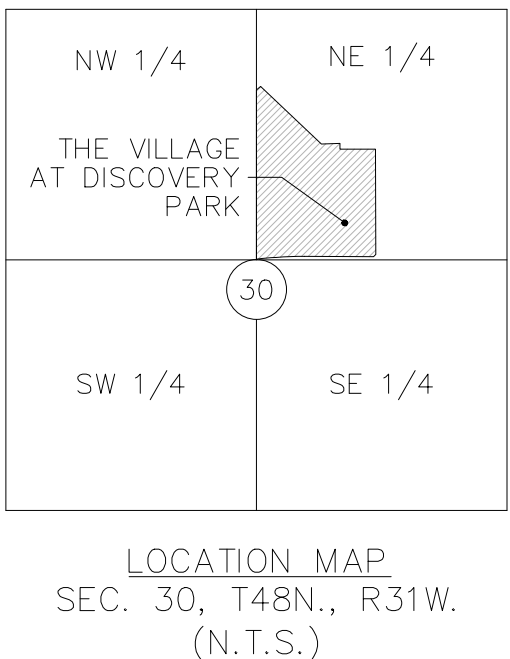
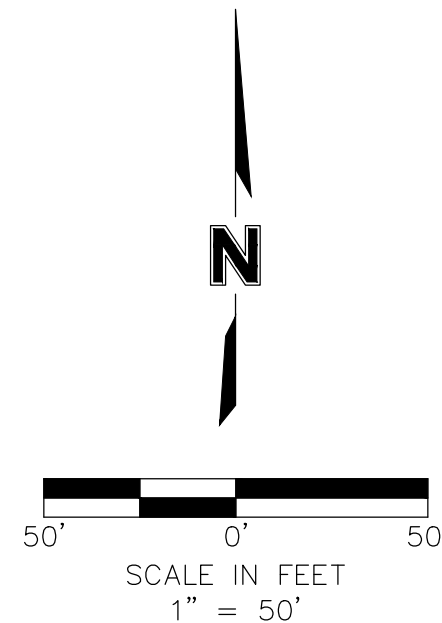


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DATE: Dec 5, 2023 3:52PM

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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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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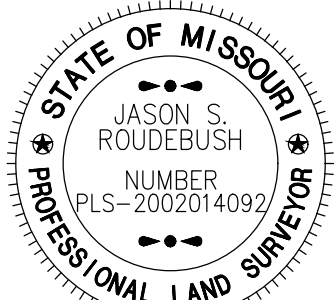
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APPROVED:	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE
APPROVED:	JOSHUA JOHNSON, AICP DIRECTOR OF DEVELOPMENT SERVICES	DATE
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE
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DATE OF SURVEY	
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06-06-2023 - Signature Block Update & Developer Address	
06-09-2023 - 1st Submittal	
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surveyed by:	AH/BF/KT
checked by:	JPM
approved by:	JSR
project no.:	D21-04643
file name:	V_FPT_D21-04643.DWG

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

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OLSSON, MO CLS 366  
Jason Roudebush, MO PLS 2002014092  
DECEMBER 5, 2023  
JROUDEBUSH@OLSSON.COM

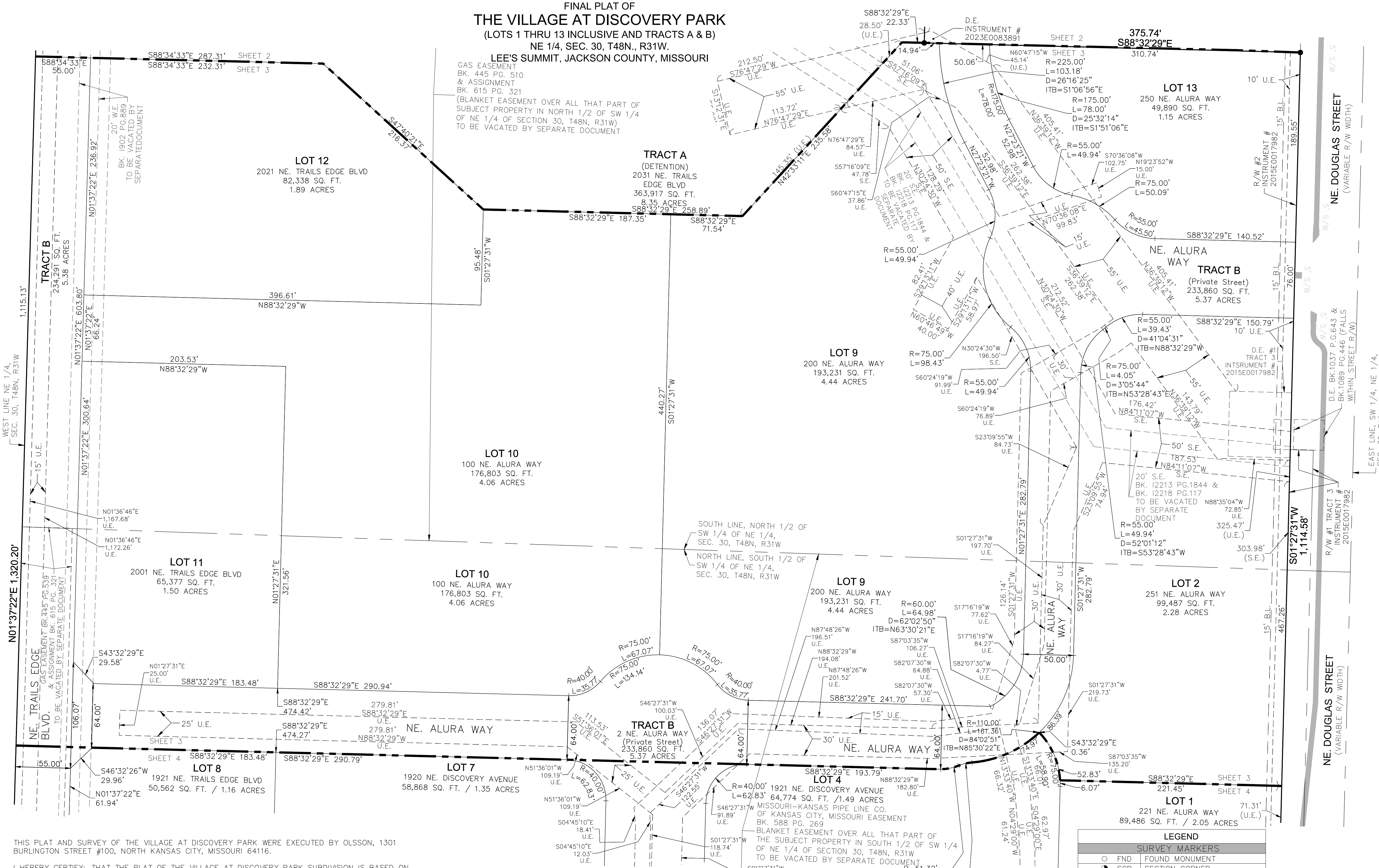
DEVELOPER:  
INTRINSIC DEVELOPMENT,  
3622 ENDEAVOR AVENUE,  
SUITE 101  
COLUMBIA, MO 65201  
573-881-0280

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

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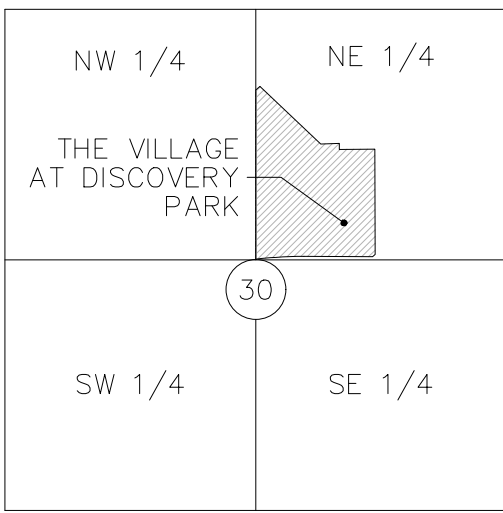
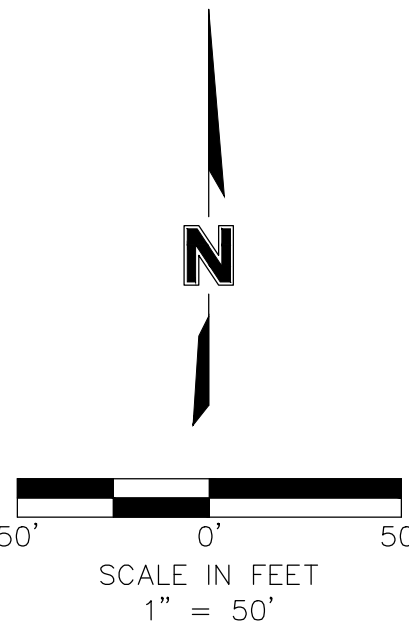
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LOCATION MAP  
SEC. 30, T48N., R31W.  
(N.T.S.)

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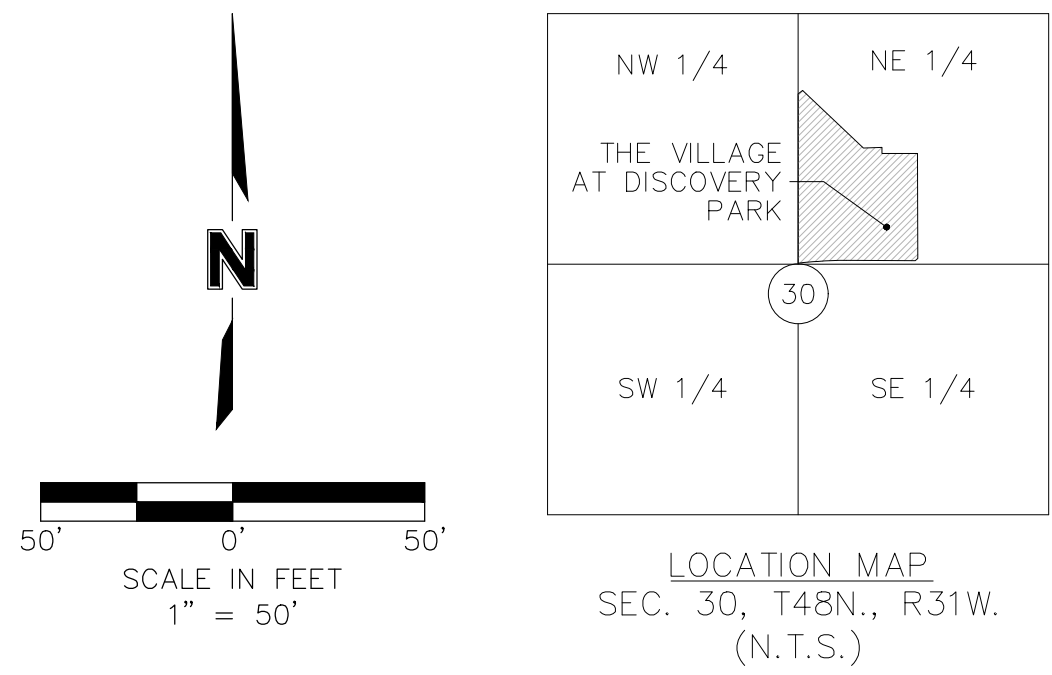
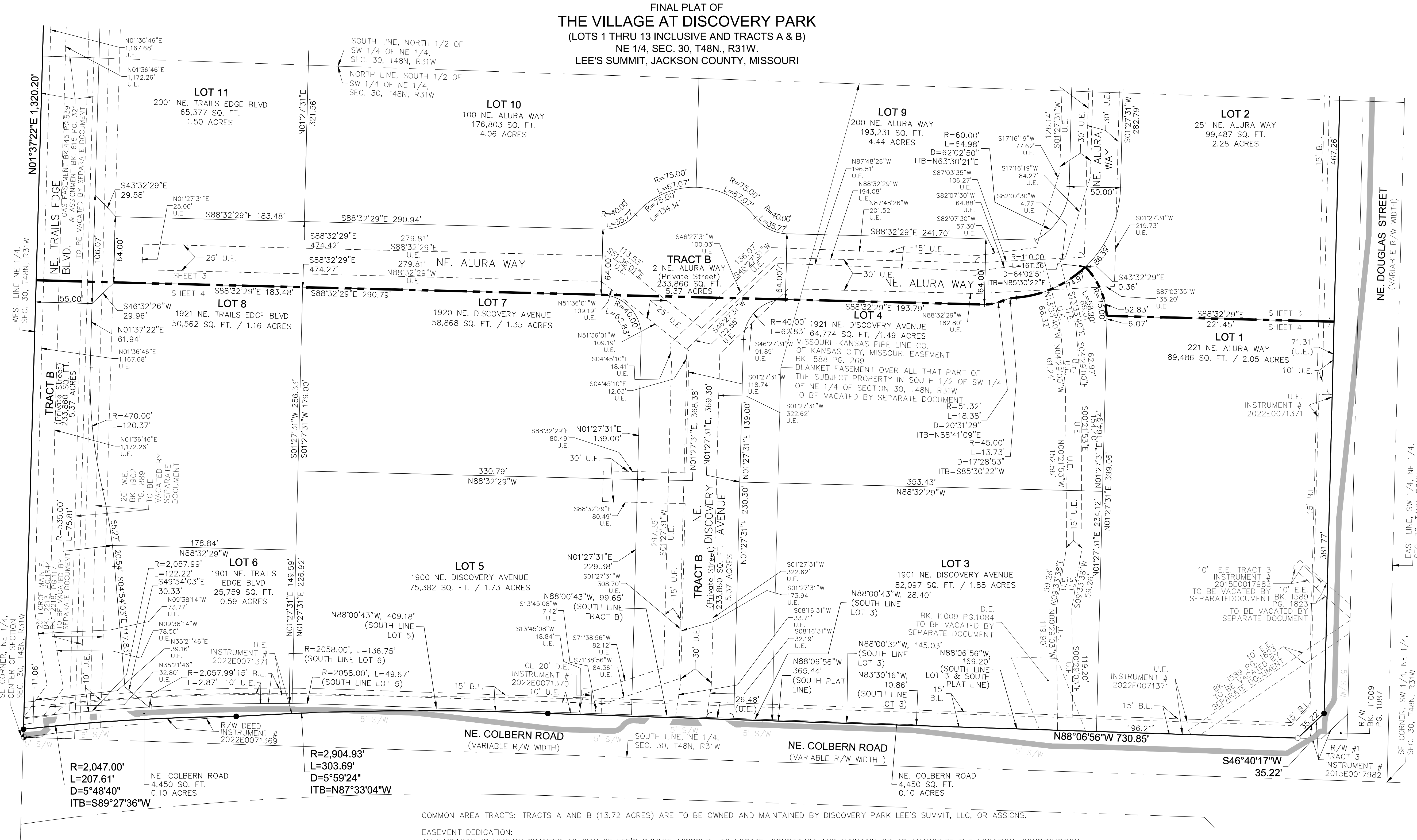
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COMMON AREA TRACTS: TRACTS A AND B (13.72 ACRES) ARE TO BE OWNED AND MAINTAINED BY DISCOVERY PARK LEE'S SUMMIT, LLC, OR ASSIGNS.

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, 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 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.

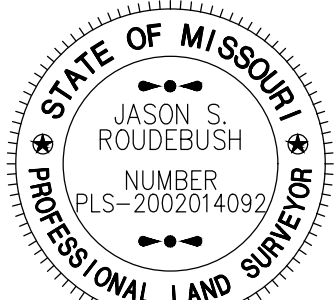
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