

Land lying in the Southwest Quarter of Section 5 & Southeast Quarter of Section 6, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri

All of Lot 1, Lee's Summit City Hall, together with all of Lots 5 through 10, together with part of Lot 4, together with all of the adjacent 20-foot-wide Alley, together with all of Green Street right of way, all in Block 18 of W.B. Howard's Addition to the Town of Strother, both subdivisions in the City of Lee's Summit, Jackson County, Missouri, lying in the Southwest Quarter of Section 5, Township 47 North, Range 31 West, described by Patrick Ethan Ward, PLS-2005000071 of Olsson, Inc., LC-366, on July 28, 2023, as follows:

BEGINNING at the Southeastmost corner of said Lot 1, thence North 28 degrees 53 minutes 39 seconds West, on the Southeastwesterly line of said Lot 1, a distance of 520.09 feet to Westernmost corner of said Lot 1; thence North 60 degrees 57 minutes 02 seconds East, on the Easternwesterly line of said Lot 1, a distance of 100.00 feet to the Southeast corner of said Black 18; thence South 29 degrees 04 minutes 41 seconds East, on the Northeastwesterly line of said Black 18, a distance of 270.98 feet to the Easternmost corner of said 20-foot-wide Alley; thence South 61 degrees 04 minutes 19 seconds West, on the Southeastwesterly line of said Alley, a distance of 100.00 feet to the Southeast corner of said Black 18; thence South 55 degrees 55 minutes 51 seconds East, departing said Southeastwesterly line, on the Northeastwesterly line of said Lot 4, a distance of 3.74 feet to a point; thence South 60 degrees 38 minutes 25 seconds West, departing said Northeastwesterly line, a distance of 32.63 feet to a point; thence South 60 degrees 38 minutes 25 seconds East, on the Southeastwesterly line of said Lot 4, a distance of 100.00 feet to the Southeast corner of said Black 18; thence South 60 degrees 38 minutes 15 seconds East, a distance of 219.45 feet to a point on the Southeastwesterly line of said Black 18; thence South 60 degrees 58 minutes 38 seconds West, on said Southeastwesterly line, and on the Southeastwesterly line of said Lot 1, a distance of 417.51 feet to the Southeast corner of said Black 18.

Portion of 2nd Street Right of Way
Vacated By Ord. No. 6053, Dated
August 18, 2005, Recorded by Instrument
No. 200510073449, Dated August 23, 2005

Owner:
City of Lee's Summit
Parcel #
61-230-16-23-00-0-00-000

#200 SE Green Street
Multi-Story Brick & Concrete

Lee's Summit
City Hall
(Bk. 90 Pg. 35)

Lot 1
222.506 S.F.

Alley Vacated 21, 1-90
Dated February 21, 1-90
Easements to Be Retained.
as Doc. No. Page 220
Book 1-1895, Ord. No. 5857,
Easement Rights Vacated, 20040117116
December 22, 2004, Doc. No.

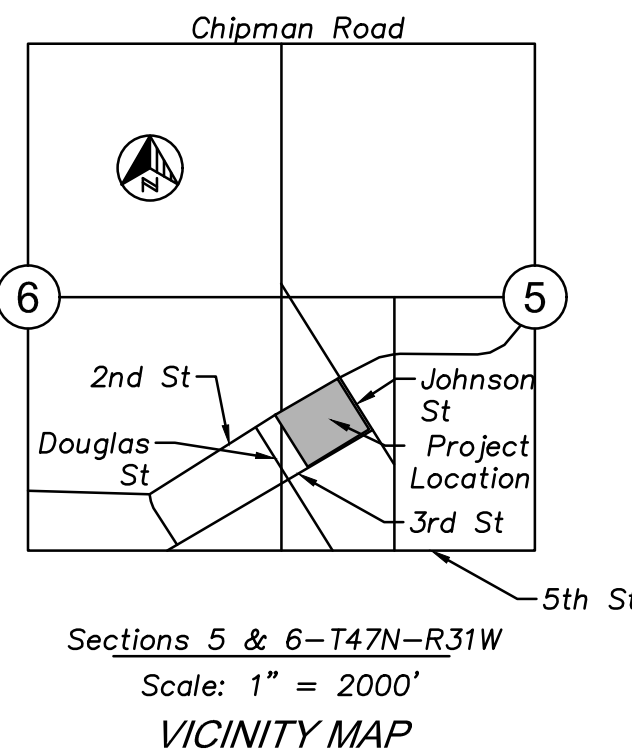
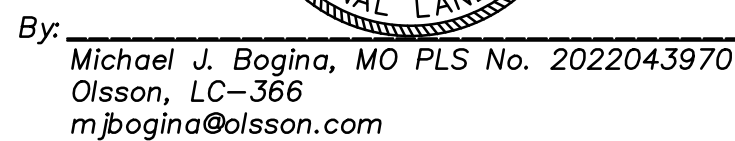
Owner:
City of Lee's Summit
Parcel #
61-230-16-23-00-0-00-000

Point of Beginning
Southernmost Cor, Lot 1

1. Subject Property is located within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to FEMA Flood Insurance Rate Maps No. 29095C0436G & No. 29095C0417G, both Revised January 20, 2017.

2. Distances as Shown are Ground Distances, US Survey Feet.

I hereby certify that this Preliminary Plat of **"Lee's Summit Market Place"**, a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 -- Chapter 16 (20 CSR 2030-16). I further certify that this Preliminary Plat is in compliance with the provisions of the Missouri Plat Act, Chapter 203, of the Revised Statutes of Missouri, as amended, and the Uniform Subdivision Map Act, Chapter 207, of the Revised Statutes of Missouri, as amended, and the National Planning Zoning of the North American Datum of 1983; that the section and section subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I am a duly Licensed Professional Land Surveyor in the State of Missouri; and that I am the practicing professional Surveyor and the platting of subdivisions to the best of my professional knowledge and belief.



PRELIMINARY PLAT LEE'S SUMMIT MARKET PLACE	2022
West Quarter of Section 5 & Southeast Quarter of Section 31 West, in the City of Lee's Summit, Jackson County, Missouri	
COUNTY, MISSOURI	

drawn by: EDV
checked by: PEW
approved by: PEW
QA/QC by: PEW
project no.: 02200393
drawing no.: V XTOPO 02200393
date: 12.02.22

SHEET
1 of 1

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