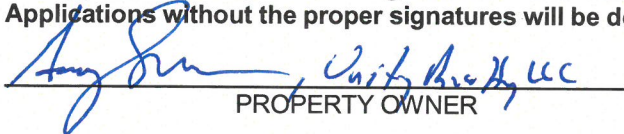





## PRELIMINARY DEVELOPMENT PLAN APPLICATION

1. PROJECT NAME: Summit 470 Logistic Center
2. PROPERTY LOCATION/ADDRESS: Summit 470 Logistic Center
3. ZONING OF PROPERTY: PMIX / PI
4. LEGAL DESCRIPTION (attach if description is metes and bounds description): Attached
5. Size of Building(s) (sq. ft): 465,000 Lot Area (acres): 35.58
6. APPLICANT (DEVELOPER) Ryan Companies US, INC PHONE 816-298-8322  
CONTACT PERSON Andy Crimmins FAX \_\_\_\_\_  
ADDRESS 215 E. 18th Street, Suite 22 CITY/STATE/ZIP Kansas City, MO 64108  
E-MAIL andy.crimmins@ryancompanies.com
7. PROPERTY OWNER Unity Realty LLC PHONE \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
E-MAIL \_\_\_\_\_
8. ENGINEER/SURVEYOR Olsson PHONE 816-442-6044  
CONTACT PERSON Julie Sellers FAX \_\_\_\_\_  
ADDRESS 1301 Burlington, Suite 100 CITY/STATE/ZIP North Kansas City, MO 64116  
E-MAIL jsellers@olsson.com
9. OTHER CONTACTS \_\_\_\_\_ PHONE \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
E-MAIL \_\_\_\_\_

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

  
PROPERTY OWNER

  
APPLICANT

Andrew S. Crimmins

Print name: \_\_\_\_\_

Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_



## REVISÉD AUGUST 2019



## PRELIMINARY DEVELOPMENT PLAN APPLICATION

1. PROJECT NAME: Summit 470 Logistic Center
2. PROPERTY LOCATION/ADDRESS: Summit 470 Logistic Center
3. ZONING OF PROPERTY: PMIX / PI
4. LEGAL DESCRIPTION (attach if description is metes and bounds description): Attached
5. Size of Building(s) (sq. ft): 465,000 Lot Area (acres): 35.58
6. APPLICANT (DEVELOPER) Ryan Companies US, INC PHONE 816-298-8322  
CONTACT PERSON Andy Crimmins FAX \_\_\_\_\_  
ADDRESS 215 E. 18th Street, Suite 22 CITY/STATE/ZIP Kansas City, MO 64108  
E-MAIL andy.crimmins@ryancompanies.com
7. PROPERTY OWNER Bernell Rice PHONE 816-260-8604  
CONTACT PERSON BERNELL RICE FAX \_\_\_\_\_  
ADDRESS P.O. BOX 213 CITY/STATE/ZIP LEE'S SUMMIT, MO 64063  
E-MAIL BRICE@NZIMMER.COM
8. ENGINEER/SURVEYOR Olsson PHONE 816-442-6044  
CONTACT PERSON Julie Sellers FAX \_\_\_\_\_  
ADDRESS 1301 Burlington, Suite 100 CITY/STATE/ZIP North Kansas City, MO 64116  
E-MAIL jsellers@olsson.com
9. OTHER CONTACTS \_\_\_\_\_ PHONE \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
E-MAIL \_\_\_\_\_

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

BERNELL RICE  
PROPERTY OWNER

Andrew S. Crimmins  
APPLICANT

Print name: BERNELL RICE

Andrew S. Crimmins

Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_



## OWNERSHIP AFFIDAVIT

STATE OF MISSOURI )

ss.

COUNTY OF JACKSON )

Comes now Bernell Rice (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described as Attached

in the application for Preliminary Development Plan  
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 2ND day of NOVEMBER, 2022

Signature of Owner

BERNELL RICE

Printed Name

Subscribed and sworn to before me this 2nd day of November, 2022

STATE OF NEW MEXICO  
NOTARY PUBLIC  
VERONICA SAICE  
COMMISSION #1112870  
COMMISSION EXPIRES 08/07/2023

Notary Public

August 7, 2023

My Commission Expires



Preliminary Development Plan Property Description (Lot 1 Plus Proposed Right-of-Way):

A tract of land in the Southwest Quarter of Section 30, Township 48 North, Range 31 West, and the Northwest Quarter of Section 31, Township 48 North, Range 31 West, and the Southeast Quarter of Section 25, Township 48 North, Range 32 West, and the Northeast Quarter of Section 36, Township 48 North, Range 32 West of the 5th Principal Meridian in the City of Lee's Summit, Jackson County, Missouri, including all of Lot 12, Lee's Summit North Industrial Park – Seventh Plat, Lots 9, 11 & 12, a subdivision of land in said Lee's Summit, recorded January 28, 2002 as Document 2002I0006566, in Book 70, at Page 77, all being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 30, said point also being the Northeast corner of the Northwest Quarter of said Section 31; thence North 87°55'25" West, on the South line of said Southwest Quarter and on the North line of said Northwest Quarter, 196.78 feet to the Point of Beginning of the tract of land to be herein described: thence continuing North 87°55'25" West, on the South line of said Southwest Quarter and on the North line of said Northwest Quarter, 80.00 feet to the Northeast corner of said Lot 12, Minor Plat of Lee's Summit North Industrial Park – Seventh Plat, Lots 9, 11 and 12; thence South 02°05'12" West, on the East line of said Lot 12, 49.53 feet to the Southeast angle corner of said Lot 12; thence Westerly along the Southerly line of said Lot 12, on a curve to the right having an initial tangent bearing of South 89°54'59" West with a radius of 586.50 feet, a central angle of 02°04'26" and an arc distance of 21.23 feet; thence North 88°00'35" West, on said Southerly lot line, 1,781.36 feet to an angle point in said Southerly lot line; thence North 01°59'25" East, on said Southerly lot line, 25.00 feet; thence Southwesterly on said Southerly lot line, on a curve to the left having an initial tangent bearing of North 88°00'35" West with a radius of 712.27 feet, a central angle of 05°41'58" and an arc distance of 70.85 feet; thence North 03°42'33" West, 104.58 feet; thence North 29°24'29" West, 200.72 feet; thence South 60°35'40" West, 544.92 feet; thence South 54°52'55" West, 401.98 feet; thence South 21°06'00" West, 137.26 feet to the Northwest corner of said Lot 12, said point also being on the Northeasterly right of way line of NW Main Street (old Lee's Summit Road) as now established; thence North 29°24'24" West, on said Northeasterly right of line of said NW Main Street (old Lee's Summit Road), 212.31 feet to a point on the Southeasterly right of way line of Interstate Highway No. 470 as now established; thence North 60°35'40" East, on said Southeasterly right of way line, 1,230.60 feet; thence Northeasterly on said Southeasterly right of way line of Interstate Highway No. 470 as established by the Report of Commissioners, Case 741042, recorded as Document No. 1971I0086010, in

Book 1258 at Page 1207, on a curve to the right being tangent to the last described course with a radius of 5,604.58 feet, a central angle of  $07^{\circ}45'11''$  and an arc distance of 758.40 feet; thence North  $73^{\circ}48'53''$  East, on said Southeasterly right of way line, 191.61 feet; thence North  $71^{\circ}13'09''$  East, on said Southeasterly right of way line, 178.75 feet; thence North  $72^{\circ}08'07''$  East, on said Southeasterly right of way line, 277.24 feet; thence South  $17^{\circ}51'53''$  East, 360.57 feet; thence Southeasterly along a curve to the right having an initial tangent bearing of South  $89^{\circ}35'22''$  East with a radius of 540.00 feet, a central angle of  $91^{\circ}40'34''$  and an arc distance of 864.03 feet; thence South  $02^{\circ}05'12''$  West, 100.90 feet to the Point of Beginning. Containing 1,549,869 square feet or 35.580 acres, more or less.