27 seconds West, a distance of 280.69 feet to the Point of Beginning, and containing 0.9182 acres, more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "TOWER PARK, Lots 7A-1 thru 7A-3 and 7B-1".

Easements: 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 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 granted.

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 abbreviation "S/E" on the accompanying plat.

Grantors, on behalf of themselves, their heirs, their 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 easements herein granted.

RESTRICTIONS:

A perpetual easement of access upon, over and under the parking areas located within this subdivision is hereby granted to all lots within this subdivision and to all future lots within this subdivision to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private drives, parking areas, walks, patios and similar facilities. Said areas are also reserved for the ingress and access of all owners within this subdivision, and the owners of future lots within this subdivision and their occupants, guests and invitees. Said access rights and maintenance responsibilities are further defined in the covenants and restrictions for this subdivision filed in the Recorder of Deeds Department of Jackson County, Missouri.

Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots for "TOWER PARK, Lots 7A-1 thru 7A-3 and 7B-12", unless specific application is made and approved by the city engineer.

BUILDING SETBACKS:

FRONT 0.0 FEET
REAR 0.0 FEET
SIDE 0.0 FEET

DEVELOPER:

Box Real Estate Development, LLC
3152 SW Grandstand Circle
Lee's Summit, MO 64081

EXECUTION:

IN TESTIMONY WHEREOF, RUSSELL G. PEARSON, Sole Member of Box Real Estate Development, LLC, as Managing Member, of, NLVC, LLC has caused

this instrument to be executed, this ___ day of _____, 2022.

NLVC, LLC: Owner of Lots 7A-1 thru 7A-3

By: Russell G. Pearson, Sole Member
Box Real Estate Development, LLC

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) ss.

BE IT REMEMBERED that on this ___ day of _____, 2022, before me, the undersigned, a Notary Public in and for said County and State, came Russell G. Pearson, Sole Member of Box Real Estate Development, LLC, as Managing Member of, NLVC, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public

Print Name

My Commission Expires: _____

This is to certify that the within plat of "TOWER PARK, Lots 7A-1 thru 7A-3 and 7B-1" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ___ day of _____, 2022 by Ordinance No. _____.

William A. Baird, - Mayor Date _____ Trisha Fowler Arcuri - City Clerk Date _____

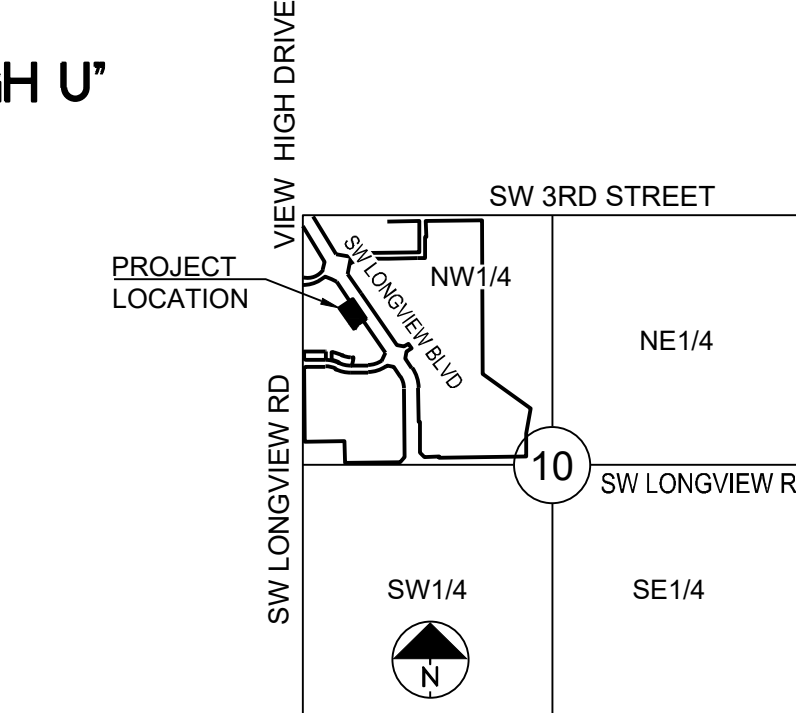
Cyndia Rader - Planning Commission Sec. Date _____ George M. Binger, III, P.E. - City Engineer Date _____

Ryan A. Elam, P.E. - Director of Development Services Date _____ Jackson County Assessor Office Date _____

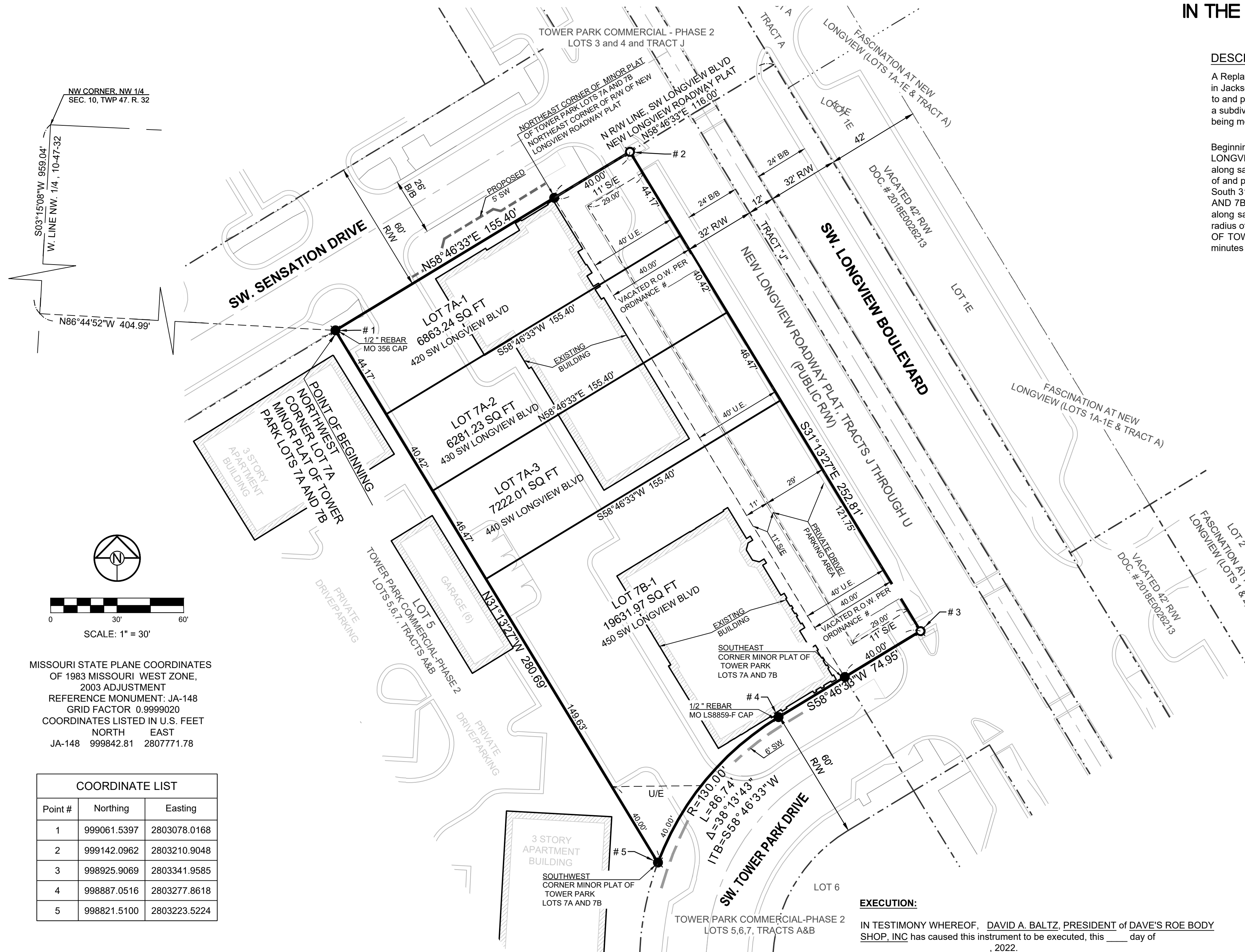
I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 02-20-2022 AND THIS SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



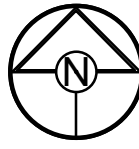
David Allen Rinne, P.L.S.
MOL# PLS-2014000198



SECTION 10-T47-R32
LOCATION MAP
SCALE 1" = 2000'



NW CORNER, NW 1/4
SEC. 10, TWP 47, R. 32
S03°15'08"W 559.04'
W. LINE NW 1/4, 10-47-32
N86°44'52"W 404.99'



SCALE: 1" = 30'

MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-148
GRID FACTOR: 0.9999020
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-148 999842.81 2807771.78

COORDINATE LIST		
Point #	Northing	Eastng
1	999061.5397	2803078.0168
2	999142.0962	2803210.9048
3	998925.9069	2803341.9585
4	998887.0516	2803277.8618
5	998821.5100	2803223.5224

LEGEND:

B/B - BACK TO BACK CURB DIMENSION
BL or B.L. - BUILDING LINE
ROW or R/W - RIGHT-OF-WAY
SW - SIDEWALK
- - - - - EXISTING LOT AND R/W LINES
- - - - - EXISTING PLAT LINES
● FOUND (+) PLUS IN SIDEWALK
UNLESS OTHERWISE NOTED
○ SET 1/2" REBAR W/L-8859-F CAP
UNLESS OTHERWISE NOTED
===== CURB & GUTTER

SURVEYORS NOTES:

- Basis of bearings are the Plats of TOWER PARK COMMERCIAL PHASE 1, TOWER PARK COMMERCIAL PHASE 2, NEW LONGVIEW COMMERCIAL DISTRICT, AND NEW LONGVIEW ROADWAY PLATS.
- The common Lot lines of Lots 7A-1 thru 7A-3 are centered on the center of the surveyed common walls of the existing building within said lots.
- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. Two additional permanent monuments will be set as shown. 1/2" rebar with caps will be set as shown and at all lot corners.
- FLOOD NOTE: Subject Property lies within Zone X (Other Areas-Areas determined to be outside the 0.2% annual chance floodplain). Flood information taken from Flood Insurance Rate Map 29095C0412G prepared by the Federal Emergency Management Agency for Jackson County Missouri and Incorporated areas, dated January 20, 2017.
- OIL AND GAS WELL NOTE: There was no Oil or Gas Wells located on property per Missouri Department of Natural Resources Oil and Gas Permits website.
- All streets, roads and drives shown hereon are public unless otherwise noted.

EXECUTION:

IN TESTIMONY WHEREOF, DAVID A. BALTZ, PRESIDENT of DAVE'S ROE BODY SHOP, INC has caused this instrument to be executed, this ___ day of _____, 2022.

DAVE'S ROE BODY SHOP, INC: Owner of Lot 7B-1

By: DAVID A. BALTZ, PRESIDENT of DAVE'S ROE BODY

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) ss.

BE IT REMEMBERED that on this ___ day of _____, 2022, before me, the undersigned, a Notary Public in and for said County and State, came DAVID A. BALTZ, PRESIDENT of DAVE'S ROE BODY, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public

Print Name

My Commission Expires: _____