Minor Plat Strother Crossing, Lots 4B1 & 4B2 A Replat of Lot 4B, Strother Crossing, Lots 4A-4C, a subdivision in the City of Lee's Summit, Jackson County, Missouri, lying in the Northeast Quarter of Section 20, Township 49 North, Range 31 West Property Description All of Lot 4B, Strother Crossing, Lots 4A—4C, a subdivision in the City of Lee's Summit, Jackson County, Missouri, lying in the Northeast Quarter of Section 20, Township 49 North, Range 31 West, containing 120,552 Square Feet or 2.7675 Acres, more or less, including 2.7675 Acres of Replatted Area. <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 the accompanying plat, which subdivision shall hereafter be known as "Strother Crossing, Lots 4B1 & 4B2." 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 poles, wires, anchors, conduits, and/or structures for water, aas, 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 Easement" (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 LEGEND to request restoration of rights previously transferred and vacation of the easement herein granted.

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 sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/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.

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. Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lot, unless specific application is made and approved by the City Engineer.

The sanitary, storm, and water utilities not installed within the utility easements, and contained within this plat, are private utilities and shall be owned and maintained by the property owners association.

Building Lines

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

Execution:

County of

OWNER: LBC Development Corp., a Missouri Corporation

In testimony whereof, the OWNER has caused this instrument to be executed by Jason A. Burchfield, President of said Corporation, on this _____, 2022.

By: Signature	Printed Name:
State of)	

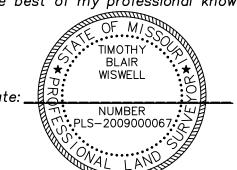
___, 2022, before me, the undersigned, a Notary Public in BE IT REMEMBERED that on this _____ day of ____ and for said County and State, came Jason A. Burchfield, President, who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said LBC Development Corp., a Missouri Corporation.

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

My Commission Expires:	

<u>Certification</u>

I hereby certify that the within Minor Plat of "Strother Crossing, Lots 4B1 & 4B2" 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.



Timothy Blair Wiswell, MO PLS No. 2009000067 Olsson, LC-366

Lot Summary Table				
Lot 4B1		73,187 S.F.	1.6801 A	
Lot 4B2		47,365 S.F.	1.0874 Ad	
	Total	120,552 S.F.	2.7675 Ad	
	Replatted Area	120,552 S.F.	2.7675 Ad	

FOUND MONUMENT AS NOTED

MEASURED DIMENSION - THIS PLAT

CALCULATED DIMENSION FROM RECORD

PREVIOUSLY PLATTED DIMENSION

PREVIOUSLY DEEDED DIMENSION

ACCESS EASEMENT

DRAINAGE EASEMENT

UTILITY EASEMENT

SCALE IN FEET

Leinweber Road

County Assessor

Project Location -

NE Town Centre Blvd.

Section 20, T48N, R31W

VICINITY MAP

Scale: 1" = 2000'

NE Strother Road

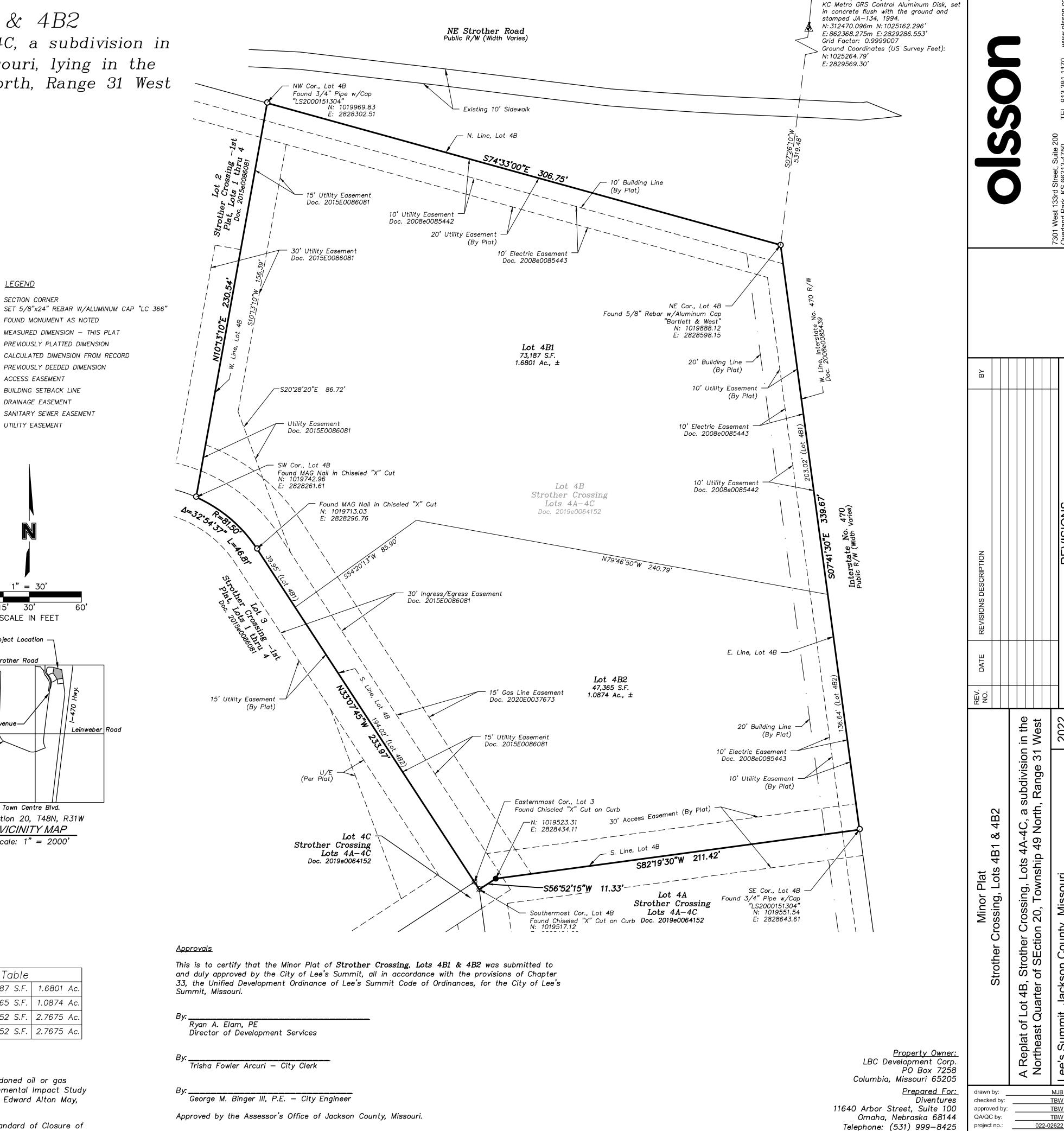
BUILDING SETBACK LINE

SANITARY SEWER EASEMENT

Surveyor's Notes

twiswell@olsson.com

- Basis of Bearings Held the East line of Lot 4B, Strother Crossing, Lots 4A—4C @ S07°41'30"E, Missouri State Plane Coordinate System 1983, West Zone. All dimensions match previously platted values unless otherwise noted. Distances shown hereon are ground distances in US Survey Feet.
- Subject Property lies within "Zone X Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0430G, Revised January 20, 2017.
- Subject Property contains a total of 120,552 Square Feet or 2.7675 Acres, more or less, including 120,552 Square Feet or 2.7675 Acres of Replatted Area.
- 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. 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.
- 6. Subject Property was last conveyed in Instrument Numbers 2008e0097518 and 2008e0097519.



JA-134 (2003 Adjustment)

drawing no.: <u>V_FP_2202622</u>

SHEET

of

2022.07.22

<u>Prepared By:</u>

7301 W. 133rd Street, Suite 200

Overland Park, Kansas 66213

Telephone (913) 381-1170