

VICINITY MAP
SEC. 20-48-31

ZONING NOTE:
The subject property is zone "PMIX - Planned Mixed Use"

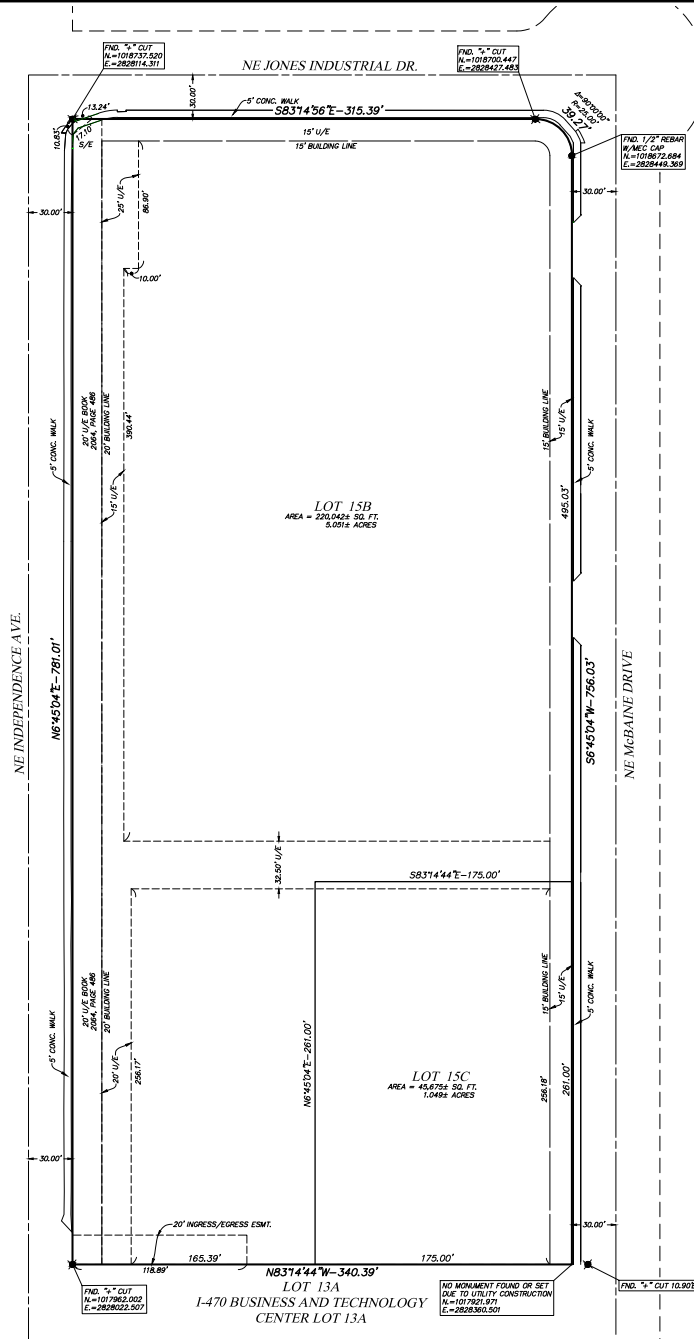
FLOOD ZONE NOTE:
This property lies within FLOOD ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Federal Emergency Agency's National Flood Insurance Program Flood Insurance Rate Map for the City of Lee's Summit, Jackson County, Missouri, Map Number 29095C04306, dated January 20, 2017.

GENERAL NOTES:
The subject property address is: 2861 NE Independence Avenue.

At the time of this survey, no oil and/or gas wells are known to exist on the subject property, per the MDNR GeoSTRAT interactive mapping system prepared by the Missouri Geological Survey.

Coordinates shown hereon are based on the State Plane Coordinate System, NAD83 Missouri West Zone.

This survey meets or exceeds the accuracy standards of and "Urban" survey.



MINOR PLAT I-470 BUSINESS AND TECHNOLOGY CENTER, LOTS 15B & 15C

A REPLAT OF I-470 BUSINESS AND TECHNOLOGY CENTER LOT 15A CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION:

This is a resurvey and replat of all of Lot 15A, I-470 BUSINESS AND TECHNOLOGY CENTER, LOT 15A, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri, containing 265,717 square feet, or 6.100 acres, more or less of replatted land.

DEDICATIONS:

The undersigned proprietor of the above 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 "I-470 BUSINESS AND TECHNOLOGY CENTER, LOTS 15B & 15C".

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 their self(s), 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 easement herein granted.

A permanent easement is hereby granted for vehicular access onto and through the area designated as "Ingress/Egress Easement."

Building Lines: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

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 the abbreviation "S/E" on the accompanying plat.

Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lot unless specific application is made and approved by the City Engineer.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand.

Owner: MMFF III LEE'S SUMMIT MO, LLC

NAME _____

County of)

State of) SS

BE IT REMEMBERED that on this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came NAME: _____ of MMFF III LEE'S SUMMIT MO, LLC, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be their free act and deed.

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

My Appointment Expires: _____

Notary Public

This is to certify that the minor plat of "I-470 BUSINESS AND TECHNOLOGY CENTER, LOTS 15B & 15C" was submitted and duly approved by the City of Lee's Summit, Missouri, pursuant to the Unified Development Ordinance No. 5209:

George M. Binger III, PE, City Engineer Date _____ Ryan A. Elom, P.E. Date _____
Director of Development Services

ATTEST: Trisha Fowler Arcuri, City Clerk Date _____

Approved by the Jackson County, Missouri Assessors Office this ____ day of _____, 2023.

I HEREBY CERTIFY THAT THIS MINOR PLAT TITLED "I-470 BUSINESS AND TECHNOLOGY CENTER, LOTS 15B & 15C", A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STEVEN R. WHITAKER, MO, PLS NO. 2005019220
MCCLEURE ENGINEERING COMPANY CORPORATE
CERTIFICATE/LICENSE NO. 201200935
SWHITAKER@MCCLEUREVISION.COM

OWNER:
MMFF III LEE'S SUMMIT MO, LLC
c/o MONTECITO MEDICAL REAL ESTATE
3807 CLEVERLY AVENUE, SUITE 903
NASHVILLE, TENNESSEE 37215

FINAL PLAT
I-470 BUSINESS AND TECHNOLOGY CENTER, LOTS 15B & 15C

ENGINEER	CORPORATE	REVISIONS
STEVEN R. WHITAKER	LEE'S SUMMIT	1
S. Whitaker	JACKSON COUNTY MISSOURI	2
J. Craft	PN 202001935	3
	4/9/2023	

01/01

