

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

12/15/2023 2:03 PM

NON-STANDARD FEE: EXEMPT FEE: \$216.00 6 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2023E0089550

Book: 214 Page: 86
Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.

**Division of Finance – Collection Department**

Jackson County, MO

Tax Certificate415 E 12th Street

Kansas City, MO 64106

Taxpayer Services: (816) 881-3232

Business Taxes: (816) 881-3186

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the GIS Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description: (RTS or Sub)

THE VILLAGE AT DISCOVERY PARK(LOTS 1-13 &TRACT A & B)Current Parcel ID: 52-400-01-16-02-0-00-000GIS Staff: Vincent BriceYears: 2021 - 2023Date: 11/15/2023**PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT**

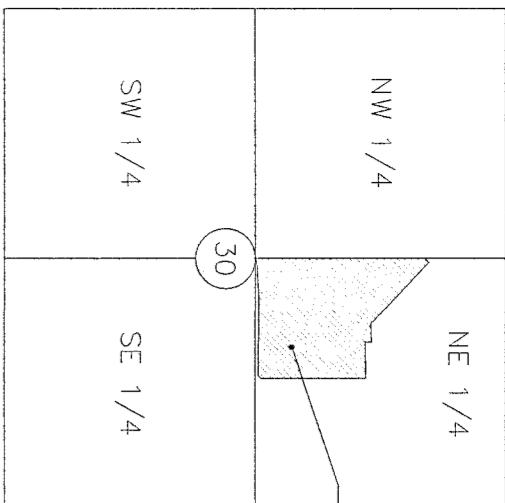
Return to GIS Department if unable to follow payment history back three (3) years. Attach document if paid. Attach bill if taxes due.

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2021	0.00	12/28/2021	MC
2022	0.00	01/06/2023	MC
2023	0.00	11/16/2023	MC

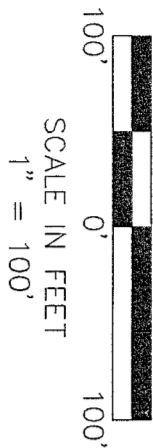
PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2021-2023 and all prior years for the above described property.)

Date: 11/20/2023Supervisor: Michael Cardello



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	308893.547	860556.884
13	308549.951	860548.237

IN WITNESS WHEREOF:

DISCOVERY PARK LET'S SUMMIT, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY
PRESENTED TO BE EXERCISED IN THE STATE OF MISSOURI HAS CAUSED THE SIGNATURES TO BE EXECUTED THIS 12th DAY OF December, 2023
A MISSOURI LIMITED LIABILITY COMPANY

JOE ODLE
MANAGER

STATE OF Missouri
COUNTY OF Boone
SS:

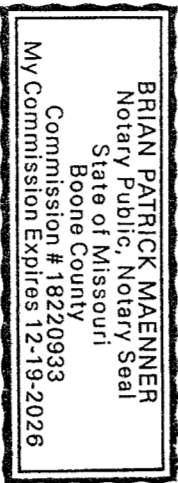
BE IT REMEMBERED THAT ON THIS 12th DAY OF December, 2023
BEFORE ME, the undersigned, a Notary Public in and for the County and State of Missouri, and my commission expires on 12-19-2026, I have known and am well acquainted with the person whose name and address are set forth in the foregoing instrument, and that said instrument was signed in behalf of said limited liability company and that said Joe 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: 12-19-2026

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, NORTH KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE DIRECT SUPERVISION OF JACOBSON'S ROUBIDUSH, 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 161 AT PAGE 90 IN THE OFFICE OF THE CLERK OF COURTS AND RECORDS OF BOONE COUNTY, MISSOURI; THENCE SOUTHEAST 50°41'15" EAST, ON SAID SOUTHEAST LINE, 59.22 FEET; THENCE LEAVING SAID BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 88°27'22" WEST, ON SAID SOUTHEAST LINE, 1,114.58 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 COLEBURN ROAD AS NOW ESTABLISHED; THENCE NORTH 88°27'22" WEST, 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 TO A POINT ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ESTABLISHED BY ROUTE 00736A RECORDED JUNE 25, 1992 IN BOOK 161 AT PAGE 90 IN THE OFFICE OF THE CLERK OF COURTS AND RECORDS OF BOONE 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 0°5'48'40" AND AN ARC DISTANCE OF 207.61 FEET TO A POINT ON SAID WEST LINE OF SAID NORTHERLY RIGHT-OF-WAY LINE, 1,114.58 FEET; THENCE SOUTH 01°27'22" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 473.96 FEET TO THE POINT OF BEGINNING. CONTAINING 1,716.281 SQUARE FEET OR 39.40 ACRES, MORE OR LESS.

2023E0089550

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

Filed for Record this day of
December 15, 2023
At 2 o'clock 03 Minutes PM
Recorded in Book 2023E0089550
Instrument Number 2023E0089550
Director Recorder of Deeds
By C. Wakefield Deputy
Recorder's Fee \$ 216.00



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 CHANCE 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 LET'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 LET'S SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL TO ASSURE THAT ALL STRUCTURES AND FACILITIES ARE MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS AND ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

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 REFERENCE: 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 83, AND THE COORDINATES OF MONUMENTS SHOWN ARE IN METERS.
- TOTAL ACRES 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 12TH DAY OF NOVEMBER, 2023, BY ORDINANCE NO. 9285.

APPROVED: Carol Brice
GEORGE M. BINGER III, P.E.
OF ENGINEER
12-8-23
DATE
APPROVED: Joshua Johnson
DIRECTOR OF DEVELOPMENT SERVICES
12/14/23
DATE
APPROVED: William A. Baird
MAYOR
12-11-23
DATE
APPROVED: Angela A. Peltz
PLANNING COMMISSION SECRETARY
12-15-23
DATE
APPROVED: John Fowler Arcuri
CITY CLERK
12/15/2023
DATE
APPROVED: Vincent E. Brice
JACKSON COUNTY
ASSESSMENT DEPARTMENT

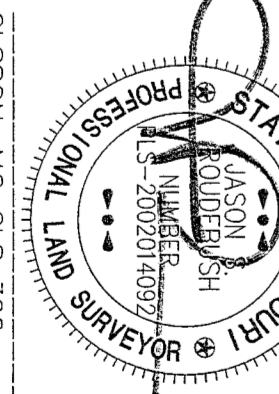
DEVELOPER:
INTRINSIC DEVELOPMENT,
3622 ENDAVOR AVENUE,
SUITE 101
COLUMBIA, MO 65201
573-861-0280



LEGEND	
	FOUND MONUMENT
	SECTION CORNER
	SET MONUMENT
	FOUNDATION
	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 EXETER, THE CURRENT MISSOURI STANDARDS FOR PROFESSIONAL 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 SLS 366
Jesse Roudsman, MO PLS 2002014092
DECEMBER 4, 2023
JROUDS@OLSSON.COM

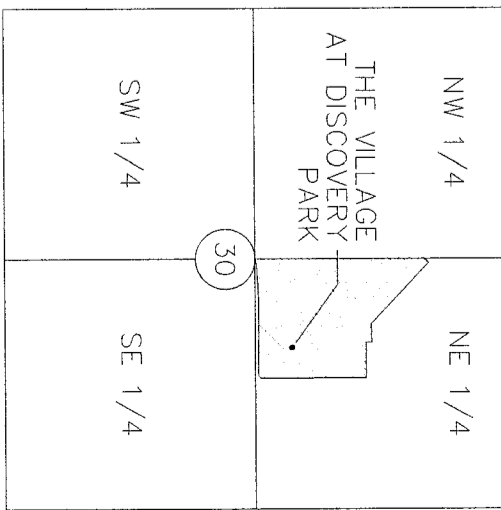
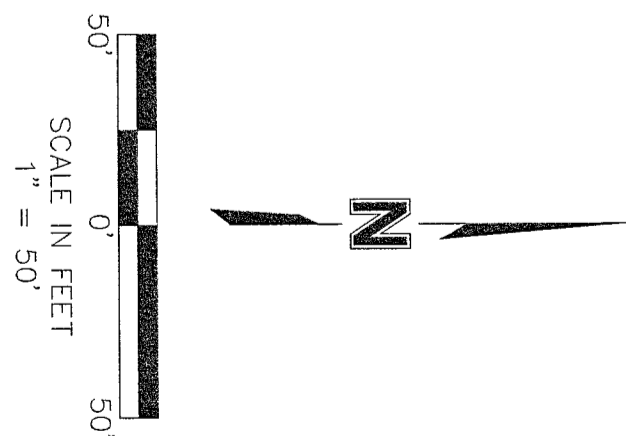
olsson

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

2023ECO 89550

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

LEGEND	
	FOUND MONUMENT
	SECTION CORNER
	SECTION MONUMENT
	SECTION LINE
	STORM DRAINAGE EASEMENT
	ELECTRIC EASEMENT
	SANITARY SEWER EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	GENERAL EASEMENT
	INITIAL TANGENT BEARING
	RADIUS
	LENGTH
	DELTA
	RIGHT OF WAY
	BOOK
	PAGE
	SIDEWALK



DRAINAGE NOTE:
INDIVIDUAL LOT OWNERS 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 LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY DISCOVERY PARK LEES SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE PROPERLY MAINTAINED AND OPERATING. ANY MAINTENANCE OR REPAIRS TO THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEES SUMMIT PROPERTY MAINTENANCE CODE.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERRING 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, "A-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 LEES SUMMIT, MISSOURI THIS 14TH DAY OF NOVEMBER, 2023, BY ORDINANCE NO. 9785.

APPROVED: George M. Binger III, P.E. DATE: 12-8-2023
CITY ENGINEER

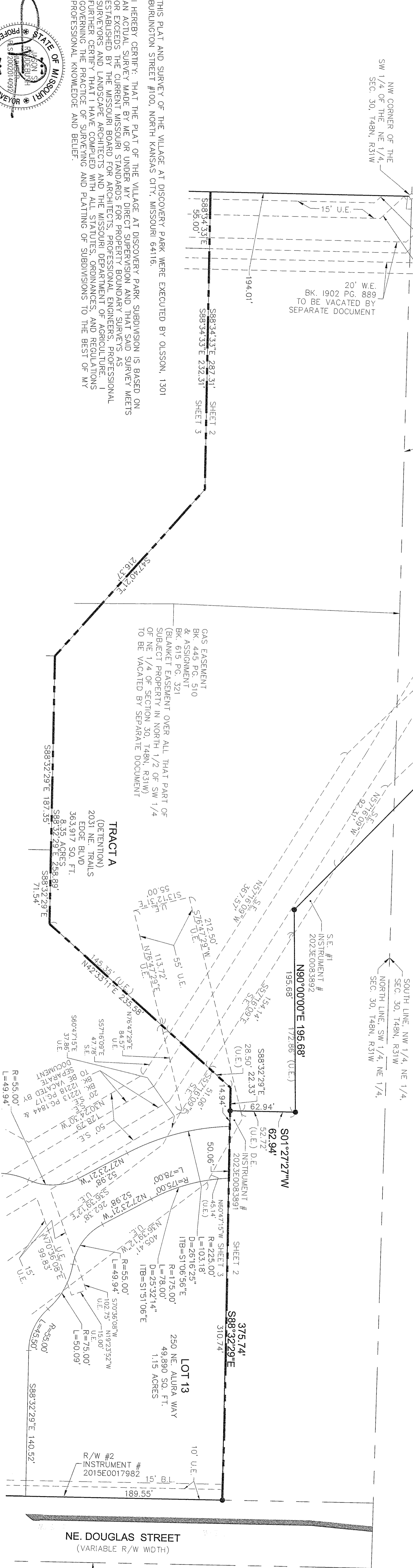
APPROVED: Shirley L. Johnson, AICP DATE: 12-8-23
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: Mayor A. Bando DATE: 12-11-23

APPROVED: Cheryl A. Rader DATE: 12-11-23
PLANNING COMMISSION SECRETARY

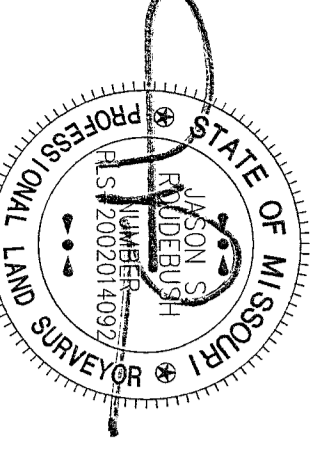
APPROVED: Neha Fowler Arcuri DATE: 12-15-23
CITY CLERK

APPROVED: Vincent E. Brice DATE: 12/15/2023
JACKSON COUNTY ASSESSMENT DEPARTMENT



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 THE SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR SURVEYING. I AM A LICENSED PROFESSIONAL SURVEYOR AND LANDSCAPE ARCHITECT 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 Rodebaugh, MO PLS 2002014092
JRODEBAUGH@OLSSON.COM

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

olsson

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DATE OF SURVEY	
06-05-2023 - 1st Review/Developed Review	
06-05-2023 - 2nd Review/Developed Review	
06-05-2023 - 3rd Review/Developed Review	
06-05-2023 - 4th Review/Developed Review	
06-05-2023 - 5th Review/Developed Review	
06-05-2023 - 6th Review/Developed Review	
06-05-2023 - 7th Review/Developed Review	
06-05-2023 - 8th Review/Developed Review	
06-05-2023 - 9th Review/Developed Review	
06-05-2023 - 10th Review/Developed Review	
06-05-2023 - 11th Review/Developed Review	
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06-05-2023 - 16th Review/Developed Review	
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06-05-2023 - 26th Review/Developed Review	
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06-05-2023 - 30th Review/Developed Review	
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