

NE Strother Road
Public R/W (Width Varies)

JA-134 (2003 Adjustment)
KC Metro GRS Control Aluminum Disk, set
in concrete flush with the ground and
stamped JA-134, 1994.
N: 312470.096m N: 1025162.296'
E: 862368.275m E: 2829286.553'
Grid Factor: 0.9999007
Ground Coordinates (US Survey Feet):
N: 1025264.79'
E: 2829569.30'

NW Cor., Lot 4B
Found 3/4" Pipe w/Cap
LS2000151304"
N: 101969.83
E: 2828302.51

Existing 10' Sidewalk

N. Line, Lot 4B

S74°33'00"E 306.75'

10' Building Line (By Plat)

10' Utility Easement Doc. 2008e0085442

20' Utility Easement (By Plat)

10' Electric Easement Doc. 2008e0085443

15' Utility Easement Doc. 2015E0086081

30' Utility Easement Doc. 2015E0086081

Strother Crossing - 1st Plat, Lots 1 thru 4 Doc. 2015e0086081

Lot 4B1
73,187 S.F.
1.6801 Ac., ±
2951 NE Independence Avenue

NE Cor., Lot 4B
Found 5/8" Rebar w/Aluminum Cap "Bartlett & West"
N: 1019888.12
E: 2828598.15

20' Building Line (By Plat)

10' Utility Easement (By Plat)

10' Electric Easement Doc. 2008e0085443

10' Utility Easement Doc. 2008e0085442

W. Line, Interstate No. 470 Doc. 2008e0085443

Interstate No. 470 Public R/W (width varies)

S52°28'20"E 86.72'

Utility Easement Doc. 2015E0086081

Proposed 5' Sidewalk

SW Cor., Lot 4B
Found MAG Nail in Chiseled "X" Cut
N: 1019742.96
E: 2828261.61

Found MAG Nail in Chiseled "X" Cut
N: 1019713.03
E: 2828296.76

Δ=32°54'37" L=46.81'

R=81.50'

Strother Crossing - 1st Plat, Lots 1 thru 4 Doc. 2015e0086081

Lot 4B2
47,365 S.F.
1.0874 Ac., ±
2941 NE Independence Avenue

E. Line, Lot 4B

20' Building Line (By Plat)

10' Electric Easement Doc. 2008e0085443

10' Utility Easement (By Plat)

136.64' (Lot 4B2)

S54°20'15"W 85.90'

30' Ingress/Egress Easement Doc. 2015E0086081

Proposed 5' Sidewalk

S. Line, Lot 4B

39.02' (Lot 4B2)

15' Gas Line Easement Doc. 2020E0037673

15' Utility Easement Doc. 2015E0086081

U/E (Per Plat)

Proposed 5' Sidewalk

Easternmost Cor., Lot 3
Found Chiseled "X" Cut on Curb
N: 1019523.31
E: 2828434.11

30' Access Easement (By Plat)

S. Line, Lot 4B

S82°19'30"W 211.42'

SE Cor., Lot 4B
Found 3/4" Pipe w/Cap
LS2000151304"
N: 1019551.54
E: 2828643.61

Lot 4A
Strother Crossing
Lots 4A-4C
Doc. 2019e0064152

Southernmost Cor., Lot 4B
Found Chiseled "X" Cut on Curb
N: 1019517.12
E: 2828424.62

Lot 4B3
Strother Crossing
Lots 4A-4C
Doc. 2019e0064152

N33°07'45"W 233.97'

1 of 1

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

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.