

SITE LOCATION MAP
NOT TO SCALE

EASEMENTS:

AN EASEMENT OR LICENSES 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 OUTLINES OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E) OR WITH ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS 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.

STREETS:

THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "LAKEWOOD BUSINESS PARK - PLAT S".

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2023.

DAVID L. WARD, MEMBER

STATE OF MISSOURI)
COUNTY OF JACKSON) SS:

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. WARD, MEMBER OF NORTH OAK SAFETY STORAGE, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENTS:

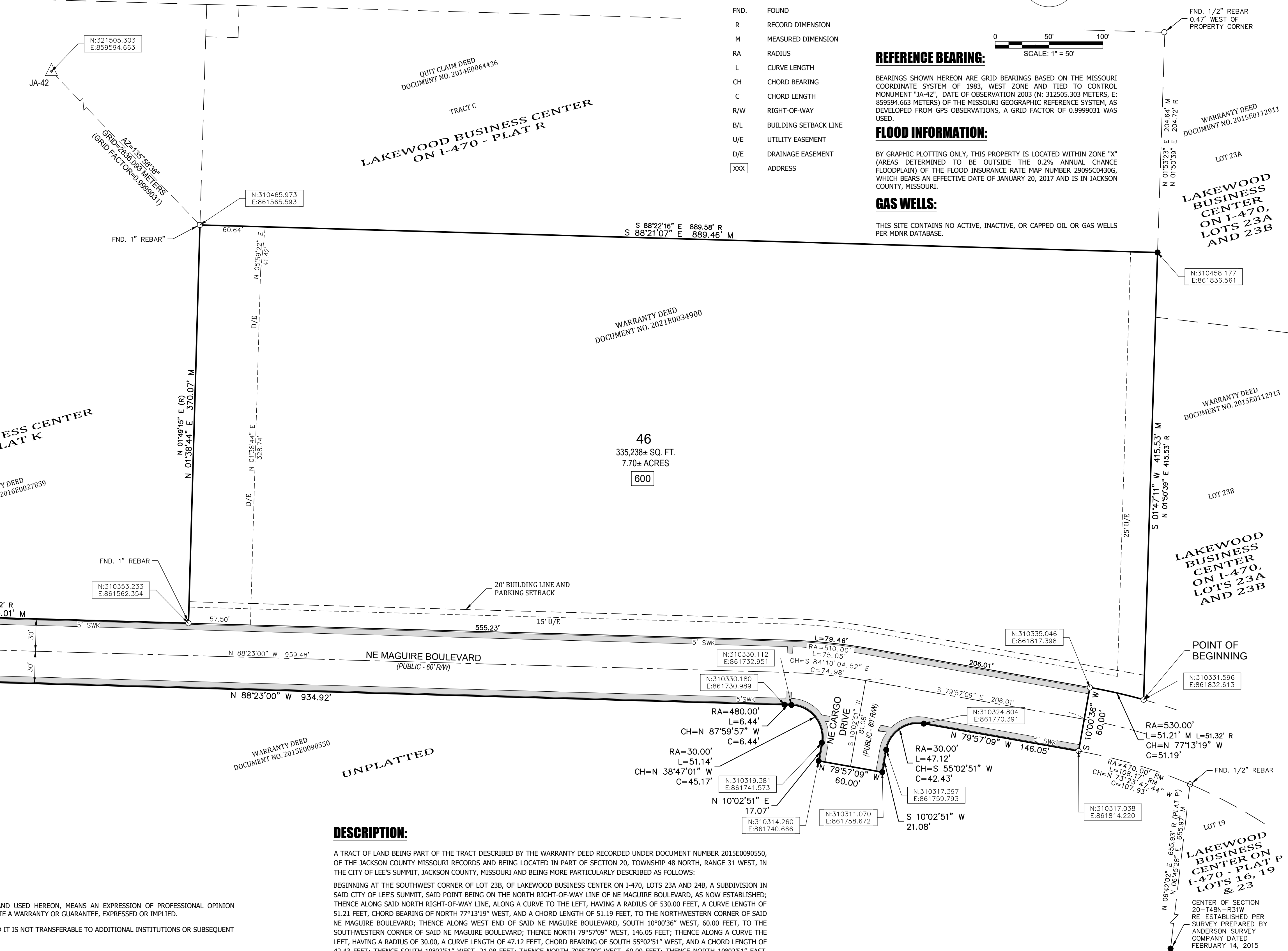
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF LAKEWOOD BUSINESS PARK - PLAT S, WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS ____ DAY OF _____, 2023, BY ORDINANCE NO. _____.

APPROVED: _____ GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE _____
APPROVED: _____ RYAN A. ELAM DIRECTOR OF DEVELOPMENT SERVICES	DATE _____
APPROVED: _____ WILLIAM A. BAIRD MAYOR	DATE _____
APPROVED: _____ CYNDA RADER PLANNING COMMISSION SECRETARY	DATE _____
APPROVED: _____ TRISHA FOWLER ARCURI CITY CLERK	DATE _____
APPROVED: _____ VINCENT E. BRICE JACKSON COUNTY ASSESSORS OFFICE	DATE _____

NOTES:

- THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CWM, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.
- THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 2021E0034900 OF THE JACKSON COUNTY, MISSOURI RECORDS.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
- THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.
- ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED.
- INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE OVERALL DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

FINAL PLAT
LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S
PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



DESCRIPTION:

A TRACT OF LAND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015E0090550, OF THE JACKSON COUNTY MISSOURI RECORDS AND BEING LOCATED IN PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 23B, OF LAKEWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 24B, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NE MAGUIRE BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CURVE LENGTH OF 51.21 FEET, CHORD BEARING OF NORTH 77°13'19" WEST, AND A CHORD LENGTH OF 51.19 FEET, TO THE NORTHWESTERN CORNER OF SAID NE MAGUIRE BOULEVARD; THENCE ALONG WEST END OF SAID NE MAGUIRE BOULEVARD, SOUTH 10°00'36" WEST, 60.00 FEET, TO THE SOUTHWESTERN CORNER OF SAID NE MAGUIRE BOULEVARD; THENCE NORTH 79°57'09" WEST, 146.05 FEET; THENCE ALONG A CURVE THE LEFT, HAVING A RADIUS OF 30.00, A CURVE LENGTH OF 47.12 FEET, CHORD BEARING OF SOUTH 55°02'51" WEST, AND A CHORD LENGTH OF 42.43 FEET; THENCE SOUTH 10°02'51" WEST, 21.08 FEET; THENCE NORTH 79°57'09" WEST, 60.00 FEET; THENCE NORTH 10°02'51" EAST, 17.07 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 51.14 FEET, A CHORD BEARING OF NORTH 38°47'01" WEST, AND A CHORD LENGTH OF 45.17 FEET; THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A CURVE LENGTH OF 6.44 FEET, A CHORD BEARING OF NORTH 87°59'57" WEST, AND A CHORD LENGTH OF 6.44 FEET; THENCE NORTH 88°23'00" WEST, 934.92 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CURVE LENGTH OF 39.07 FEET, A CHORD BEARING OF SOUTH 46°50'51" WEST, AND A CHORD LENGTH OF 35.21 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE HAGEN ROAD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°04'42" EAST, 84.80 FEET, TO THE SOUTHWEST CORNER OF LOT 27, LAKEWOOD BUSINESS CENTER ON I-470 PLAT K, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT; THENCE ALONG THE SOUTH LINE OF SAID LOT 27, SOUTH 88°23'00" EAST, 404.01 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 27, NORTH 01°38'44" EAST, 370.07 FEET, TO THE SOUTHWEST CORNER OF TRACT C, LAKEWOOD BUSINESS CENTER ON I-470 - PLAT R, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT; THENCE ALONG THE SOUTH LINE OF SAID TRACT C, SOUTH 88°21'07" EAST, 889.46 FEET, TO THE SOUTHEAST CORNER THEREOF AND BEING A POINT ON THE WEST LINE OF SAID LAKEWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 23B; THENCE ALONG SAID WEST LINE, SOUTH 01°47'11" WEST, 415.53 FEET, TO THE POINT OF BEGINNING AND CONTAINS 9.49 ACRES, MORE OR LESS.

IF THE SURVEYOR'S SIGNATURE IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS, THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

LEGEND:

- FOUND MONUMENT, AS NOTED
- SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
- PM SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
- FND. FOUND
- R RECORD DIMENSION
- M MEASURED DIMENSION
- RA RADIUS
- L CURVE LENGTH
- CH CHORD BEARING
- C CHORD LENGTH
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- XXX ADDRESS

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-42", DATE OF OBSERVATION 2003 (N: 312505.303 METERS, E: 859594.663 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999031 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NUMBER 2909SCD430G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON COUNTY, MISSOURI.

GAS WELLS:

THIS SITE CONTAINS NO ACTIVE, INACTIVE, OR CAPPED OIL OR GAS WELLS PER MDNR DATABASE.

REVISION	DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.
08/14/2023	06/01/2022	21-1863	KAN/JDG	WDE	JMP	URBAN	1 OF 1

PREPARED FOR
WARD DEVELOPMENT
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
TONY WARD (816)229-8115

FINAL PLAT
LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S
PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

I HEREBY CERTIFY: THAT THIS FINAL PLAT 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 AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 201, Bldg. 1
Independence, MO 64057
816.373.4800 | powellcwm.com

Certificates of Authority
Architecture: MO 210 | KS 73
Engineering: MO 4 | KS 241
Land Surveying: MO 123 | KS 36