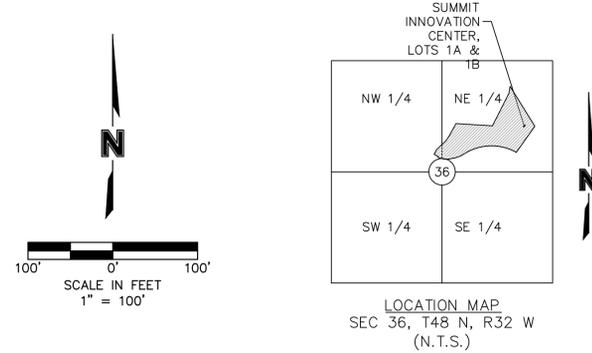


MINOR PLAT OF
SUMMIT INNOVATION CENTER, LOTS 1A & 1B
 REPLAT OF ALL OF LOT 1, SUMMIT INNOVATION CENTER - FIRST PLAT
 & ALL OF LOT 12B SUMMIT FAIR LOT 12A & 12B SUMMIT FAIR SECOND PLAT
 N 1/2, SEC 36 - T48N. - R32W.
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0417G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

DRAINAGE NOTE:

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OIL AND GAS WELLS:

NO OIL OR GAS WELLS AFFECT THIS PROPERTY AS LISTED IN 07-28-2022 OIL AND GAS WELLS DATABASE AS DISPLAYED ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEBSITE.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

SUMMIT INNOVATION CENTER, LOTS 1A & 1B

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

SURVEYORS NOTES:

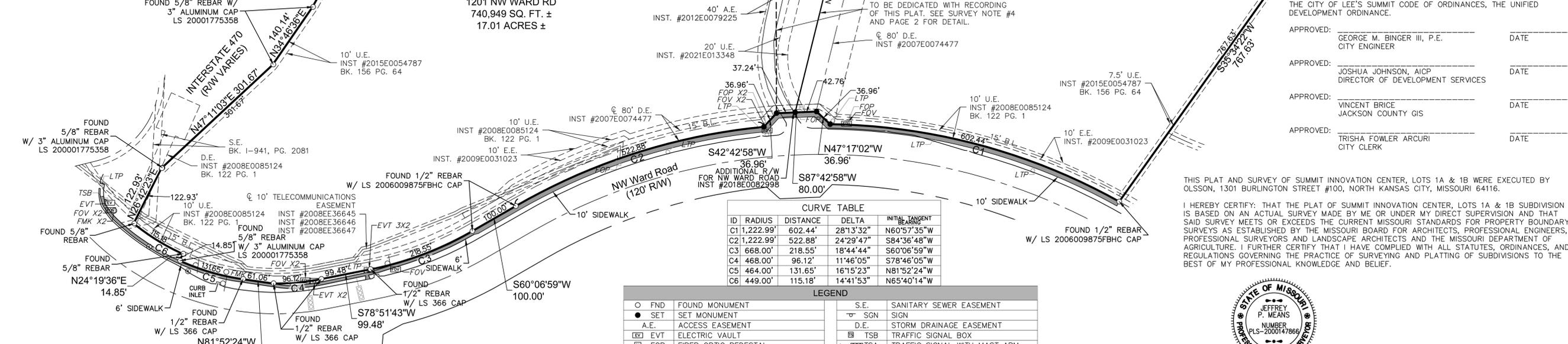
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE COMPANY, LLC. FILE NO. KCC230206, EFFECTIVE JANUARY 26, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFORESAID ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

3. LOT 1, SUMMIT INNOVATION CENTER - FIRST PLAT IS OWNED BY TOWNSEND SUMMIT, LLC. LOT 12B, SUMMIT FAIR LOT 12A & 12B SUMMIT FAIR SECOND PLAT IS OWNED BY DWT SUMMIT TECHNOLOGY, LLC.

4. THE RIGHT OF INGRESS-EGRESS ACROSS AND ALONG THE AREA DESIGNATED AS ACCESS EASEMENT IS HEREBY GRANTED AS OPEN ACCESS.



CURVE TABLE

| ID | RADIUS | DISTANCE | DELTA | INITIAL TANGENT |
|----|-----------|----------|-----------|-----------------|
| C1 | 1,222.99' | 602.44' | 28°13'32" | N60°57'35"W |
| C2 | 1,222.99' | 522.88' | 24°29'47" | S84°36'48"W |
| C3 | 668.00' | 218.55' | 18°44'44" | S60°06'59"W |
| C4 | 468.00' | 96.12' | 11°46'05" | S78°46'05"W |
| C5 | 464.00' | 131.65' | 16°15'23" | N81°52'24"W |
| C6 | 449.00' | 115.18' | 14°41'53" | N65°40'14"W |

LEGEND

| | | | |
|-------|----------------------|------|------------------------------|
| ○ FND | FOUND MONUMENT | S.E. | SANITARY SEWER EASEMENT |
| ● SET | SET MONUMENT | SGN | SIGN |
| A.E. | ACCESS EASEMENT | D.E. | STORM DRAINAGE EASEMENT |
| EVT | ELECTRIC VAULT | TSB | TRAFFIC SIGNAL BOX |
| FOP | FIBER OPTIC PEDESTAL | TSA | TRAFFIC SIGNAL WITH MAST ARM |
| FOV | FIBER OPTIC VAULT | FO | UNDERGROUND FIBER OPTIC LINE |
| LTP | LIGHT POLE | SS | UNDERGROUND SANITARY SEWER |
| P-OH | OVERHEAD POWER LINE | W | UNDERGROUND WATER LINE |
| E.E. | POWER EASEMENT | U.E. | UTILITY EASEMENT |
| SSMH | SANITARY MANHOLE | | |

THIS IS TO CERTIFY THAT THE MINOR PLAT OF SUMMIT INNOVATION CENTER, LOTS 1A & 1B, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

APPROVED: _____ DATE _____
 GEORGE M. BINGER III, P.E.
 CITY ENGINEER

APPROVED: _____ DATE _____
 JOSHUA JOHNSON, AICP
 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
 VINCENT BRICE
 JACKSON COUNTY GIS

APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK

THIS PLAT AND SURVEY OF SUMMIT INNOVATION CENTER, LOTS 1A & 1B WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF SUMMIT INNOVATION CENTER, LOTS 1A & 1B SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED 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 SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
 JEFFREY P. MEANS, MO PLS 2000147866
 JULY 27, 2023
 JMEANS@OLSSON.COM

DATE OF SURVEY

| |
|----------------------------|
| 2023-03-09 - 1ST SUBMITTAL |
| 2023-07-27 - 2ND SUBMITTAL |

drawn by: JRH
 surveyed by: AH-GA-KT
 checked by: JSE
 approved by: JPM
 project no.: 023-00949
 file name: V_FPT_023-00949.DWG

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
 www.olsson.com

USER: jholdcroft
 DWG: F:\2023\00501-01000\023-00949\40-Design\Survey\SRVY\Sheets\Minor Sub V_FPT_023-00949.dwg
 DATE: Jul 27, 2023 1:55PM

PREPARED FOR:
 ANDERSON ENGINEERING
 C/O JOHN W. HUSS, P.E.
 4240 PHILIPS FARM ROAD, SUITE 101
 COLUMBIA, MO 65201

