

MINOR PLAT OF
MARKET STREET CENTER, SECOND PLAT

REPLAT OF LOT 2, MARKET STREET CENTER,
A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 29, TOWNSHIP 47 NORTH, RANGE 31 WEST,
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Recorded in Book I At Page 15
 At 4 o'clock 30 Minutes pm
September 21, 2023
 Instrument Number 2023F 001, 89, 24

Director Recorder of Deeds
By C. Waterfield

VICINITY MAP
SEC. 29-47-31

STATE ROUTE MO-150 HIGHWAY		SW MARKET ST MO-291 HIGHWAY	ST HWY1/4
		SE1/4	NE1/4

SCALE:
1"=2000

MISSOURI STATE PLANE COORDINATE TABLE: (METERS)
POINT NO. NORTHING EASTING

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATES SYSTEM, WEST ZONE, (IN METERS) WERE OBTAINED BY GPS OBSERVATION USING KC METRO CONTROL

TITLE NOTES:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 233086, REVISION #2 WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2022 AT 8:00 A.M.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAS SUMMIT, COMMUNITY NO. 290714, JACKSON COUNTY, MISSOURI, MAP NO. 290305032G, AND DATED JANUARY 20, 2017.

0' 30' 60'

SCALE: 1"=30'

BEARING BASIS: RECORDED PLAT OF
MARKET STREET CENTER

THIS SURVEY MEETS OR EXCEEDS THE
PRECISION REQUIREMENTS FOR AN
"URBAN CLASS SURVEY"

LEGEND

- DATES SET 12/24th BEAR W/H EYES
- MONS.-2007/01/28 PLASTIC CAP
 (ORION UNKNOWN UNLESS DESCRIBED)
- ▲ DENOTES SET FOLD - +° & SHIMMER
- (M) DENOTES UNKNOWN UNLESS DESCRIBED
- (D) DENOTES PLAYED
- (U) DENOTES KEE
- B/A DENOTES BUILDING LINE
- I/U DENOTES UTILITY EQUIPMENT
- W/E WATERLINE EQUIPMENT
- P/S POWER CABLE NETWORK
- F/S FIREWORKS CHARGE EQUIPMENT
- S/S SMOKE SIGNAL EQUIPMENT
- D/S DENOTES DRUM EQUIPMENT
- S/F DENOTES SPECIAL SERVICE EQUIPMENT
- S/V DENOTES PRIVATE SANITARY SERVICE EQUIPMENT

PEI #220695 - 09/06/23

Error Closure: 0.000697' North: 0.0005948' East: -0.0003642' Perimeter: 2633.607' Precision 1:3724920

LEGAL DESCRIPTION
This is a Reserve and Replat of Lot 2, MARKET STREET CENTER, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri, containing, 2.5822 acres, more or less, of replatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: "MARKET STREET CENTER, SECOND PLAT."

EASEMENTS

A permanent Easement is hereby granted to the City of Lee's Sanitary to locate, construct, and maintain or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, storm water, sewer, surface drainage channel, electrically, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designed upon this plat. The City of Lee, (U.S.) or any of its streets or thoroughfares dedicated to the public use of them, upon, over, or under those areas outlined or designed upon this plat, granted, on behalf of itself, its assigns and successors in interest, shall be subject to the above easement, allowed by law, including, without limitation, section 527.1888 RSMo. (2006). Any right to the request restoration or rights previously transferred and location of the easement herein granted.

An permanent easement is hereby granted for the construction, and maintenance of a Private Sanitary Sewer Easement, PSES/E, for the benefit of Lot 1 as shown hereon. Maintenance responsibilities are further defined in the separate document, Titled Declaration of Covenants, Conditions, Restrictions and Easements of Metcalf Street Center.

There is no evidence of abandoned Oil and Gas Wells on the subject property according to the Missouri Department of Natural Resources, Missouri Geological Survey, GeoSTRAT website, as of this date.

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this 8th day of September, 2023

Lee's Summit Retail Partners, LLC
By: *Daniel K Carr*
Daniel K Carr, Trustee

ACKNOWLEDGEMENT

STATE OF Michigan)
COUNTY OF Deleware)S

BE IT REMEMBERED that on this 6th day of September, 2023, before me, the undersigned, a Notary Public in and for said County and State, came Daniel K. Carr, Trustee, of Lee's Summit Retail Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said city, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: Justin J. Stueck My Appointment Expires: 11/4/25

Print Name: Christi Stuedle

APPROVALS

This is to certify that the within plat of "MARKET STREET CENTER, SECOND PLAT," was submitted and duly approved by the City of Lee's Summit, Missouri, pursuant to Chapter 33, the Unified Development Ordinance of the City of Lee's Summit Code of Ordinances.

City of Lee's Summit, this day of _____, 20____, by Ordinance No. _____.

By *[Signature]*
Director of Development Services
Ryan A. Elam, P.E.
[Signature] Joshua Johnson

City Clerk, Trisha Fowler Arcuri

By General M. Binger ~~att~~
City Engineer, George M. Binger III, P.E.

Approved by Jackson County Assessor Mapping
By VJG
Vincent Brice

Date 5/21/2023

I HEREBY CERTIFY THAT THIS PLAN OF "MARKET STREET CENTER, SECOND PLAT" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED 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 LAND SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF KANSAS
REGISTERED LAND SURVEYOR
R.L.S.#2984
SCOTT G. CHAFFIN
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - 00700901128
EXPIRATION - 2027/09/01

PHIELDS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PHELPS ENGINEERING, INC.