



PIZZA HUT ADDITION

1655464

07-0491

DESCRIPTION: ALL THAT PART OF LOT 83, HIGHWAY LANE ADDITION, A SUBDIVISION OF LAND IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 47, RANGE 32, IN SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1, HARDEE'S ADDITION, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, SAID POINT ALSO BEING ON THE NORTHEASTLY RIGHT-OF-WAY LINE OF McCLENDON DRIVE, AS NOW ESTABLISHED; THENCE NORTH 42°-36'-36" WEST ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE, ALSO BEING THE SOUTHWESTERLY LINE OF OF SAID LOT 83, A DISTANCE OF 56.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 83; THENCE NORTH 47°-34'-15" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 83, A DISTANCE OF 135.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 83; THENCE NORTH 42°-36'-36" WEST ALONG THE NORTHEASTLY LINE OF LOTS 82 AND 81, OF SAID HIGHWAY LANE ADDITION, A DISTANCE OF 122.95 FEET; THENCE NORTH 55°-02'-05" EAST, A DISTANCE OF 195.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 50, AS NOW ESTABLISHED; THENCE SOUTH 34°-57'-55" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, HARDEE'S ADDITION; THENCE SOUTH 59°-13'-45" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 147.87 FEET; THENCE SOUTH 47°-34'-15" WEST CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 159.42 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE CITY OF LEE'S SUMMIT BY THE RIGHT-OF-WAY DEED RECORDED AS DOCUMENT NO. 1-3455 IN BOOK 1-1368 AT PAGE 442, CONTAINING 36,911 SQUARE FEET OR 0.847 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "PIZZA HUT ADDITION".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 28 DAY OF October, 1985.

Leon Jacobs
LEON JACOBS

STATE OF MISSOURI)
COUNTY OF JACKSON)

ON THIS 28 DAY OF October, 1985, BEFORE ME PERSONALLY APPEARED LEON JACOBS, A SINGLE PERSON, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES Dec 30, 1985
Ann M. Crook
NOTARY PUBLIC
PRINT NAME

APPROVED Susan Van Petten
SUSAN VAN PETTEN, DIRECTOR COMMUNITY DEVELOPMENT
DATE October 29, 1985

APPROVED B. Lee Tichen
B. LEE TICHEN, ACTING CITY ENGINEER
DATE 10/29/85

PURSUANT TO ORDINANCE NO. 2211, CITY OF LEE'S SUMMIT, MISSOURI.

ATTEST Bonnie Batarese
BONNIE BATARESE, CITY CLERK
DATE 10/29/85

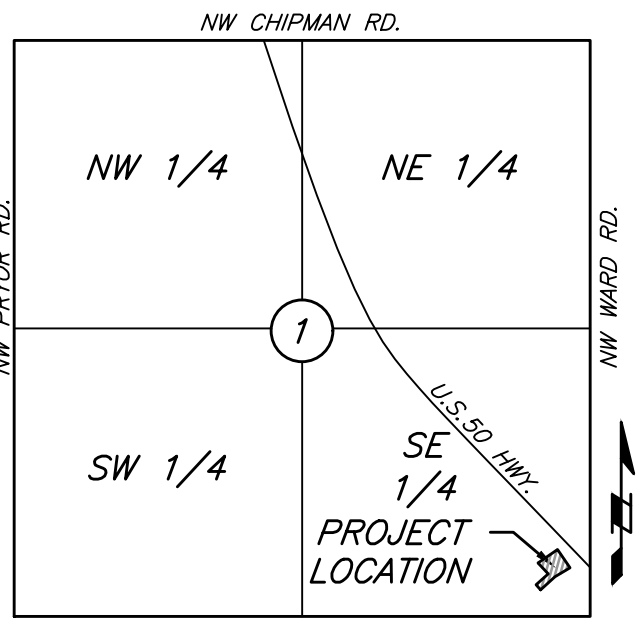
ASSESSMENT: Steve Blomquist
10/29/85
STEVE BLOMQUIST

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEYS OF THE STATE OF MISSOURI, I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

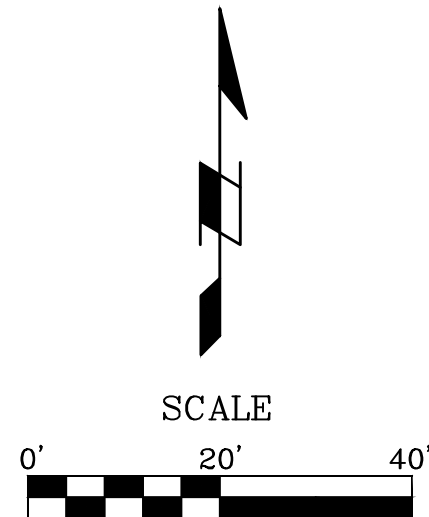
DATE Oct. 25, 1985 BY James S. Anderson
JAMES S. ANDERSON, MISSOURI REGISTERED LAND SURVEYOR NO. 1726

12/10/85
Surveyor
JACOBS

ALTA/NSPS LAND TITLE SURVEY
SE 1/4, SECTION 1, TOWNSHIP 47 NORTH, RANGE 32 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC. 1-47-32
N.T.S.



LEGEND

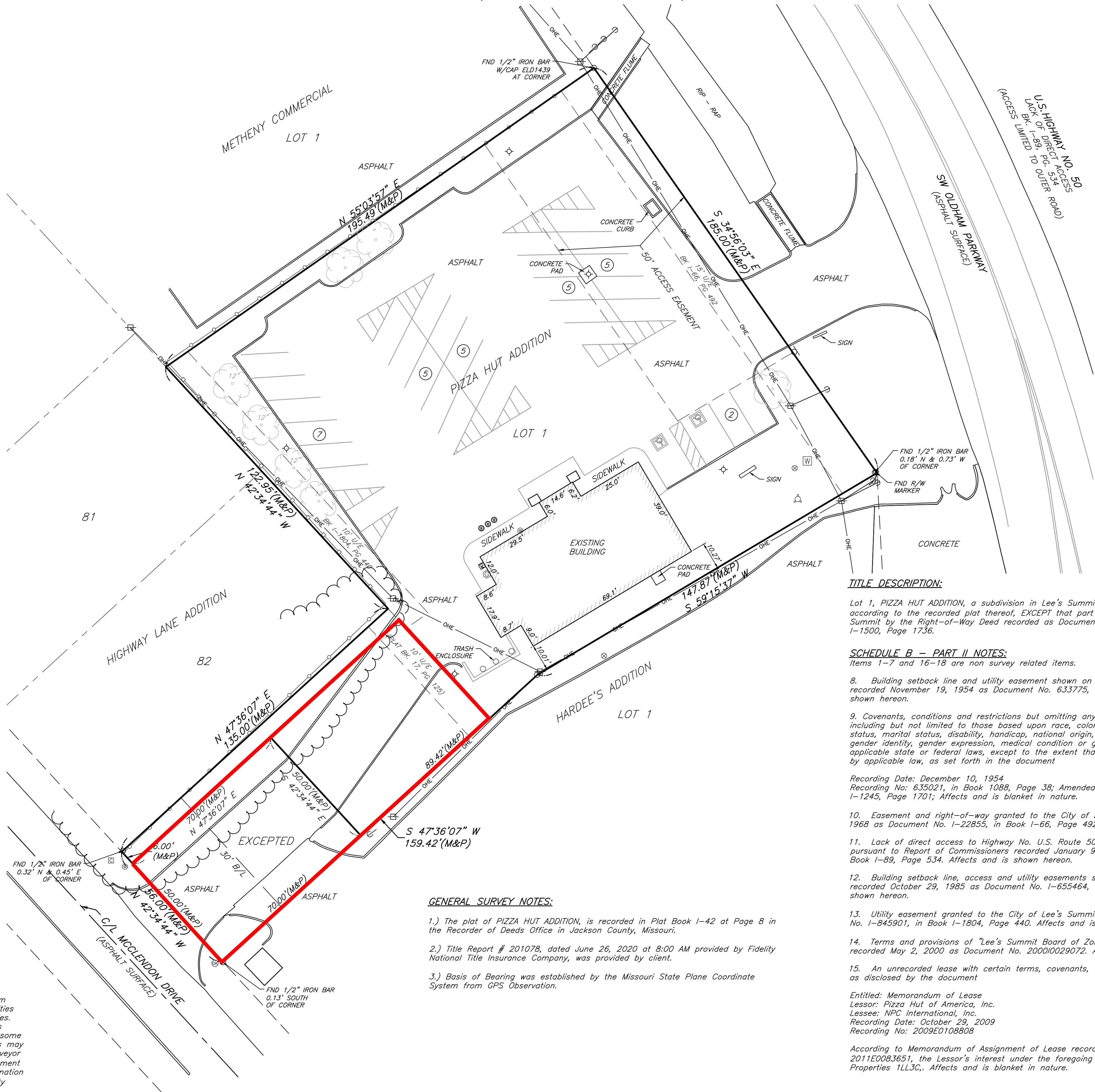
- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (P) - PLATTED DISTANCE
- (M) - MEASURED DISTANCE
- B/L - BUILDING SETBACK LINE
- U/E - UTILITY EASEMENT
- ⊙ - EXISTING TREE
- ⊙ - GAS METER
- ⊙ - GAS MARKER
- ⊙ - WATER METER
- ⊙ - WATER VALVE
- ⊙ - FIRE HYDRANT
- ⊙ - SANITARY MANHOLE
- ⊙ - CLEAN OUT
- ⊙ - WATER MANHOLE
- ⊙ - ELECTRIC METER
- ⊙ - POWER POLE
- ⊙ - LIGHT POLE
- ⊙ - GUY WIRE
- ⊙ - CABLE BOX
- ⊙ - PARKING STALL
- ⊙ - ADA STALL
- ⊙ - SIGN AS NOTED
- - BOLLARD
- - WOOD FENCE
- - CHAIN LINK FENCE
- - OVERHEAD ELECTRIC
- - TREE LINE

CLIENT:
Michele Hart
Fishman Commercial Real Estate
7939 Floyd, Suite 200
Overland Park, KS 66204

PROPERTY LOCATION:
1103 SW Oldham Parkway
Lee's Summit, MO 64081

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.



TITLE DESCRIPTION:

Lot 1, PIZZA HUT ADDITION, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof, EXCEPT that part conveyed to the City of Lee's Summit by the Right-of-Way Deed recorded as Document No. 1-667242, in Book 1-1500, Page 1736.

SCHEDULE B - PART II NOTES:

Items 1-7 and 16-18 are non survey related items.

8. Building setback line and utility easement shown on the plat of HIGHWAY LANE ADDITION, recorded November 19, 1954 as Document No. 633775, in Plat Book 17, Page 125. Affects and is shown hereon.

9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 10, 1954

Recording No: 635021, in Book 1088, Page 38; Amended by Document No. 1-537569, in Book 1-1245, Page 1701; Affects and is blanket in nature.

10. Easement and right-of-way granted to the City of Lee's Summit, recorded September 10, 1968 as Document No. 1-22855, in Book 1-66, Page 492. Affects and is shown hereon.

11. Lack of direct access to Highway No. U.S. Route 50 from the Land, except as provided pursuant to Report of Commissioners recorded January 9, 1969 as Document No. 1-31085, in Book 1-89, Page 534. Affects and is shown hereon.

12. Building setback line, access and utility easements shown on the plat of PIZZA HUT ADDITION, recorded October 29, 1985 as Document No. 1-655464, in Plat Book 1-42, Page 8. Affects and is shown hereon.

13. Utility easement granted to the City of Lee's Summit, recorded May 24, 1988 as Document No. 1-845901, in Book 1-1804, Page 440. Affects and is shown hereon.

14. Terms and provisions of "Lee's Summit Board of Zoning Adjustment Findings of Fact" recorded May 2, 2000 as Document No. 200010029072. Affects and is blanket in nature.

15. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Pizza Hut of America, Inc.
Lessee: NPC International, Inc.
Recording Date: October 29, 2009
Recording No: 2009E0108808

According to Memorandum of Assignment of Lease recorded September 12, 2011 as Document No. 2011E0083651, the Lessor's interest under the foregoing Lease was assigned to Realty Income Properties 1LL3C. Affects and is blanket in nature.

GENERAL SURVEY NOTES:

1.) The plat of PIZZA HUT ADDITION, is recorded in Plat Book 1-42 at Page 8 in the Recorder of Deeds Office in Jackson County, Missouri.

2.) Title Report # 201078, dated June 26, 2020 at 8:00 AM provided by Fidelity National Title Insurance Company, was provided by client.

3.) Basis of Bearing was established by the Missouri State Plane Coordinate System from GPS Observation.

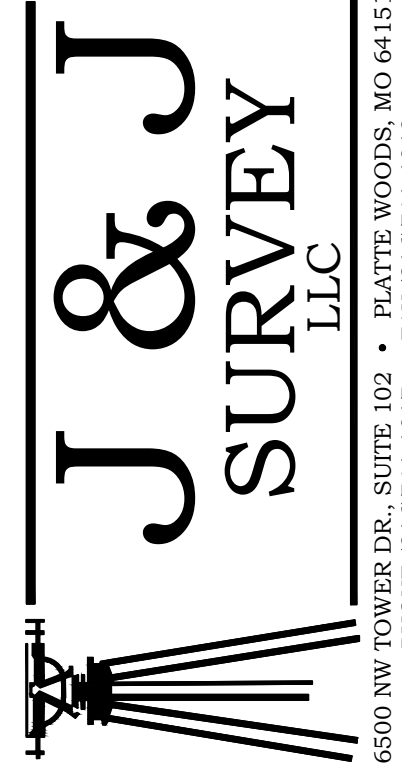
CERTIFICATION:

To Enterprises Cedar Creek, LLC, UMB Bank, n.a. and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7a, 8, 9 and 13 of Table A thereof. The field work was completed on the 27th day of July, 2020.



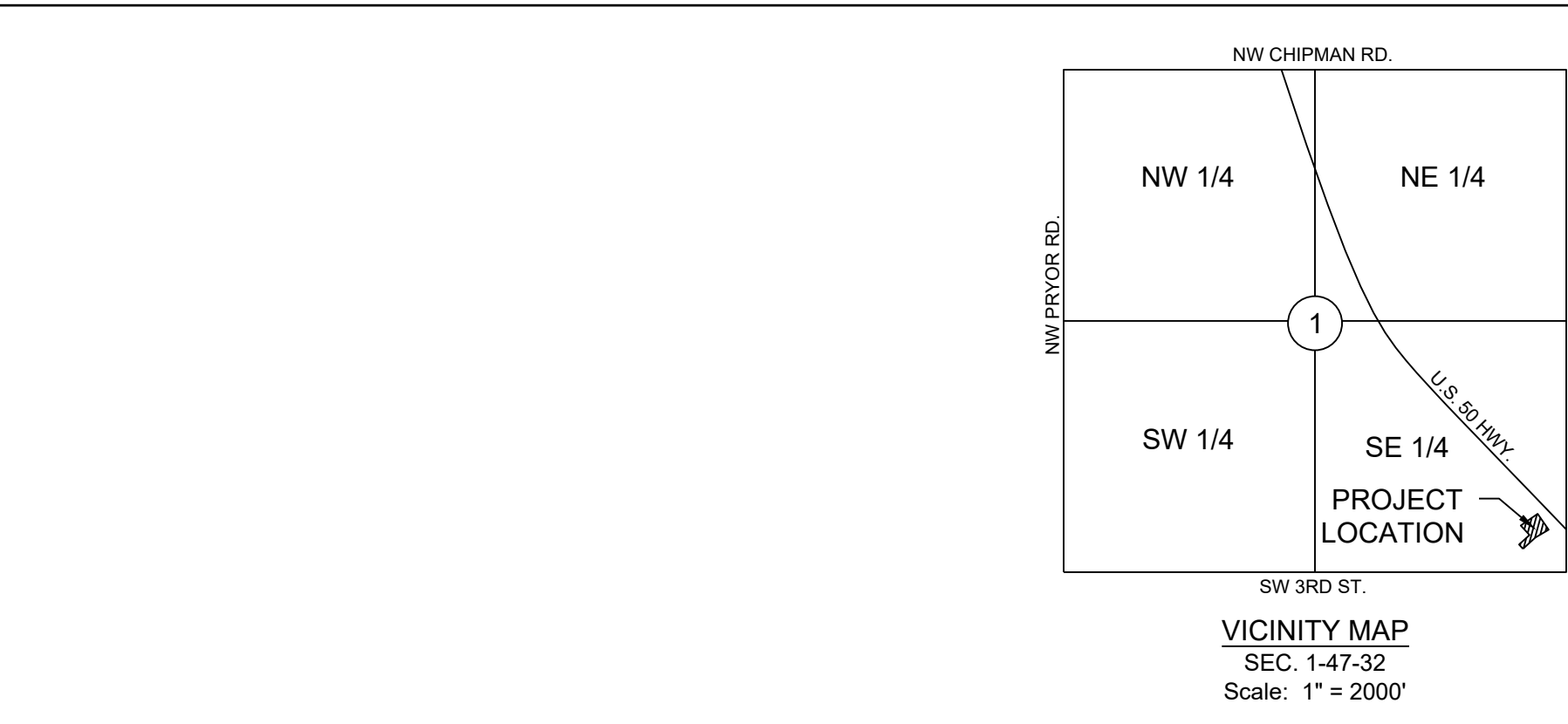
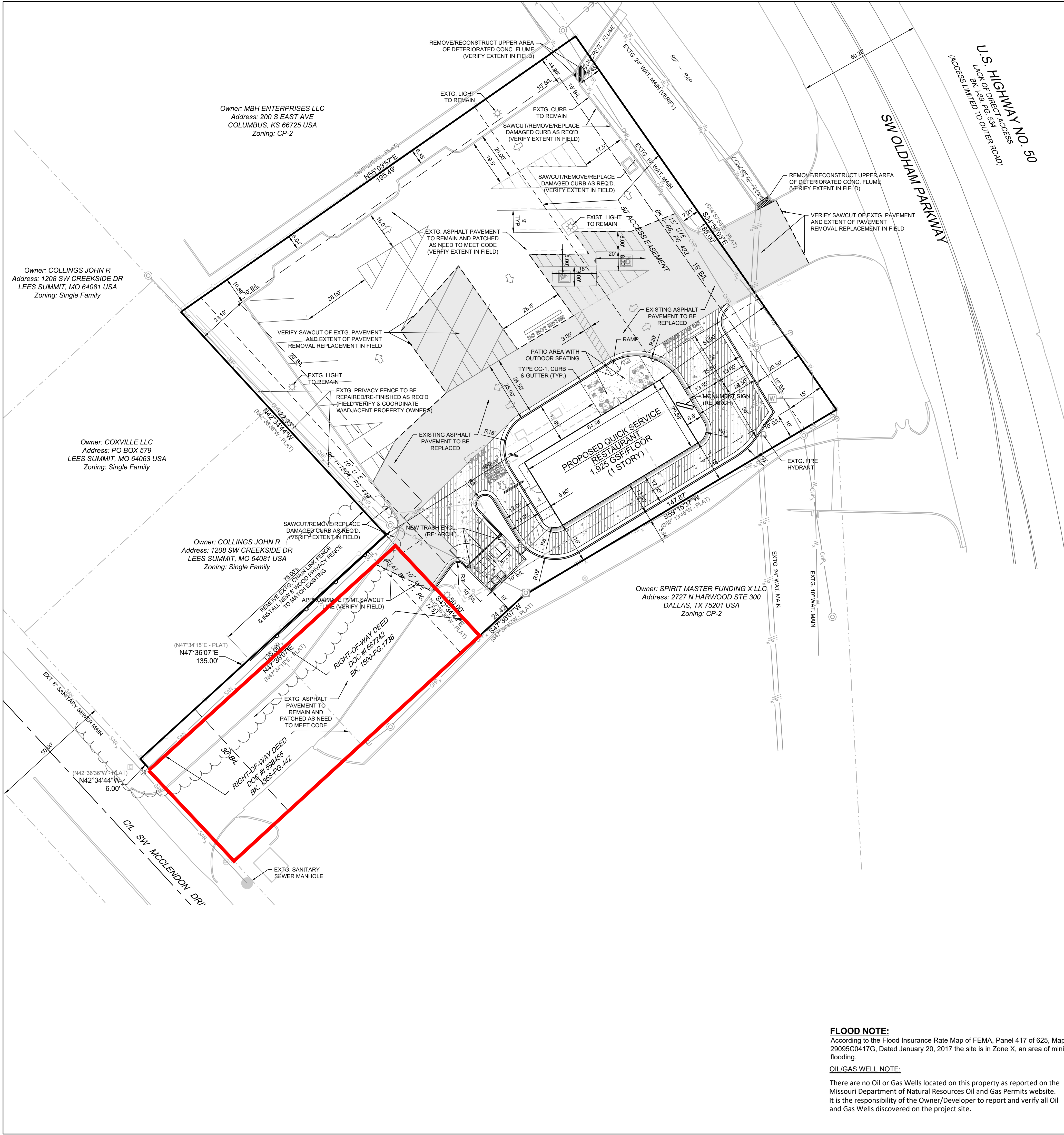
Location: S:\20235 - 1103 SW Oldham Prky LS MO\DRAWINGS\ALTA.dwg



7-14-20

INITIAL SUBMITAL

1



PAVEMENT LEGEND:

[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED 4" CONCRETE SIDEWALK
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	TYPE CG-1 CURB & GUTTER
[Symbol]	TYPE CG-1 CURB & GUTTER - DRY
[Symbol]	EXISTING CURB & GUTTER

PROJECT INFORMATION:

Legal Description From ALTA survey provided by developer:

Lot 1, PIZZA HUT ADDITION, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof, EXCEPT that part conveyed to the City of Lee's Summit by the Right-of-Way Deed recorded as Document No. I-667242, in Book I-1500, Page 1736.

Property Address:
1103 SW Oldham Parkway
Lee's Summit, MO 64081

Current Zoning: CP-2 - Planned Community Commercial
Proposed Zoning: CP-2 - Planned Community Commercial - No Change
Current Use: Commercial - Former Restaurant now Vacant
Proposed Use: Commercial - Quick Service Restaurant

SITE DATA
Lot Area: 33,661 S.F. (0.77 Ac.)

BUILDING DATA
Existing Building Area Removed: 2,937 S.F.
Proposed Building Area: 1,925 S.F.
Existing Floor Area Ratio (F.A.R.): 0.09
Proposed Floor Area Ratio (F.A.R.): 0.06
Setback from street required by code: 15 Ft.
Setback provided from street: 52 Ft.
Setback from interior side yards required by code: 10 Ft.
Setback from interior side yard provided: 16 Ft.
Setback from rear yard by code: 20 Ft.
Setback from rear yard provided: 55 Ft.

PARKING DATA
Code Requirement: 14 Stalls/1,000 S.F.
Parking Spaces Required(1,925/1,000 x 14): 26.95(27 Spaces)
Parking Spaces Proposed: *25 Stalls (Incl. 2 ADA)
Pull-off Pick-up Spaces Proposed: 2 Stalls
Parking lot setback required from street per code: 20 Ft.
Existing parking lot setback provided from street: 7 Ft. (modification requested)**
Parking lot setback required from interior side yard per code: 6 Ft.
Parking lot setback provided from interior side yard: 4 Ft. (modification requested)**
Parking lot setback from residential lot line per code: 20 Ft.
Existing parking lot setback provided from residential lot line: Varies 10-20 Ft. (modification requested)**
Outdoor patio setback from residential per code: 100 Ft.
Outdoor patio setback from residential proposed: 100 Ft.

* - Due to limited seating capacity and pick-up service, Chipotle has determined that 25 parking stalls is adequate to meet their need for parking on site (See supplemental parking review from Chipotle)

** - Existing condition from previous development on property.

SITE DATA TABLE		
LOT AREA:	33,661 SQ. FT. (0.77 AC)	
	EXISTING	PROPOSED
BUILDING FOOTPRINT AREA	2,937 S.F. (8.7%)	1,925 S.F. (5.7%)
PAVEMENT/DRIVE AREA	25,334 S.F. (75.3%)	25,294 S.F. (76.9%)
OPENLANDSCAPE AREA	8,328 S.F. (24.7%)	8,367 S.F. (24.8%)
TOTAL IMPERVIOUS AREA DECREASED 1,052 S.F.		

FLOOD NOTE:
According to the Flood Insurance Rate Map of FEMA, Panel 417 of 625, Map # 29095C0417G, Dated January 20, 2017 the site is in Zone X, an area of minimal flooding.

OIL/GAS WELL NOTE:
There are no Oil or Gas Wells located on this property as reported on the Missouri Department of Natural Resources Oil and Gas Permits website. It is the responsibility of the Owner/Developer to report and verify all Oil and Gas Wells discovered on the project site.

1-800-344-7483 or 811
mo1call.com

APPLICANT:
RED Architecture + Planning
Attn: Abby Arnold
589 W Nationwide Blvd Suite B
Columbus, Ohio 43215
P: (614) 487-8770 Ext: 247
Email: aarnold@redarchitects.com

SCHLAGEL
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Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

SOUTH LEE'S SUMMIT CMG SHELL
FINAL DEVELOPMENT PLAN
1103 SW OLDHAM PKWY LEE'S SUMMIT,
MISSOURI

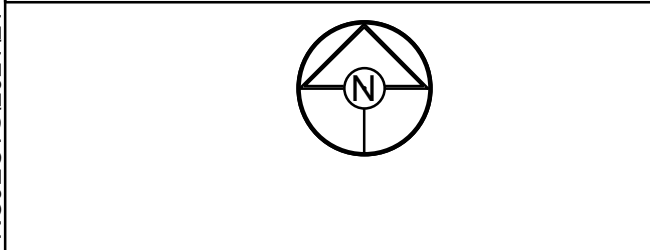
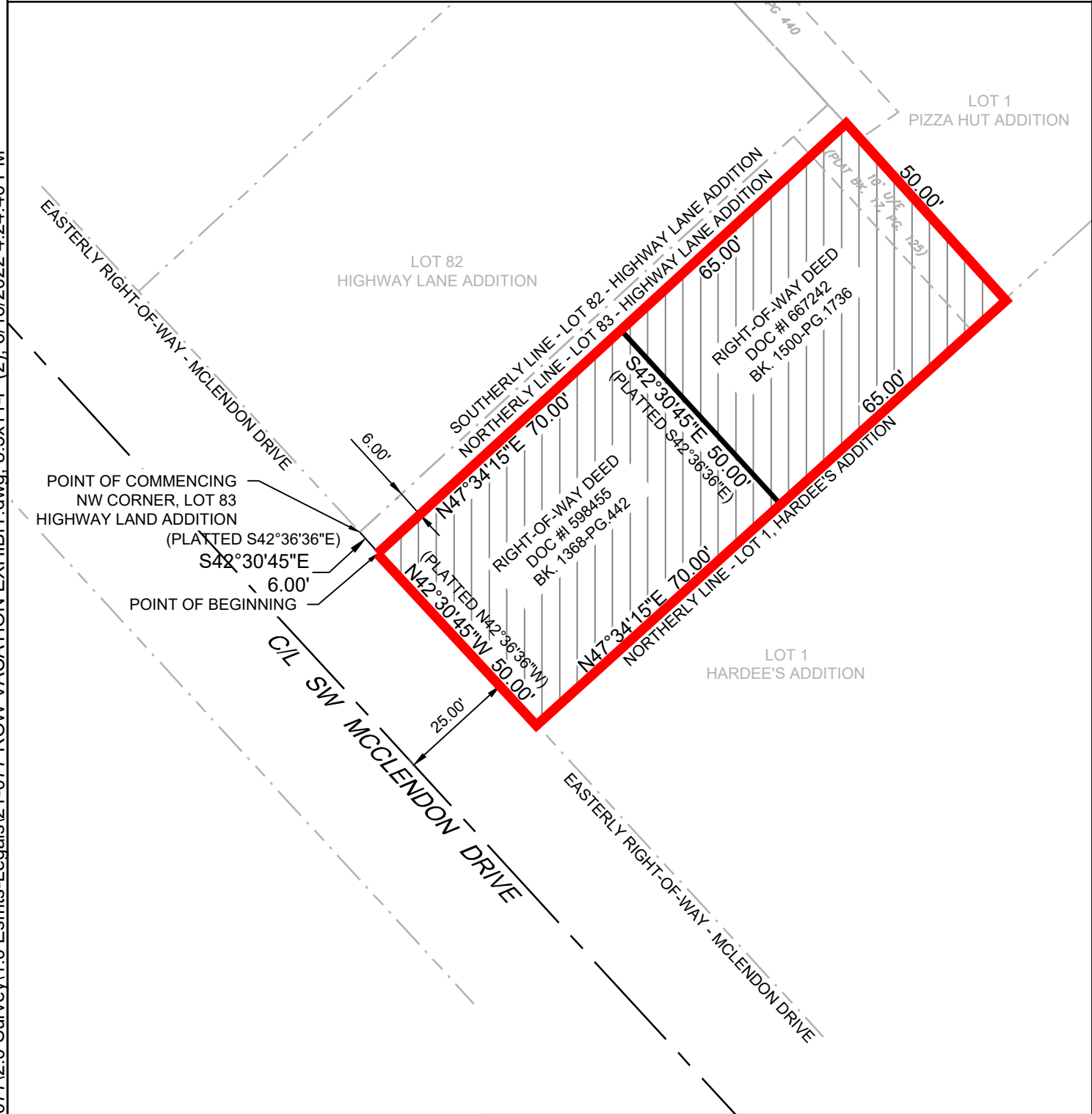
REVISION DATE	DESCRIPTION
9-15-2021	City Planning - FDP Review
9-23-2021	City Planning - FDP Review #2
10-4-2021	Release for Construction

DRAWN BY:	JTS
CHECKED BY:	JAB
DATE PREPARED:	08-25-2021
PROJ. NUMBER:	21-077

SITE PLAN

SHEET
C1.0

EXHIBIT A



DRAWN BY:	JTS
CHECKED BY:	ATR
DATE:	6-16-2022
PROJECT NO:	21-077
SCALE:	1" = 30'
SHEET	2 OF 2

