

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.

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 - LOT 46".

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 - LOT 46, WAS SUBMITTED TO AND DULY APPROVED BY THE, PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 5209.

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

APPROVED: _____ DATE _____
RYAN A. ELAM
DIRECTOR OF DEVELOPMENT SERVICES

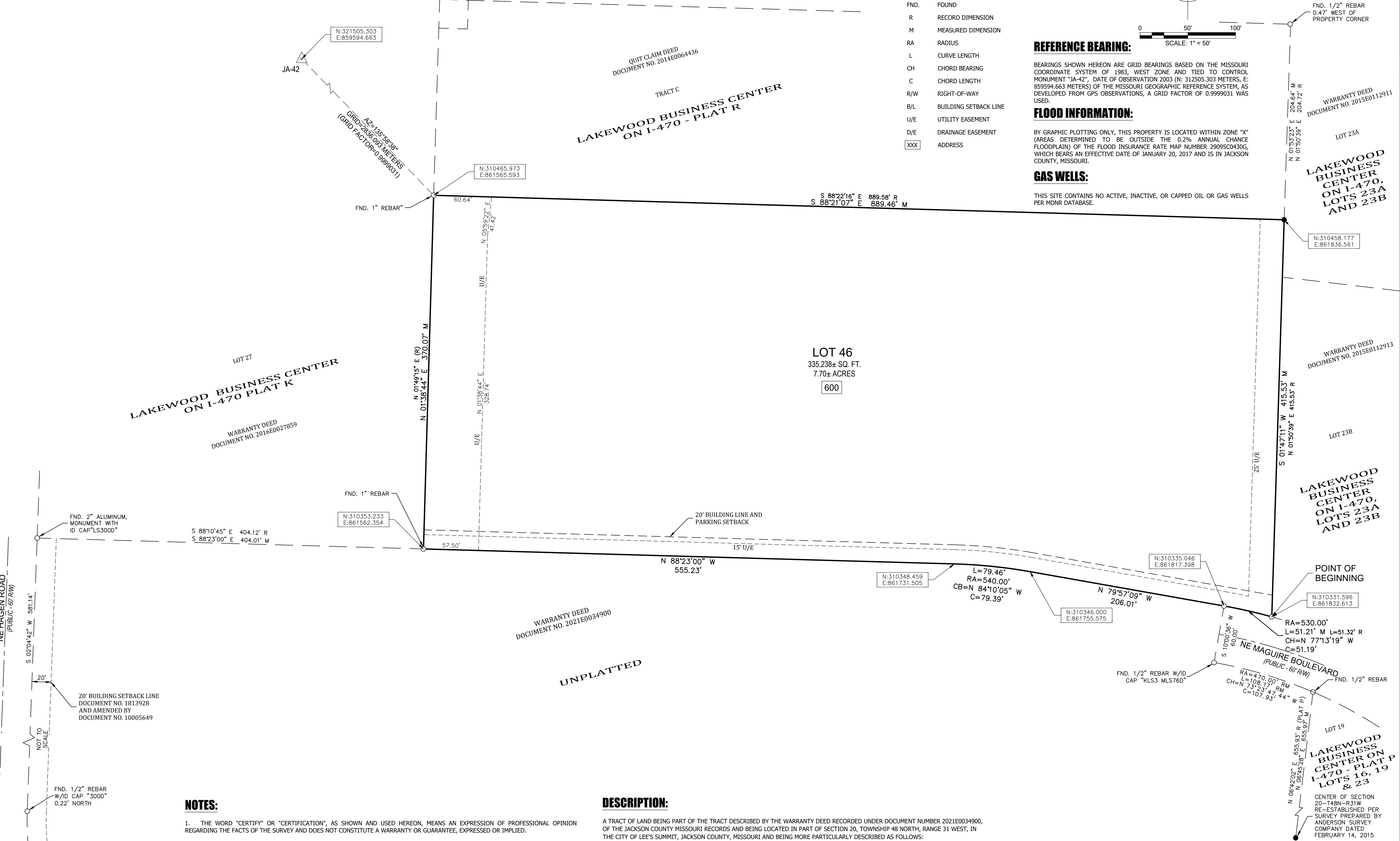
APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
JACKSON COUNTY ASSESSORS OFFICE

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.

MINOR PLAT
LAKEWOOD BUSINESS PARK - LOT 46
PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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 2909SC430G, 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.

LOT 46
335,238± SQ. FT.
7.70± ACRES
600

QUIT CLAIM DEED
DOCUMENT NO. 2014E0064436

TRACT C
LAKEWOOD BUSINESS CENTER
ON I-470 - PLAT R

LOT 27
LAKEWOOD BUSINESS CENTER
ON I-470 PLAT K

WARRANTY DEED
DOCUMENT NO. 2016E0027859

WARRANTY DEED
DOCUMENT NO. 2021E0034900

UNPLATTED

WARRANTY DEED
DOCUMENT NO. 2015E0112911

LOT 23A
LAKEWOOD BUSINESS CENTER
ON I-470,
LOTS 23A
AND 23B

WARRANTY DEED
DOCUMENT NO. 2015E0112913

LOT 23B
LAKEWOOD BUSINESS CENTER
ON I-470,
LOTS 23A
AND 23B

POINT OF BEGINNING
N:310331.596
E:861832.613

LOT 19
LAKEWOOD BUSINESS CENTER ON I-470 - PLAT P LOTS 19, 19 & 23

CENTER OF SECTION 20-T48N-R31W
RE-ESTABLISHED PER SURVEY PREPARED BY ANDERSON SURVEY COMPANY DATED FEBRUARY 14, 2015

DESCRIPTION:

A TRACT OF LAND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2021E0034900, 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 NORTH 79°57'09" WEST, 206.01 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CURVE LENGTH OF 79.46 FEET, CHORD BEARING OF NORTH 84°10'05" WEST, AND A CHORD LENGTH OF 79.39 FEET; THENCE NORTH 88°23'00" WEST 555.23 FEET, TO THE SOUTHEAST CORNER OF LOT 27, LAKEWOOD BUSINESS CENTER ON I-470 PLAT K, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT; 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 7.70 ACRES, MORE OR LESS.

PREPARED FOR		MINOR PLAT LAKEWOOD BUSINESS PARK - LOT 46 PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI					
WARD DEVELOPMENT 1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029 TONY WARD (816)229-8115		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.					
NICHOLAS R. MILLER PLS MO LS 2016000167		3200 S. State Route 201, Bldg. 1 Independence, MO 64057 816.373.4800 powellcwm.com Certificates of Authority Architecture: MO 910 KS 73 Engineering: MO 4 KS 241 Land Surveying: MO 123 KS 36					
DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.	
09/25/2023	21-1883	KAN/JDG	NRN	NRN	URBAN	1 OF 1	