MINOR PLAT OF

SUMMIT INNOVATION CENTER, LOTS 1A-1 & 1A-2

REPLAT OF LOT 1A, SUMMIT INNOVATION CENTER, LOTS 1A & 1B

N 1/2, SEC 36 - T48N. - R32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

IN WITNESS WHEREOF:

WALSER REAL ESTATE, LLC, A MINNESOTA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2023.

WALSER REAL ESTATE, LLC,
A MINNESOTA LIMITED LIABILITY COMPANY

_____

STATE OF MINNESOTA
SS:
COUNTY OF HENNEPIN

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT _____ IS _____ OF WALSER REAL ESTATE, LLC A MINNESOTA LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

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:

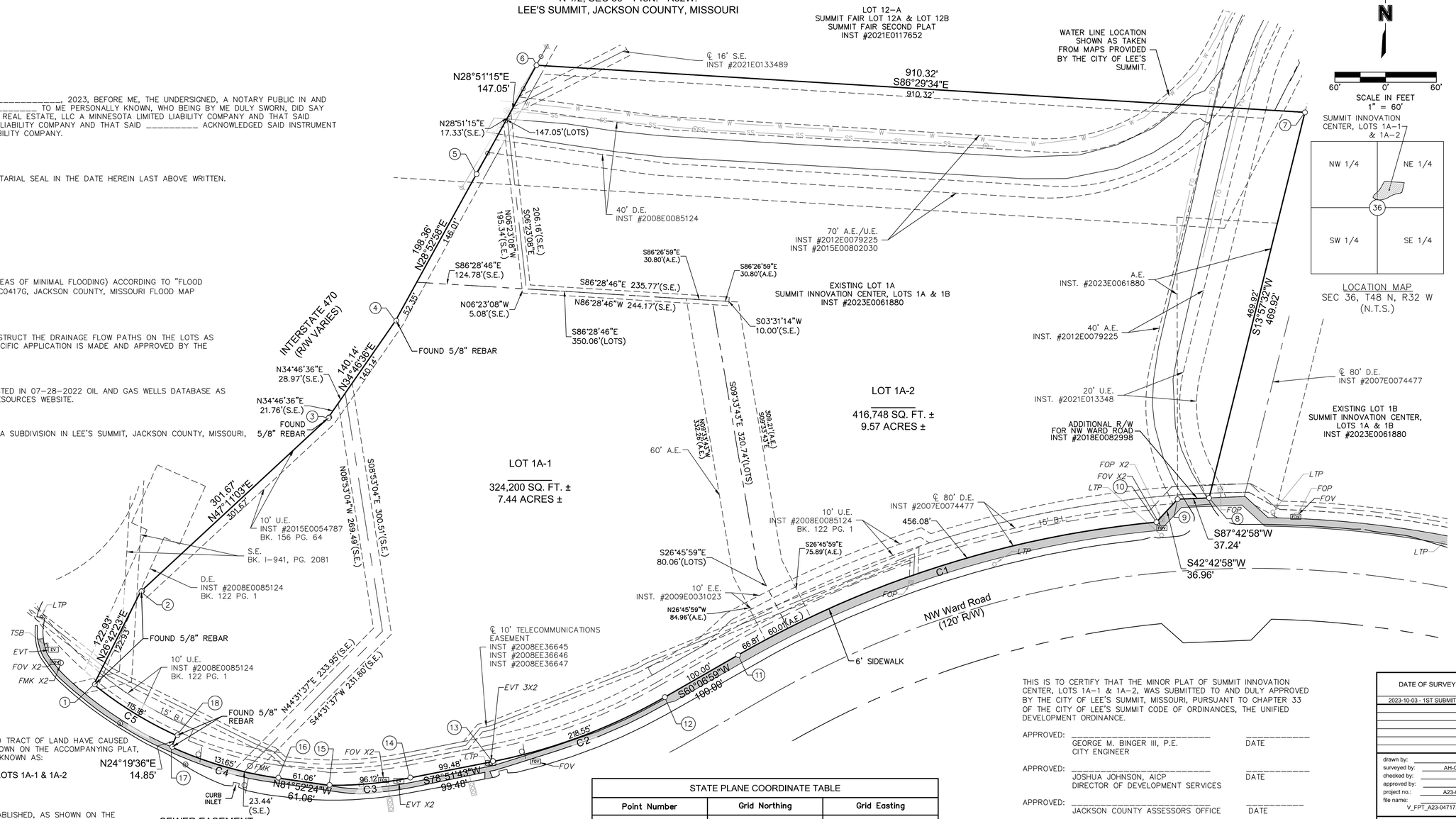
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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.

PROPERTY DESCRIPTION:

LOT 1A, SUMMIT INNOVATION CENTER, LOTS 1A & 1B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



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-1 & 1A-2

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 AFOREMENTIONED 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.

PREPARED FOR:

OWN, INC
C/O JOHN V. HUSS, P.E.
4240 PHILIPS FARM ROAD, STE 101
COLUMBIA, MO 65201

CURVE TABLE

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

SEWER EASEMENT:

A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN LEE'S SUMMIT, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

LEGEND

FND	FOUND 1/4 REBAR, UNLESS NOTED	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		

STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
1	307105.05	2816518.044
2	307138.52	2816573.288
3	307201.01	2816794.564
4	307236.10	2816874.492
5	307289.03	2816970.299
6	307328.29	2817041.257
7	307311.31	2817949.819
8	307172.32	2817836.467
9	307171.87	2817799.255
10	307163.59	2817774.184
11	307115.68	2817279.688
12	307100.49	2817192.989
13	307077.26	2816989.216
14	307071.40	2816891.616
15	307068.72	2816796.070
16	307071.35	2816735.630
17	307082.55	2816609.673
18	307086.67	2816615.790

THIS IS TO CERTIFY THAT THE MINOR PLAT OF SUMMIT INNOVATION CENTER, LOTS 1A–1 & 1A–2, 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: _____ _____
GEORGE M. BINGER III, P.E. — DATE
CITY ENGINEER

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

APPROVED: _____ _____
JACKSON COUNTY ASSESSORS OFFICE — DATE

APPROVED: _____ _____
TRISHA FOWLER ARCURI — DATE
CITY CLERK

THIS PLAT AND SURVEY OF SUMMIT INNOVATION CENTER, LOTS 1A–1 & 1A–2 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–1 & 1A–2 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.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS–2000147866
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
OCTOBER 03, 2023
JMEANS@OLSSON.COM

DATE OF SURVEY
2023-10-03 - 1ST SUBMITTAL

drawn by:	JRH
surveyed by:	AH-CA-KT
checked by:	JSR
approved by:	JPM
project no.:	A23-04717
file name:	V_FPT_A23-04717.DWG

olsson
Olsson – Land Surveying – MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET
1 of 1

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DATE: Oct 3, 2023 12:16PM
USER: jholdcroft