

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

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Book: 205 Page: 67

Diana Smith, Recorder of Deeds

Jackson County  
Recorder of Deeds  
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Diana Smith  
Recorder of Deeds

415 E. 12th Street, Room 104  
Kansas City, MO 64106

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# 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 56.74 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 22 day of July, 2022.

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

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

## ACKNOWLEDGMENT:

STATE OF )  
COUNTY OF )

BE IT REMEMBERED that on this 22 day of July, 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.

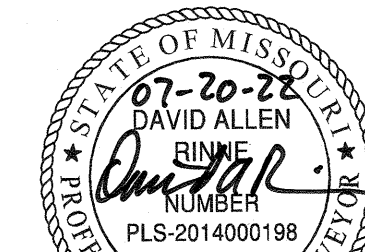
MAE POLLEY  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
COUNTY OF JACKSON  
MY COMMISSION EXPIRES 8/23/2023  
COMMISSION # 19558730

My Commission Expires 8-23-23

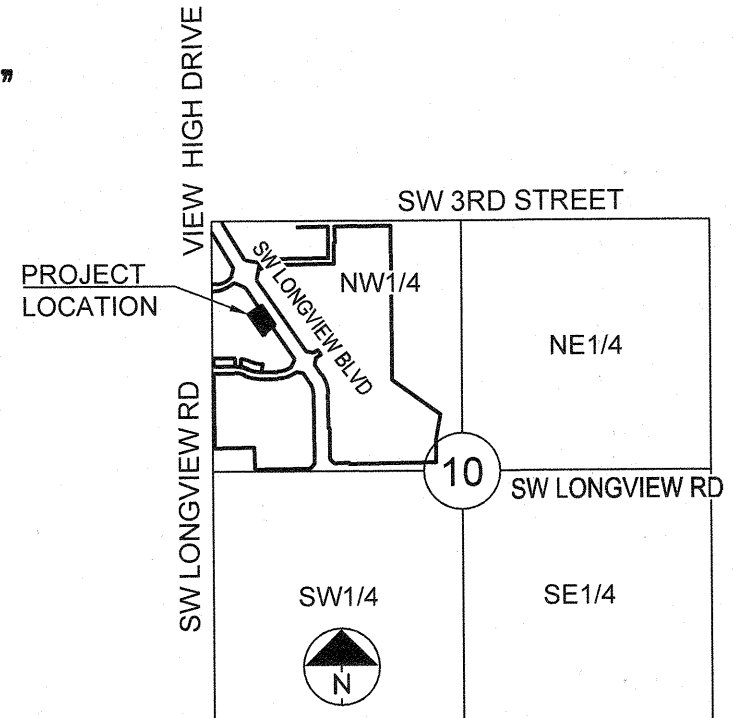
This is to certify that the within plat of "TOWER PARK, Lots 7A-1 thru 7A-3 and 7B-1" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this 14 day of June, 2022 by Ordinance No. 9435.

William A. Baird, Mayor Date 8/6/22  
Trisha Fowler Arcuri, City Clerk Date 8/9/22  
Cynda Rader, Planning Commission Sec. Date 7/27/22  
George M. Binger, III, P.E., City Engineer Date 8/2/2022  
Ryan A. Elam, P.E. - Director of Development Services Date 8/17/2022  
Matthew S. Wagner, Jackson County Assessor's Office Date 8/17/2022

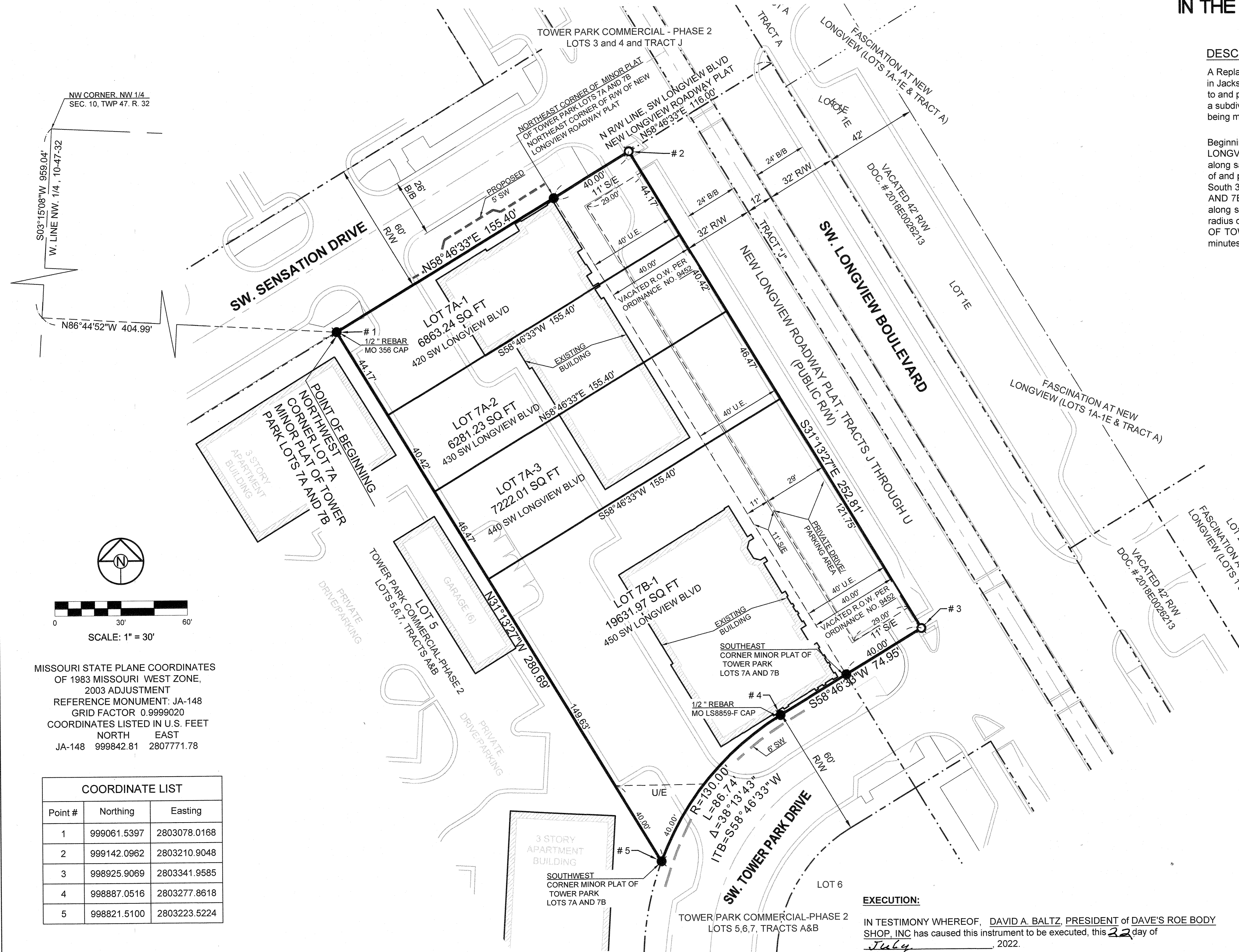
I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 02-20-2022 AND THIS SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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



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



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/LS-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 22 day of July, 2022.

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

David A. Baltz  
By: David A. Baltz, PRESIDENT of DAVE'S ROE BODY

## ACKNOWLEDGMENT:

STATE OF )  
COUNTY OF )

BE IT REMEMBERED that on this 22 day of July, 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.

MAE POLLEY  
NOTARY PUBLIC  
Notary Public  
MAE POLLEY  
Print Name  
My Commission Expires: 8-23-23

MAE POLLEY  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
COUNTY OF JACKSON  
MY COMMISSION EXPIRES 8/23/2023  
COMMISSION # 19558730

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

MAE POLLEY  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
COUNTY OF JACKSON  
MY COMMISSION EXPIRES 8/23/2023  
COMMISSION # 19558730

My Commission Expires 8-23-23

**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
14920 West 107th Street • Lenexa, Kansas 66215  
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASOCIATES.COM

DATE 03-30-2022	FINAL PLAT OF
DRAWN BY JWT	TOWER PARK
CHECKED BY SCH	Lots 7A-1 thru 7A-3 and 7B-1
PROJ. NO. 20-106	SHEET NO. 1