

For Record this day of  
August 17, 2022  
At 11:08 AM  
Recorded in Book I 205, At Page 17  
Instrument Number 2022ECOTL686  
Director Recorder of Deeds  
By Cody Field Deputy  
Recorder's Fee \$ 46.00

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 Records of Deeds as Instrument Number 2022ECOTL686, and the Eastern 40.00 feet of "NEW LONGVIEW BOULEVARD ROW AS PLATTED IN "NEW LONGVIEW ROADWAY PLAT, TRACTS J THROUGH U", a subdivision in the City of Lee's Summit, as recorded in Jackson County Records of Deeds as Instrument Number 20250061402, both together being more particularly described as follows:

Beginning at the Northwest corner of said Lot 7A, thence along the North line of said "MINOR PLAT OF TOWER PARK LOTS 7A AND 7B" and "NEW LONGVIEW ROADWAY PLAT, TRACTS J THROUGH U" North 88 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 feet East 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 13 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 Eastern extension, South 88 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 300.00 feet, a central angle of 38 degrees 13 minutes 43 seconds and ending at the Northwest 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 of 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, electrically, 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 327.188, RSMo (2009), any right to request restoration of rights previously transferred and location 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 (2009), 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 of any and all public and private streets, roads, highways, and parking areas, and to use the same for the purpose of ingress and egress 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 owners 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, State Member of Box Real Estate Development, LLC, as Managing Member of, NLCV, LLC, has caused this instrument to be executed, this 22nd day of July, 2022.

NLCV, LLC, Owner of Lots 7A-1 thru 7A-3

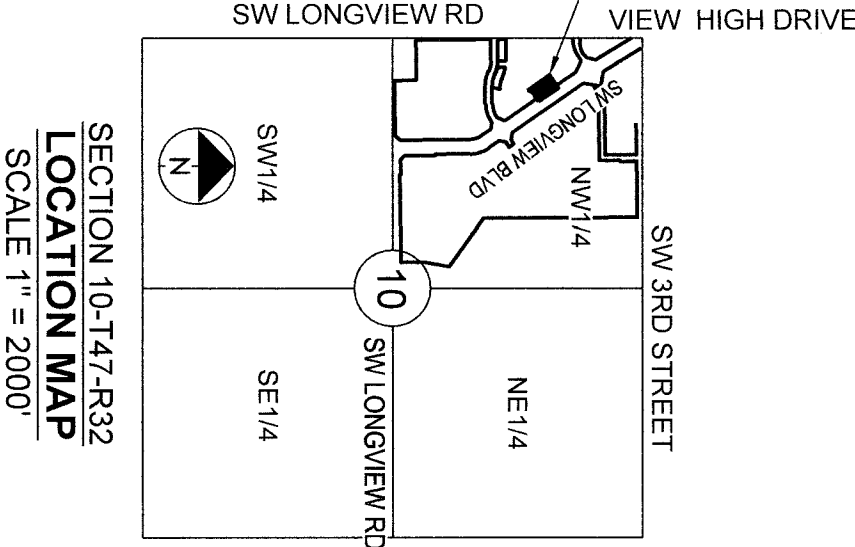
By: Russell G. Pearson  
Box Real Estate Development, LLC

**ACKNOWLEDGMENT:**

STATE OF Missouri )  
COUNTY OF Jackson ) ss.  
BE IT REMEMBERED that on this 22nd day of July, 2022, before me, the undersigned a Notary Public in and for said County and State, came Russell G. Pearson, State Member of Box Real Estate Development, LLC, as Managing Member of, "NLCV, LLC," who is personally known to me to be the same person who executed the foregoing instrument 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 this day and year last above written.

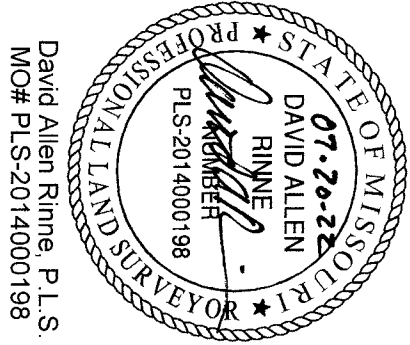
Notary Public  
Mike Polley  
NOTARY PUBLIC/NOTARY SEAL  
STATE OF MISSOURI  
COUNTY OF JACKSON  
MY COMMISSION EXPIRES 8/23/2023  
COMMISSION # 19589730



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 14th day of June, 2022 by Ordinance No. 9435.

William A. Baird, Mayor Date 6/8/22  
Cynthia Fowler, City Clerk Date 6/8/22  
George M. Birger, III, P.E., City Engineer Date 7/2/22  
for  
Matthew A. Baird, Director of Development Services Date 8/14/22  
Jackson County Engineer Office

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 SHOW HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**SCHLAGEL**  
ENGINEERS  
PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
14020 W. 107th Street • Lenexa, Kansas 66215  
Ph: (913) 482-5156 • Fax: (913) 482-9400 • WWW.SCHLAGELASOCARTES.COM

DATE 03-30-2022  
DRAWN BY JMT  
CHECKED BY SCH  
PROJ. NO. 20-106

FINAL PLAT OF  
TOWER PARK  
Lots 7A-1 thru 7A-3 and 7B-1  
SHEET NO. 1