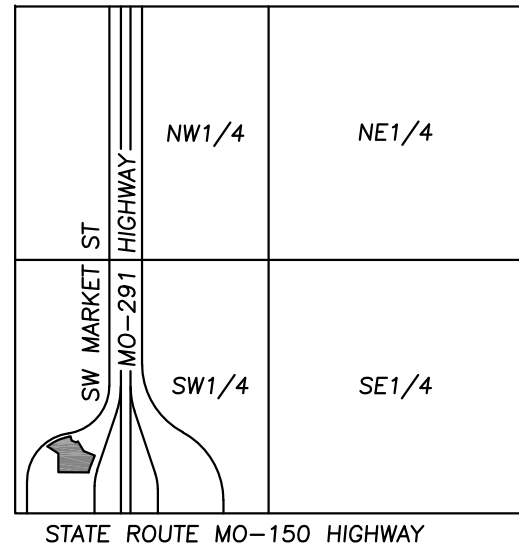


MINOR PLAT OF
MARKET STREET CENTER, SECOND PLAT

REPLAT OF LOT 2, MARKET STREET CENTER,
A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 29, TOWNSHIP 47 NORTH, RANGE 31 WEST,
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC. 29-47-31



SCALE:
1"=2000'

MISSOURI STATE PLANE COORDINATE TABLE: (METERS)

POINT NO.	NORTHING	EASTING
①	298311.82	860542.96
②	298340.94	860617.62
③	298276.36	860692.21
④	298224.03	860670.11
⑤	298228.21	860574.15

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE
BASED ON THE MISSOURI STATE PLANE COORDINATES
SYSTEM, WEST ZONE, (N, METERS) WERE OBTAINED BY GPS
OBSERVATION USING KC METRO CONTROL.

TITLE NOTES:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE
INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 233086,
REVISION #2 WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2022 AT 8:00 A.M.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE
FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO.
290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C05326, AND DATED
JANUARY 20, 2017.



SCALE: 1"=30'



BEARING BASIS: RECORDED PLAT OF
MARKET STREET CENTER

THIS SURVEY MEETS OR EXCEEDS THE
PRECISION REQUIREMENTS FOR AN
"URBAN CLASS SURVEY"

LEGEND

- DENOTES SET 1/2"X24" REBAR W/HELPS
MOOLS-2007001128 PLASTIC CAP
- DENOTES FOUND SURVEY MONUMENT
(ORIGIN UNKNOWN UNLESS DESCRIBED)
- ▲ DENOTES FOUND "+" CUT
- DENOTES SET MAG. NAIL & SHINER
ORIGIN UNKNOWN UNLESS DESCRIBED
- (M) DENOTES MEASURED
- (P) DENOTES PLATTED
- (D) DENOTES DEED
- B/L DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- W/E DENOTES WATERLINE EASEMENT
- P/S DENOTES PARKING SETBACK
- D/E DENOTES DRAINAGE EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- SW/E DENOTES SIDEWALK EASEMENT
- PSS/E DENOTES PRIVATE SANITARY SEWER EASEMENT

LOT 1A,
QUICKTRIP 200R LOT 1A
PIED CREEK MISSOURI LLC

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 2A	112481	2.5822

OWNER/DEVELOPER:
FDB LAND HOLDINGS, LLC
ATTN: JOHN DAVIS
105 North Stewart Ct. Suite 225
Liberty, MO 64068
(816) 782-2520

SURVEYOR:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
ATT: SCOTT G. CHRISMAN
913-393-1155

THE PLAT WAS PREPARED NOVEMBER 21, 2022.

LEGAL DESCRIPTION

This is a Resurvey and Replat of Lot 2, MARKET STREET CENTER, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri, containing, 2.5822 acres, more or less, of replatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: "MARKET STREET CENTER, SECOND PLAT."

EASEMENTS

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 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 designed upon this plat as "Utility Easements", (U/E), or within any street or thoroughfares dedicated to the public use on this plat. Grantor, on behalf of itself, its assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, section 527.1888 RSMo. (2006). Any right to the request restoration or rights previously transferred and vacation of the easement herein granted.

An permanent easement is hereby granted for the construction, and maintenance of a Private Sanitary Sewer Easement, PSS/E, for the benefit of Lot 1 as shown hereon. Maintenance responsibilities are further defined in the separate document Titled "Declaration of Covenants, Conditions, Restrictions and Easements of Market Street Center"

OIL AND GAS WELLS

There is no evidence of abandoned Oil and Gas Wells on the subject property according to the Missouri Department of Natural Resources, Missouri Geological Survey, GeoSTRAT website, as of this date.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____

FDB Land Holdings, LLC

By: _____
John R. Davis, Jr., Managing Member

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came John Davis, Jr., Managing Member of FDB Land Holdings, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said city, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

This is to certify that the within plat of "MARKET STREET CENTER, SECOND PLAT", was submitted and duly approved by the City of Lee's Summit, Missouri, pursuant to Chapter 33, the Unified Development Ordinance of the City of Lee's Summit Code of Ordinances.

City of Lee's Summit, this _____ day of _____, 2022 by Ordinance No. _____

By _____ Date _____
Director of Development Services
Ryan A. Elam, P.E.

By _____ Date _____
City Clerk, Trisha Fowler Arcuri

By _____ Date _____
City Engineer, George M. Binger III, P.E.

Approved by Jackson County Assessor Mapping:

By _____ Date _____
Vincent Brice

I HEREBY CERTIFY THAT THIS PLAT OF "MARKET STREET CENTER, SECOND PLAT, IS BASED ON A
ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE SAID SURVEY MEETS OR
EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY
THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND
LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT
I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE
OF LAND SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166