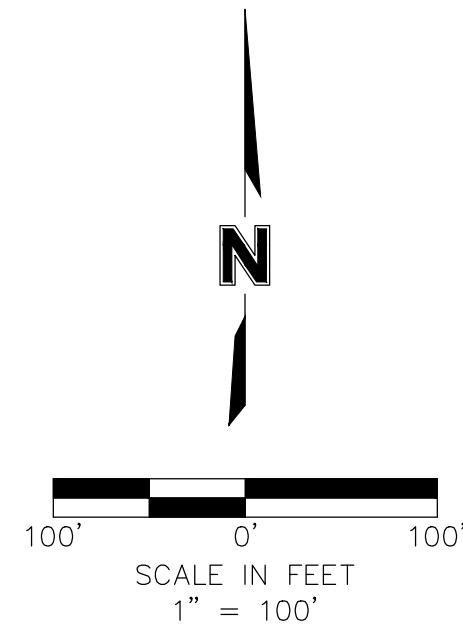


LOCATION MAP
SEC. 30, T48N., R31W.
(N.T.S.)



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 TO, 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.

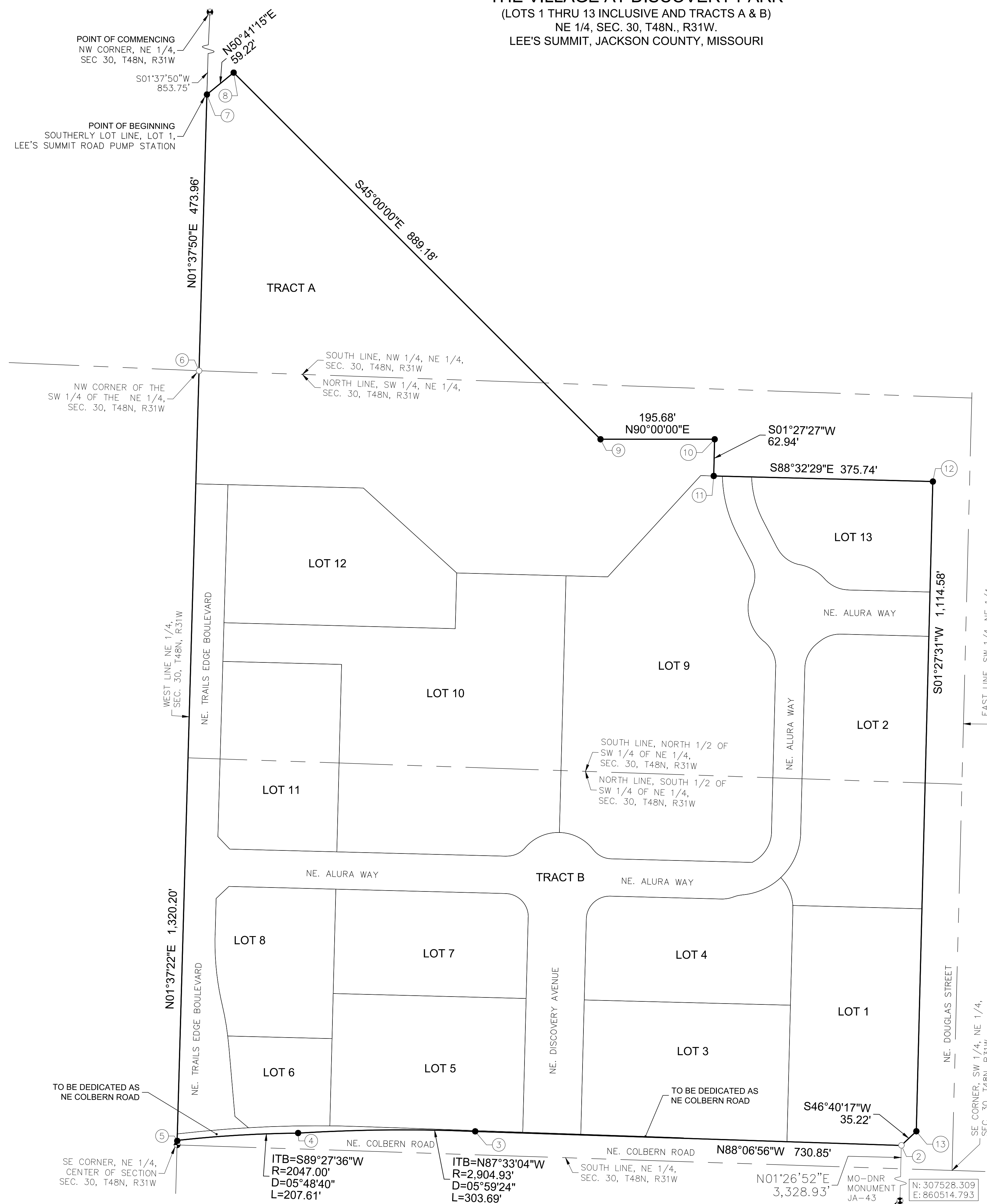
MY COMMISSION EXPIRES: _____

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., 202014092 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.

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



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:
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 DISCOVERY PARK LEE'S SUMMIT, LLC 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.
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:
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. _____.

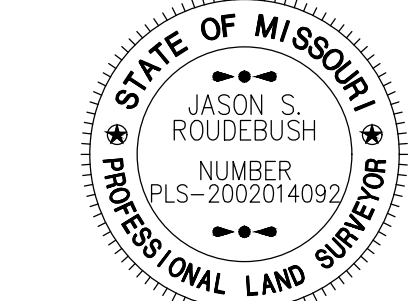
- APPROVED: _____ DATE _____
GEORGE M. BINGER III, P.E.
CITY ENGINEER
- APPROVED: _____ DATE _____
JOSHUA JOHNSON, AICP
DIRECTOR OF DEVELOPMENT SERVICES
- APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR
- APPROVED: _____ DATE _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY
- APPROVED: _____ DATE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

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

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 Roubesh, MO PLS 200214092
NOVEMBER 29, 2023
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
06-06-2023	For Intrinsic Development Review
06-06-2023	Signature Book 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
11-14-2023	To Jackson Co. Assessment Dept. for Review
11-21-2023	Developer Review Draft Address Added
11-29-2023	4th Submittal

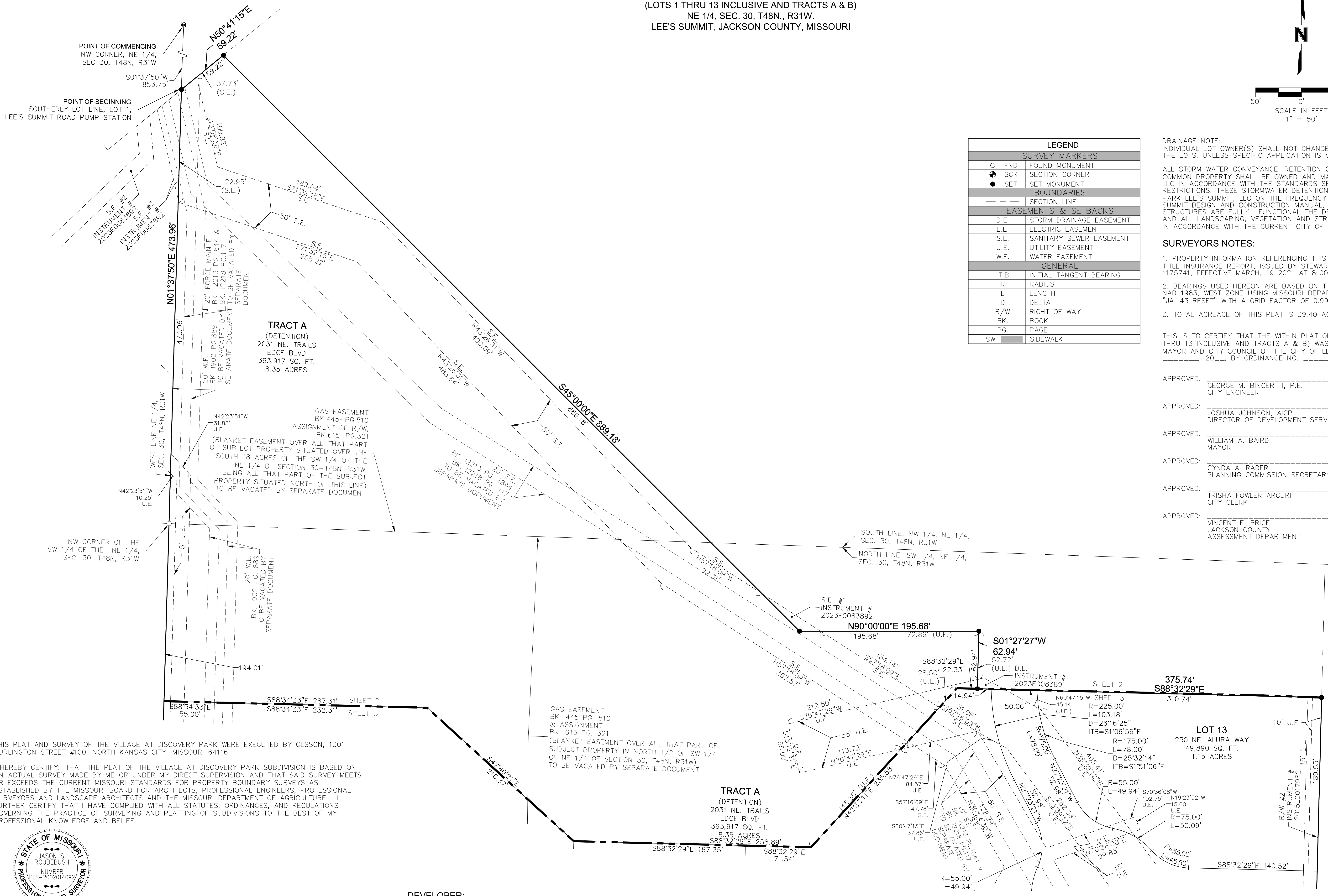
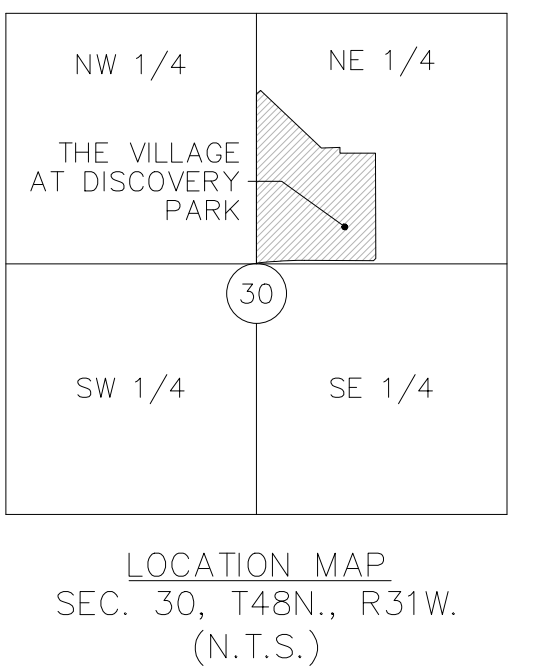
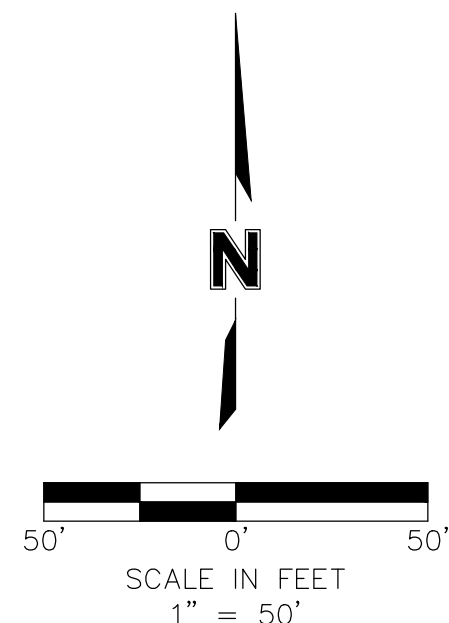
drawn by: _____ NRW
surveyed by: _____ AH/BF/KT
checked by: _____ JPM
approved by: _____ JSR
project no.: _____ D21-04643
file name: _____ V_FPT_D21-04643.DWG

Olsson
Charles L. Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, Suite 101
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET
1 of 4

DWG: F:\2021\04501-05000\021-04643-D\40-Design\Survey\SRV\Sheets\Plat\V_FPT_D21-04643.dwg
DATE: Nov 29, 2023 10:38AM
USER: nwilloughby

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



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
Δ	DELTA
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
SW	SIDEWALK

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

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

APPROVED: _____ DATE _____
 WILLIAM A. BAIRD
 MAYOR

APPROVED: _____ DATE _____
 CYNDA A. RADER
 PLANNING COMMISSION SECRETARY

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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10-19-2023	Email to Kathy Kraemer for review
11-14-2023	To Jackson Co. Assessment Dept. for Review
11-21-2023	Developer Review Draft Address Added
11-29-2023	4th Submittal

drawn by: _____
 surveyed by: _____
 checked by: _____
 approved by: _____
 project no.: _____
 file name: _____

olsson

Olsson, Land Surveying, MO 366, MS 114, MO Certificate of Authority-001592
 1301 Burlington Street
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DWG: F:\2021\04501-05000\021-04643-D\40-Design\Survey\SRV\Sheets\Plat\V_FPT_D21-04643.dwg
 USER: nwilloughby
 DATE: Nov 29, 2023 10:41AM

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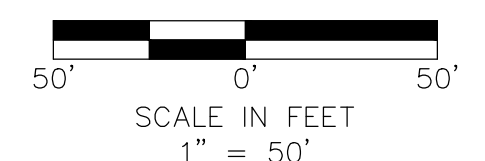
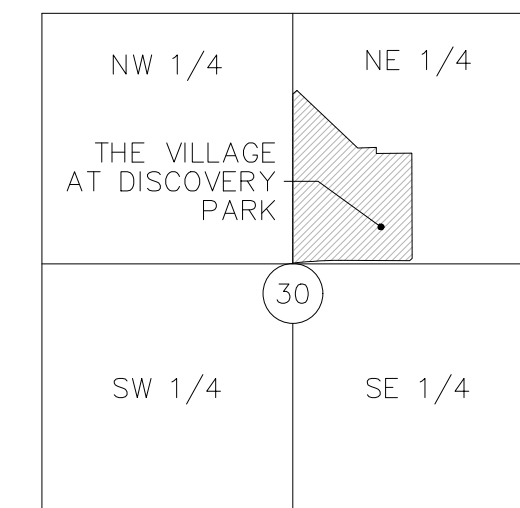
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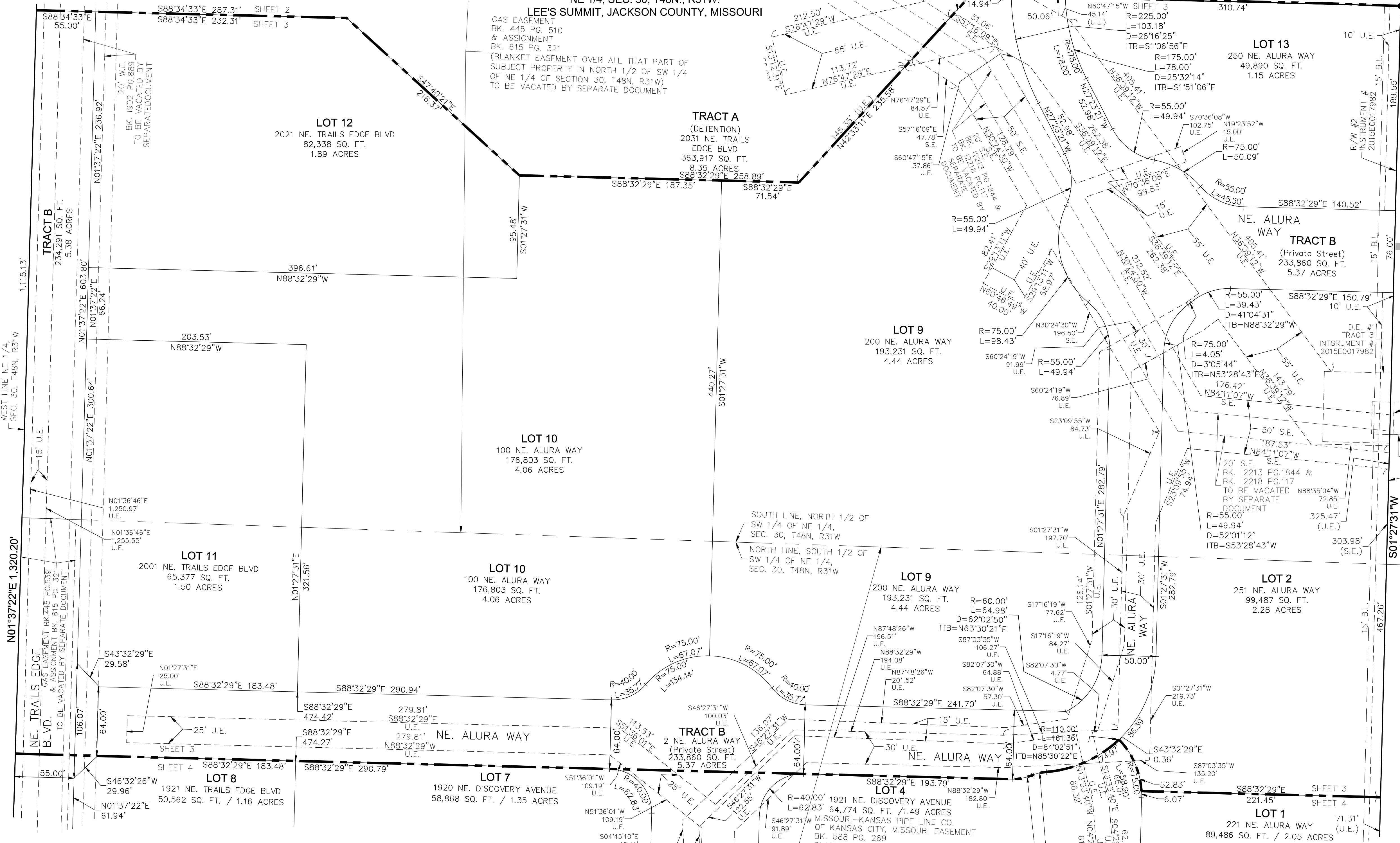
OLSSON, MO OLS 366
 Jason Roudebush, MO PLS 2002014092
 NOVEMBER 29, 2023
 JROUDEBUSH@OLSSON.COM

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**



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



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

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

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

DATE OF SURVEY	
06-06-2023 - For Intrinsic Development Review	
06-06-2023 - Signature Block Update & Developer Address	
06-09-2023 - 1st Submittal	
08-08-2023 - Developer Address Corrected	
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09-29-2023 - Email to Kathy Kraemer for review	
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11-21-2023 - Developer Review Draft Address Address	
11-29-2023 - 4th Submittal	

drawn by: NRW
 surveyed by: AH/BF/KT
 checked by: JPM
 approved by: SR
 project no.: D21-04843
 file name: v_FPT_D21-04843.DWG

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

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 Jason Roudebush, MO PLS 2002014092
 NOVEMBER 29, 2023
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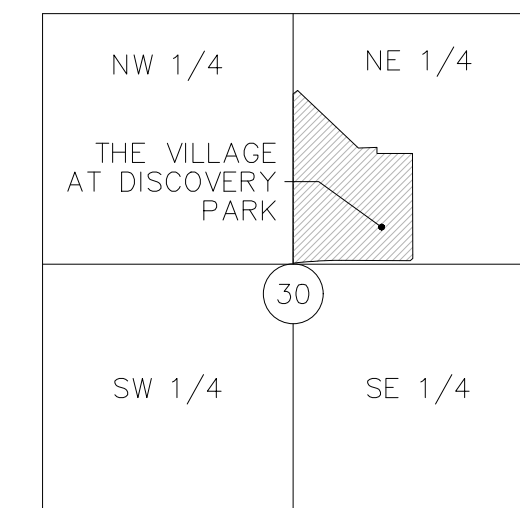
olsson

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 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com

SHEET
 3 of 4

DWG: F:\2021\04501-05000\021-04643-D\40-Design\Survey\SRVY\Sheets\Plat\FPT_D21-04643.dwg
 USER: nwilloughby
 DATE: Nov 29, 2023 10:47AM

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



SCALE IN FEET
 1" = 50'

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 RESET" WITH A GRID FACTOR OF 0.999891. ALL COORDINATES SHOWN ARE IN METERS.
- TOTAL ACREAGE OF THIS PLAT IS 39.40 ACRES.

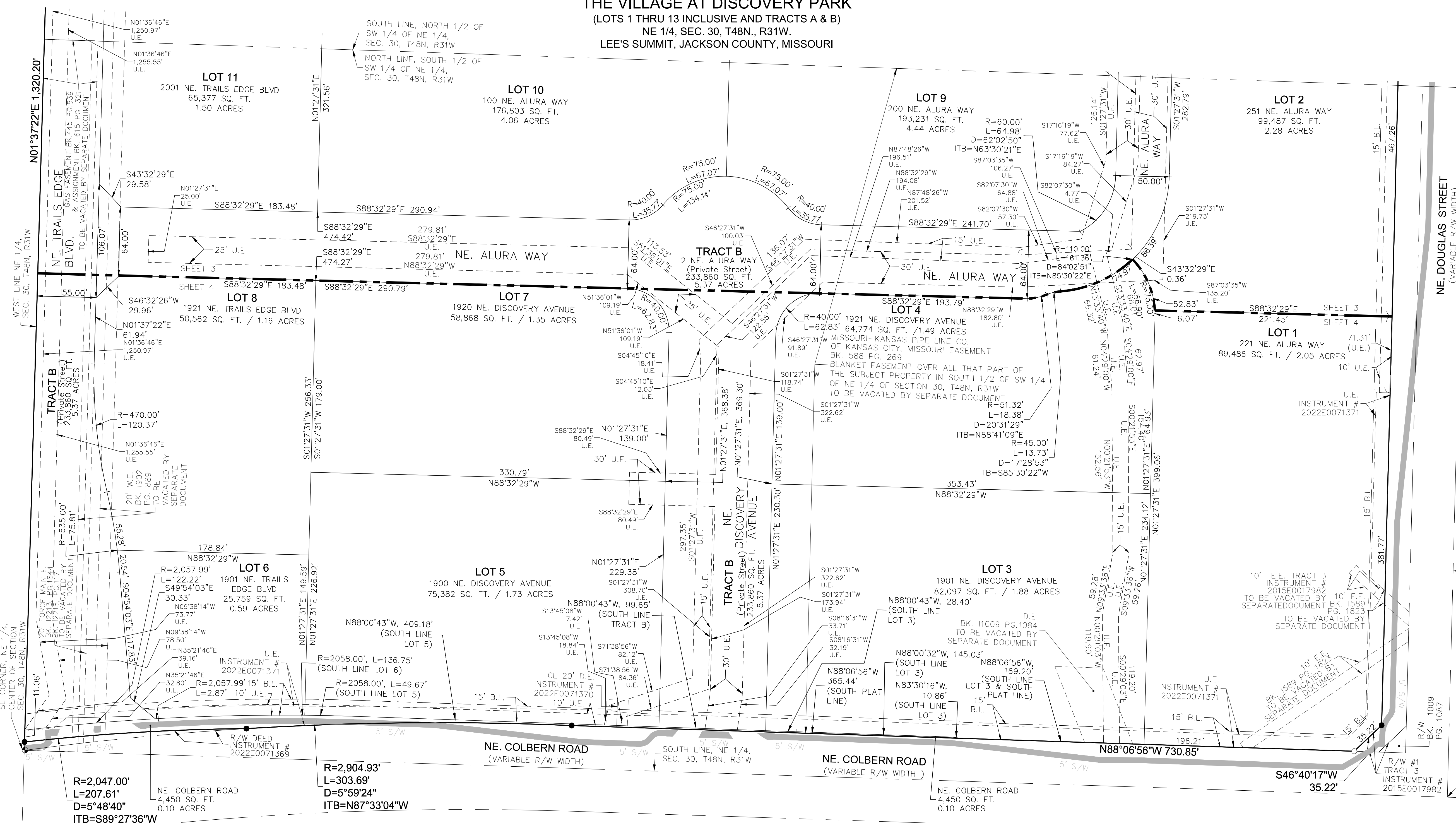
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE VILLAGE AT DISCOVERY PARK (LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____

- APPROVED: _____ DATE _____
 GEORGE M. BINGER III, P.E.
 CITY ENGINEER
- APPROVED: _____ DATE _____
 JOSHUA JOHNSON, AICP
 DIRECTOR OF DEVELOPMENT SERVICES
- APPROVED: _____ DATE _____
 WILLIAM A. BAIRD
 MAYOR
- APPROVED: _____ DATE _____
 CYNDA A. RADER
 PLANNING COMMISSION SECRETARY
- 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	
06-16-2023 - Signature Block Update & Developer Address	
06-09-2023 - 1st Submittal	
08-09-2023 - 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	
11-14-2023 - To Jackson Co. Assessment Dept. for Review	
11-21-2023 - Developer Review Draft Addressed	
11-29-2023 - 4th Submittal	

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

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



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

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, 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, 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" (S.E.) 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.

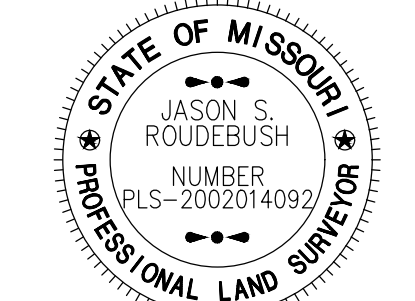
LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
D.E.	STORM DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
I.T.B.	INITIAL TANGENT BEARING
R	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.

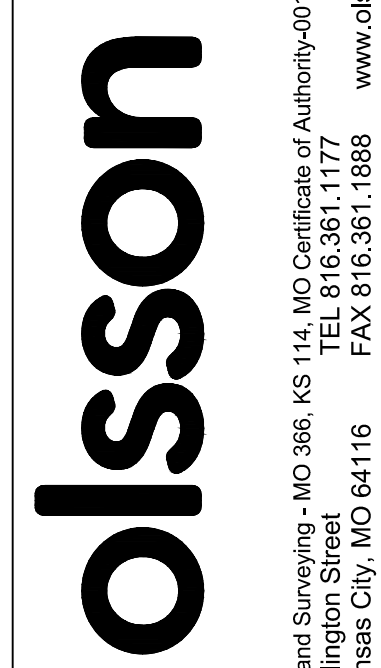
ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY DISCOVERY PARK LEE'S SUMMIT, LLC IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED 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.

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 Roubush, MO PLS 2002014092
 NOVEMBER 29, 2023
 JROUBUSH@OLSSON.COM



DWG: F:\2021\04501-05000\021-04643-D-40-Design\Survey\SRV\Sheets\Plat_V_FPT_D21-04643.dwg
 DATE: Nov 29, 2023 10:50AM
 USER: nwilloughby