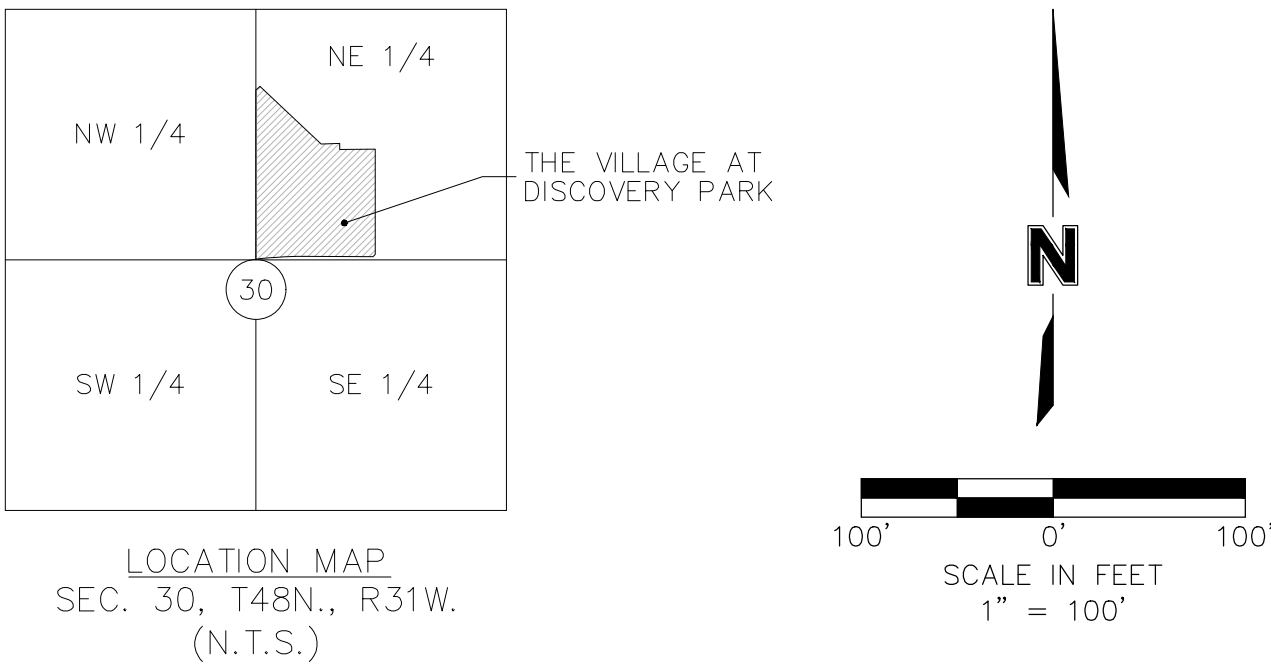


DWG: F:\2021\04501-05000\021-04643-D\40-Design\Survey\SRVY\Sheets\Plat\V_FPT_D21-04643.dwg
DATE: Oct 10, 2023 12:23PM
USER: nwilloughby



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	307528.309	860514.793
2	308542.585	860540.429
3	308549.910	860317.799
4	308549.028	860225.285
5	308545.228	860162.163
6	308947.439	860173.544
7	309091.852	860177.637
8	309103.269	860191.618
9	308911.637	860383.250
10	308911.637	860442.891
11	308892.462	860442.403
12	308889.547	860556.884
13	308549.951	860548.237

IN WITNESS WHEREOF:

DISCOVERY PARK LEE'S SUMMIT, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY
LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____

DISCOVERY PARK LEE'S SUMMIT, L.L.C.
A MISSOURI LIMITED LIABILITY COMPANY

JON ODLE _____
MANAGER

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND
STATE AFORESAID, CAME JON ODLE, TO ME PERSONALLY KNOWN, WHO BEING BY ME
DULY SWORN, DID SAY THAT HE IS MANAGER OF DISCOVERY PARK LEE'S SUMMIT,
L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS
SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID JON ODLE
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 _____

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 48
NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE
DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S., 2002014092 AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE
SOUTH 01°37'50" WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER, 853.75
FEET TO A POINT ON THE SOUTHEAST LOT LINE OF LOT 1, LEE'S SUMMIT ROAD
PUMP STATION RECORDED JUNE 25, 1992 IN BOOK 151 AT PAGE 90 IN THE OFFICE
OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI, ALSO BEING THE POINT OF
BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH
50°41'15" EAST, ON SAID SOUTHEAST LINE, 59.22 FEET; THENCE LEAVING SAID
SOUTHEAST LINE, SOUTH 45°00'00" EAST, 889.18 FEET; THENCE NORTH 90°00'00"
EAST, 195.68 FEET; THENCE SOUTH 01°27'27" WEST, 62.94 FEET TO A POINT ON
THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NE. DOUGLAS STREET, AS
ESTABLISHED BY INSTRUMENT NUMBER 2015E0017982 RECORDED MARCH 4, 2015 IN
SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTH
88°32'29" EAST, 375.74 FEET; THENCE SOUTH 01°27'31" WEST, ON SAID EXISTING
WESTERLY RIGHT-OF-WAY LINE, 1,114.58 FEET; THENCE SOUTH 46°40'17" WEST, ON
SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 35.22 FEET TO A POINT ON THE
EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NW. COLBURN ROAD, AS NOW
ESTABLISHED; THENCE NORTH 88°06'56" WEST, ON SAID EXISTING NORTHERLY
RIGHT-OF-WAY LINE, 730.85 FEET; THENCE WESTERLY, ON SAID EXISTING
NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL
TANGENT BEARING OF NORTH 87°33'04" WEST WITH A RADIUS OF 2,904.93 FEET, A
CENTRAL ANGLE OF 05°59'24" AND AN ARC DISTANCE OF 303.69 FEET TO A POINT
ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ESTABLISHED BY
RIGHT-OF-WAY DEED RECORDED JULY 29, 2022 AS INSTRUMENT NUMBER
2022E0071369 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY,
MISSOURI; THENCE WESTERLY, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE,
ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH
89°27'36" WEST WITH A RADIUS OF 2,047.00 FEET, A CENTRAL ANGLE OF 05°48'40"
AND AN ARC DISTANCE OF 207.61 FEET TO A POINT ON SAID WEST LINE OF SAID
NORTHEAST QUARTER; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE,
NORTH 01°37'22" EAST, ON SAID WEST LINE, 1,320.20 FEET TO THE NORTHWEST CORNER
OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH
01°37'50" EAST, ON SAID WEST LINE, 473.96 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,716,281 SQUARE FEET OR 39.40 ACRES, MORE OR LESS.



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 HEREFTER BE KNOWN AS:

THE VILLAGE AT DISCOVERY PARK (LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B)

DRAINAGE NOTE:

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

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON
COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS,
CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE
INSPECTED BY DISCOVERY PARK LEE'S SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE
CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL
INLET AND OUTLET STRUCTURES ARE FULLY FUNCTIONAL THE DETENTION BASIN HAS FULL
STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AN STRUCTURAL IMPROVEMENTS ARE
BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY
MAINTENANCE CODE.

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.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR
TITLE INSURANCE REPORT, ISSUED BY STEWART TITLE COMPANY'S TITLE COMMITMENT NO.
1175741, EFFECTIVE MARCH, 19 2021 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM,
NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT
"JA-43 RESE" WITH A GRID FACTOR OF 0.999891. ALL COORDINATES SHOWN ARE IN METERS.
- TOTAL ACREAGE OF THIS PLAT IS 39.40 ACRES.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE VILLAGE AT DISCOVERY PARK (LOTS 1
THRU 13 INCLUSIVE AND TRACTS A & B) WAS SUBMITTED TO AND DULY APPROVED BY THE
MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF
_____, 20____, BY ORDINANCE NO. _____

APPROVED:	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE _____
APPROVED:	JOSHUA JOHNSON, AICP DIRECTOR OF DEVELOPMENT SERVICES	DATE _____
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE _____
APPROVED:	CYNDA A. RADER PLANNING COMMISSION SECRETARY	DATE _____
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE _____
APPROVED:	VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT	DATE _____

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE

THIS PLAT AND SURVEY OF THE VILLAGE AT DISCOVERY PARK WERE
EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH
KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF THE VILLAGE AT DISCOVERY
PARK 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.



OLSSON, MO CLS 366
Jason Roudsbush, MO PLS 2002014092
OCTOBER 10, 2023
JROUDEBUSH@OLSSON.COM

DEVELOPER:
INTRINSIC DEVELOPMENT,
3622 ENDEAVOR AVENUE,
SUITE 101
COLUMBIA, MO 65201
573-881-0280

DATE OF SURVEY

06-05-2023 - For Intrinic Development Review
06-06-2023 - Signature Block Update & Developer Address
06-09-2023 - 1st Submittal
06-09-2023 - Developer Address Corrected
09-08-2023 - 2nd Submittal
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10-04-2023 - 3rd Submittal
10-10-2023 - Email to Kathy Kraemer for review

drawn by: NRW
surveyed by: AH/BF/KT
checked by: JPM
approved by: JBR
project no.: D21-04643
file name: V_FPT_D21-04643.DWG

olsson

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, Suite 100, Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888
www.olsson.com

SHEET

1 of 4

The location map shows a 36-section grid. Section 30 is highlighted with a circle and the number 30. The grid is divided into four quadrants: NW 1/4, NE 1/4, SW 1/4, and SE 1/4. The NE 1/4 quadrant is further divided into four 1/16 sections. The section containing the village is shaded with diagonal lines and labeled 'THE VILLAGE AT DISCOVERY PARK'. A north arrow and a scale bar (1" = 50') are also present.

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

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE STRAW HAT COUNTRY SUBDIVISION. THE PROPERTY SHALL BE INSPECTED BY DISCOVERY PARK LEE'S SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE, THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL THE DETENTION BASIN HAS FULL FLOW CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE FULLY MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY STEWART TITLE COMPANY'S TITLE COMMITMENT NO. 1175741, EFFECTIVE MARCH, 19 2021 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-43 RESET" WITH A GRID FACTOR OF 0.999891. ALL COORDINATES SHOWN ARE IN METERS.

3. TOTAL ACREAGE OF THIS PLAT IS 39.40 ACRES.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE VILLAGE AT DISCOVERY PARK (LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 20__, BY ORDINANCE NO. _____.

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

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

APPROVED: _____
WILLIAM A. BAIRD
MAYOR

DATE _____

APPROVED: _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

DATE _____

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
VINCENT E. BRICE
JACKSON COUNTY
ASSESSMENT DEPARTMENT

DATE OF SURVEY

06-05-2023 - For Intrinsic Development Review

06-06-2023 - Signature Block Update & Developer Address

06-09-2023 - 1st Submittal

06-09-2023 - Developer Address Corrected

09-08-2023 - 2nd Submittal

09-29-2023 - Email to Kathy Kraemer for review

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10-10-2023 - Email to Kathy Kraemer for review

drawn by: NRW

surveyed by: AH/BF/KT

checked by: JPM

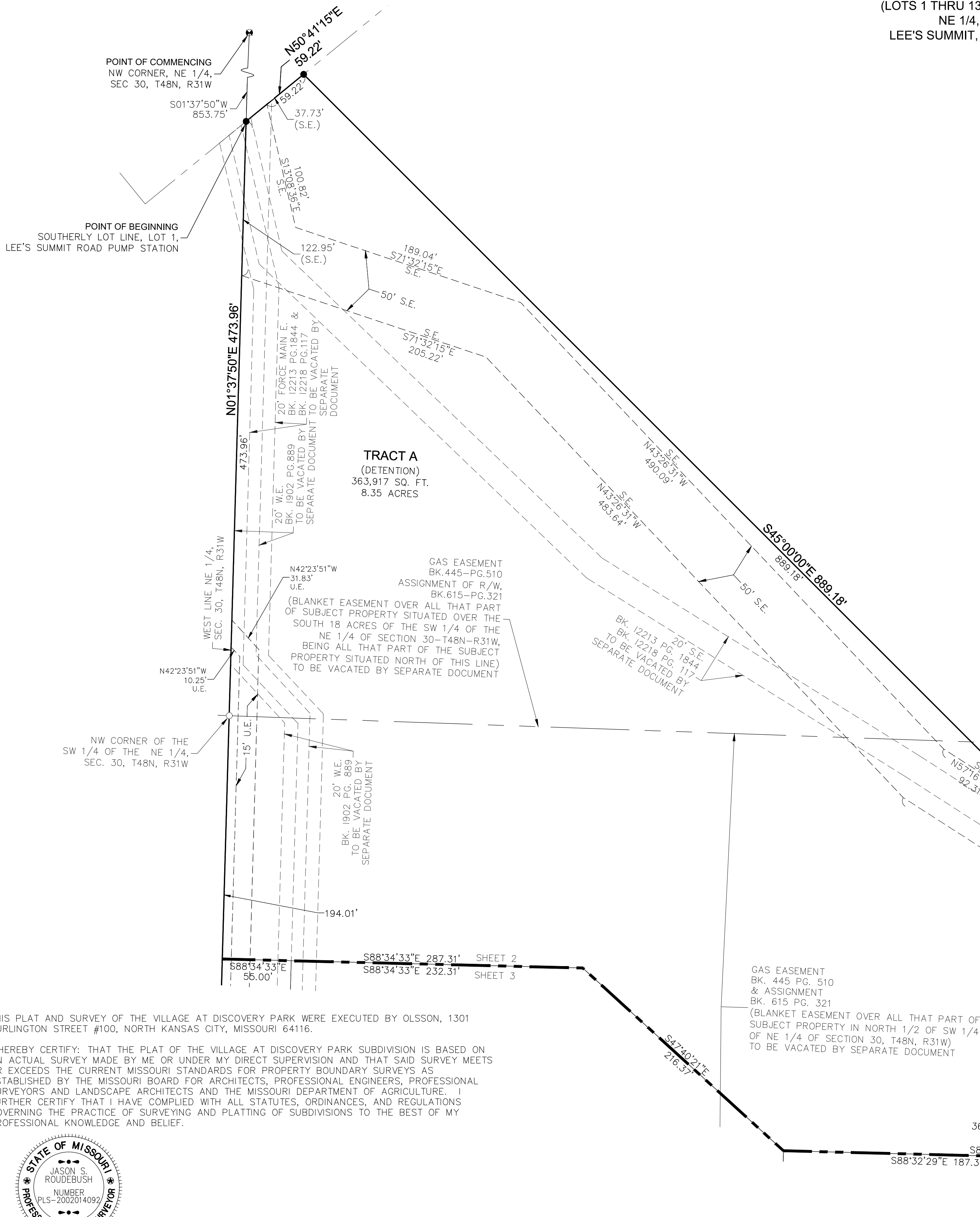
approved by: JSR

project no.: D21-04643

file name: V_FPT_D21-04643.DWG

olsson

SHEET
2 of 4



THIS PLAT AND SURVEY OF THE VILLAGE AT DISCOVERY PARK WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF THE VILLAGE AT DISCOVERY PARK 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.



OLSSON, MO CLS 366
Jason Roudebush, MO PLS 2002014092
OCTOBER 10, 2023
JROUDEBUSH@OLSSON.COM

DEVELOPER:
INTRINSIC DEVELOPMENT,
3622 ENDEAVOR AVENUE,
SUITE 101
COLUMBIA, MO 65201
573-881-0280

FINAL PLAT OF
THE VILLAGE AT DISCOVERY PARK
(LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B)
NE 1/4, SEC. 30, T48N., R31W.

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

GAS EASEMENT
BK. 445 PG. 510
& ASSIGNMENT
BK. 615 PG. 321
(BLANKET EASEMENT OVER ALL THAT PART OF
SUBJECT PROPERTY IN NORTH 1/2 OF SW 1/4
OF NE 1/4 OF SECTION 30, T48N, R31W)
TO BE VACATED BY SEPARATE DOCUMENT

TRACT A
(DETENTION)
363,917 SQ. FT.
8.35 ACRES

LOT 9
193,231 SQ. FT.
4.44 ACRES

LOT 10
176,803 SQ. FT.
4.06 ACRES

LOT 11
65,377 SQ. FT.
1.50 ACRES

LOT 10
176,803 SQ. FT.
4.06 ACRES

LOT 8
50,562 SQ. FT.
1.16 ACRES

LOT 7
58,868 SQ. FT.
1.35 ACRES

LOT 4
64,774 SQ. FT.
1.49 ACRES

LOT 2
99,487 SQ. FT.
2.28 ACRES

LOT 1
89,486 SQ. FT.
2.05 ACRES

TRACT B
(Private Street)
233,860 SQ. FT.
5.37 ACRES

LAKEVIEW COURT

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

TRACT B

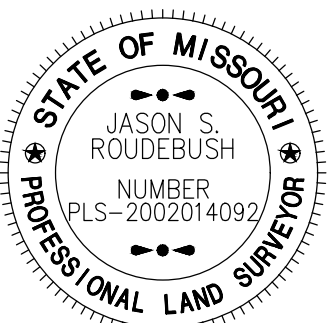
TRACT B

TRACT B

TRACT B

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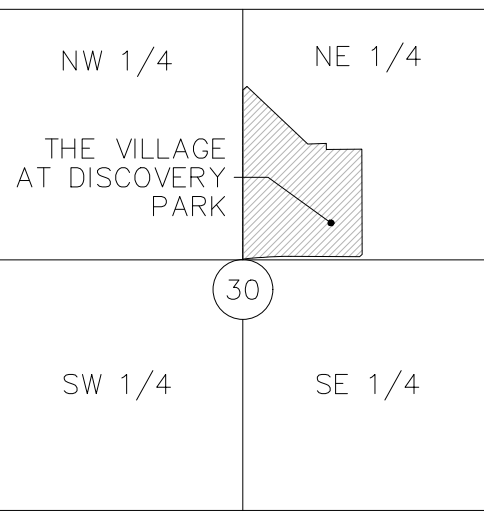
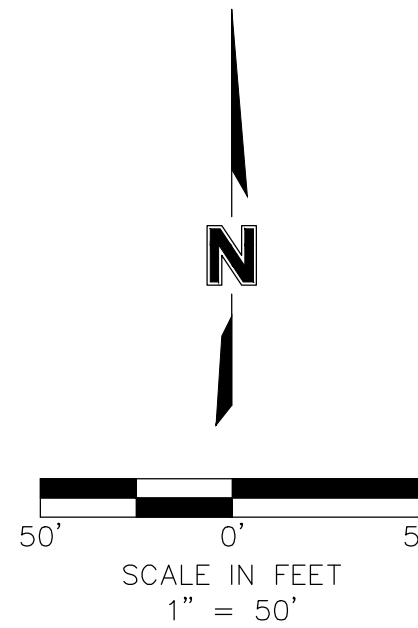
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LEGEND	
SURVEY MARKERS	
	FND FOUND MONUMENT
	SCR SECTION CORNER
	SET SET MONUMENT
BOUNDARIES	
	SECTION LINE
EASEMENTS & SETBACKS	
D.E.	STORM DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
L	LENGTH
D	DELTA
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
SW	SIDEWALK

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

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY DISCOVERY PARK LEE'S SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE, THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY- FUNCTIONAL THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.



LOCATION MAP
SEC. 30, T48N., R31W.
(N.T.S.)

SURVEYORS NOTES:

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- TOTAL ACREAGE OF THIS PLAT IS 39.40 ACRES.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE VILLAGE AT DISCOVERY PARK (LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS ____ DAY OF _____, 20____, BY ORDINANCE NO. _____

APPROVED:	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE
APPROVED:	JOSHUA JOHNSON, AICP DIRECTOR OF DEVELOPMENT SERVICES	DATE
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE
APPROVED:	CYNDA A. RADER PLANNING COMMISSION SECRETARY	DATE
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APPROVED:	VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT	DATE

DATE OF SURVEY

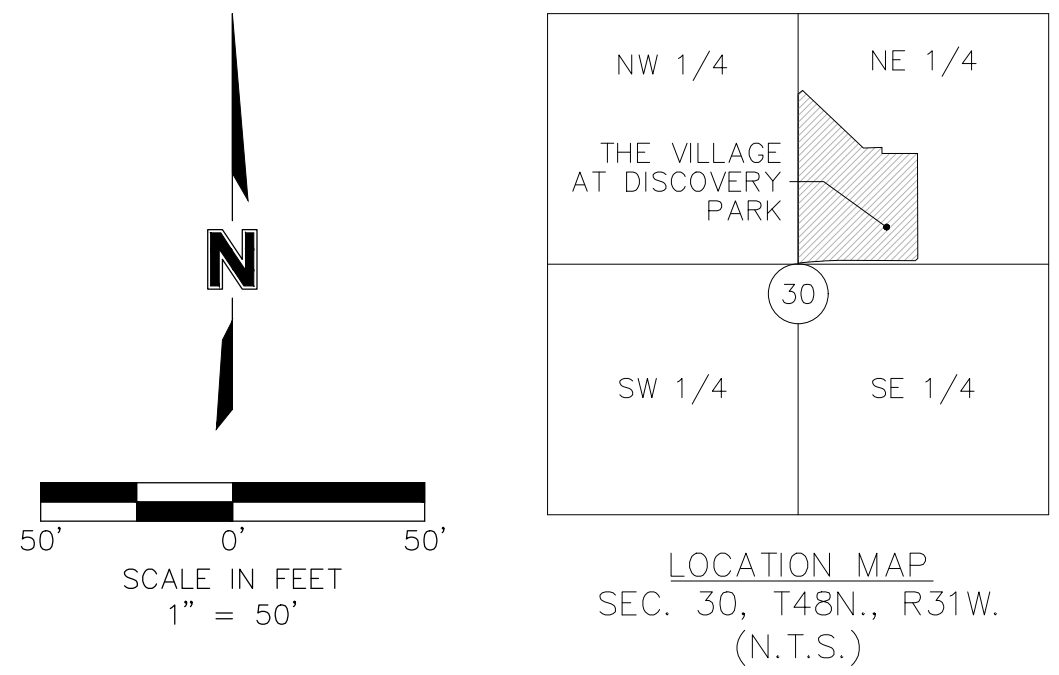
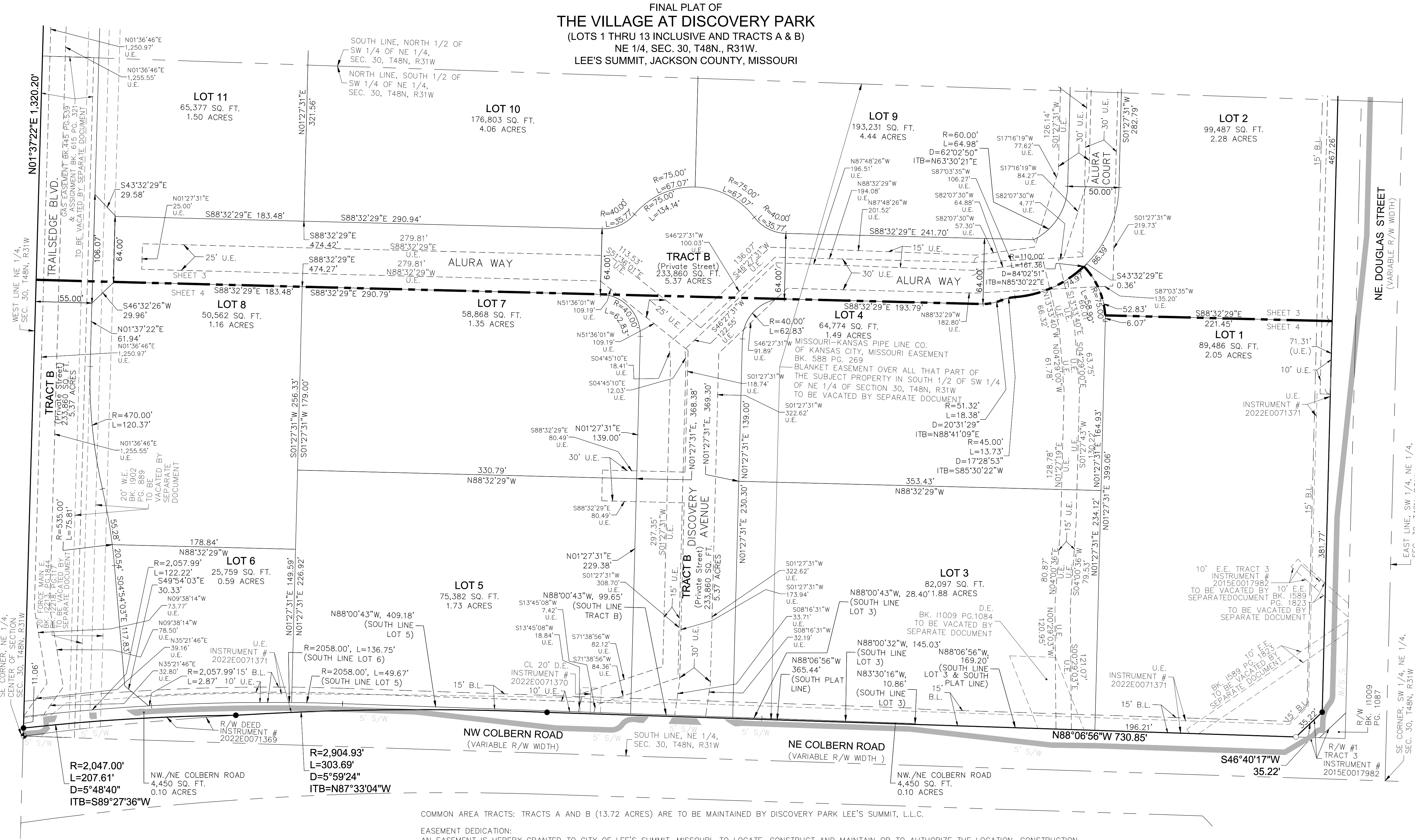
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drawn by:	NRW
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olsson

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1301 Burlington Street, Suite 101, North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888 www.olsson.com

FINAL PLAT OF
THE VILLAGE AT DISCOVERY PARK
(LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B)
NE 1/4, SEC. 30, T48N., R31W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SURVEYORS NOTES:

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3. TOTAL ACREAGE OF THIS PLAT IS 39.40 ACRES.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE VILLAGE AT DISCOVERY PARK (LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS ____ DAY OF _____, 20____, BY ORDINANCE NO. _____

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DEVELOPER:
INTRINSIC DEVELOPMENT,
3622 ENDEAVOR AVENUE,
SUITE 101
COLUMBIA, MO 65201
573-881-0280

DATE OF SURVEY
06-05-2023 - For Intrinic Development Review
06-06-2023 - Signature Block Update & Developer Address
06-09-2023 - 1st Submittal
06-09-2023 - Developer Address Corrected
09-08-2023 - 2nd Submittal
09-29-2023 - Email to Kathy Kraemer for review
10-04-2023 - 3rd Submittal
10-10-2023 - Email to Kathy Kraemer for review

drawn by: NRW
surveyed by: AH/BFK/T
checked by: JPM
approved by: JBR
project no: D21-04643
file name: V_FPT_D21-04643.DWG

olsson

SHEET
4 of 4

THIS PLAT AND SURVEY OF THE VILLAGE AT DISCOVERY PARK WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF THE VILLAGE AT DISCOVERY PARK 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.



OLSSON, MO CLS 366
Jason Roudebush, MO PLS 2002014092
OCTOBER 10, 2023
JROUDEBUSH@OLSSON.COM

COMMON AREA TRACTS: TRACTS A AND B (13.72 ACRES) ARE TO BE MAINTAINED BY DISCOVERY PARK LEE'S SUMMIT, L.L.C.

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CABLES, 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 OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. THE 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 EASEMENTS HEREIN GRANTED.

SANITARY SEWER EASEMENT:

A PERMANENT AND EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT TO PATROL, ALTER, CONDUCT SURVEYS, CONSTRUCT, ERECT, INSPECT, INSTALL, MAINTAIN, OPERATE, REBUILD, RECONSTRUCT, RELOCATE, REMOVE, RENEW, REPAIR AND REPLACE SEWER PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT AND PRIVILEGE AT ANY TIME AND FROM TIME TO TIME TO ENTER UPON, OVER, UNDER, THROUGH, ACROSS, IN, AND UPON THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SANITARY SEWER EASEMENT" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT OBSTRUCT OR INTERFERE WITH GRANTEE'S USE AND ENJOYMENT OF THE EASEMENT GRANTED HEREUNDER BY ANY MEANS, INCLUDING, WITHOUT LIMITATION, OBSTRUCTING OR INTERFERING WITH THE OPERATION, MAINTENANCE, OR ACCESS TO SUCH PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, BY ERECTING, OR CAUSING OR ALLOWING TO BE ERECTED, ANY BUILDING, STRUCTURE, OR OTHER IMPROVEMENTS ON SAID EASEMENT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMO., HEREBY WAIVES ANY RIGHT TO REQUEST VACATION OF THE EASEMENTS HEREIN GRANTED. ALL EASEMENTS SHALL, AT ALL TIMES, BE DEEMED TO BE AND SHALL BE A CONTINUING COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE GRANTOR."

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0409G REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PORTIONS OF THIS PROPERTY LIE WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

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.

LEGEND
SURVEY MARKERS
○ FND FOUND MONUMENT
● SCR SECTION CORNER
● SET SET MONUMENT
BOUNDARIES
--- SECTION LINE
EASEMENTS & SETBACKS
D.E. STORM DRAINAGE EASEMENT
E.E. ELECTRIC EASEMENT
S.E. SANITARY SEWER EASEMENT
U.E. UTILITY EASEMENT
W.E. WATER EASEMENT
GENERAL
I.T.B. INITIAL TANGENT BEARING
R RADIUS
L LENGTH
D DELTA
R/W RIGHT OF WAY
BK. BOOK
PG. PAGE
SW SIDEWALK

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

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY DISCOVERY PARK LEE'S SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE, THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY- FUNCTIONAL THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.