

Minor Plat  
Strother Crossing, Lots 4B1 & 4B2  
A Replat of Lot 4B, Strother Crossing, Lots 4A-4C, a subdivision in  
the City of Lee's Summit, Jackson County, Missouri, lying in the  
Northeast Quarter of Section 20, Township 49 North, Range 31 West

Property Description

All of Lot 4B, Strother Crossing, Lots 4A-4C, a subdivision in the City of Lee's Summit, Jackson County, Missouri, lying in the Northeast Quarter of Section 20, Township 49 North, Range 31 West, containing 120,552 Square Feet or 2.7675 Acres, more or less, including 2.7675 Acres of Replatted Area.

Plat Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "Strother Crossing, Lots 4B1 & 4B2."

Easement Dedication

An easement or license is hereby granted to the 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. 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 easement herein granted.

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/E) or within any street or thoroughfare dedicated to public use on this plat. 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 easement herein granted.

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of structures for storm sewer, upon, over, or under those areas outlined or designated upon this plat as "Drainage Easement" (D/E) or within any street or thoroughfare dedicated to public use on this plat. 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 easement herein granted. Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lot, unless specific application is made and approved by the City Engineer.

The sanitary, storm, and water utilities not installed within the utility easements, and contained within this plat, are private utilities and shall be owned and maintained by the property owners association.

Building Lines

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

Execution:

OWNER: LBC Development Corp., a Missouri Corporation

In testimony whereof, the OWNER has caused this instrument to be executed by Jason A. Burchfield, President of said Corporation, on this 12th day of SEPTEMBER 2022.

By:  Signature

Printed Name: JASON BURCHFIELD

State of MISSOURI  
County of BOONE

BE IT REMEMBERED that on this 12th day of SEPTEMBER 2022, before me, the undersigned, a Notary Public in and for said County and State, came Jason A. Burchfield, President, who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said LBC Development Corp., a Missouri Corporation.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: 8-25-24





Certification

I hereby certify that the within Minor Plat of "Strother Crossing, Lots 4B1 & 4B2" subdivision is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Date: 9-7-22

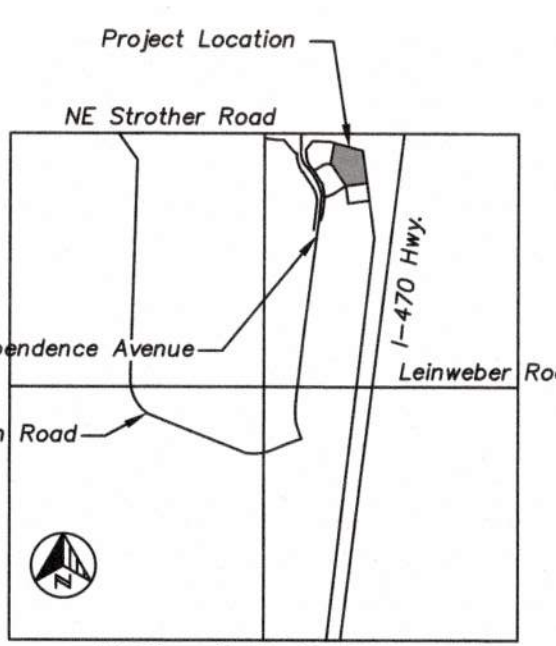
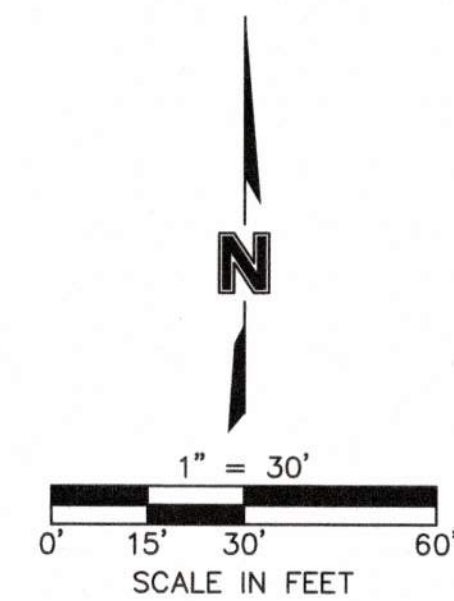
By: Patrick Ethan Ward, MO PLS No. 2005000071  
Olsson, LC-366  
pward@olsson.com

Surveyor's Notes

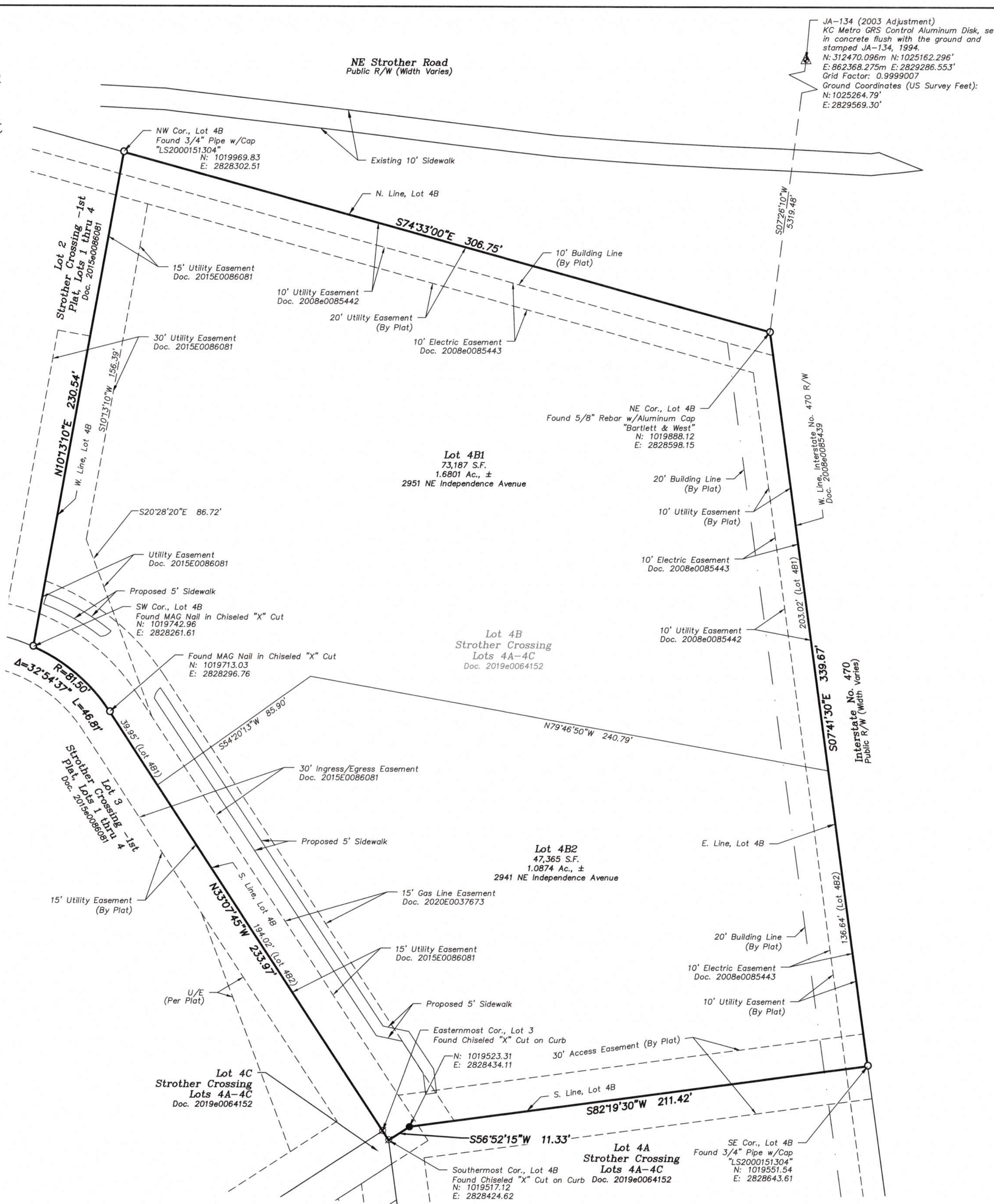
- Basis of Bearings - Held the East line of Lot 4B, Strother Crossing, Lots 4A-4C @ S07°41'30"E, Missouri State Plane Coordinate System 1983, West Zone. All dimensions match previously platted values unless otherwise noted. Distances shown hereon are ground distances in US Survey Feet.
- Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0430G, Revised January 20, 2017.
- Subject Property contains a total of 120,552 Square Feet or 2.7675 Acres, more or less, including 120,552 Square Feet or 2.7675 Acres of Replatted Area.
- To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., dated 1995.
- This Survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000, as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
- Subject Property was last conveyed in Instrument Numbers 2008e0097518 and 2008e0097519.

Lot Summary Table			
Lot 4B1	73,187 S.F.	1.6801 Ac.	
Lot 4B2	47,365 S.F.	1.0874 Ac.	
Total	120,552 S.F.	2.7675 Ac.	
Replatted Area	120,552 S.F.	2.7675 Ac.	

- LEGEND
- SECTION CORNER
  - SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366"
  - FOUND MONUMENT AS NOTED
  - MEASURED DIMENSION - THIS PLAT
  - PREVIOUSLY PLATTED DIMENSION
  - CALCULATED DIMENSION FROM RECORD
  - PREVIOUSLY DEEDED DIMENSION
  - ACCESS EASEMENT
  - BUILDING SETBACK LINE
  - DRAINAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - UTILITY EASEMENT

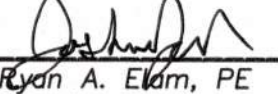


Section 20, T48N, R31W  
VICINITY MAP  
Scale: 1" = 2000'



Approvals

This is to certify that the Minor Plat of Strother Crossing, Lots 4B1 & 4B2 was submitted to and duly approved by the City of Lee's Summit, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

By:  Ryan A. Elam, PE  
Director of Development Services

By:  Trisha Fowler Arzuri - City Clerk

By:  George M. Binger III, P.E. - City Engineer

Approved by the Assessor's Office of Jackson County, Missouri.


 Matthew E. Zolger  
County Assessor



Property Owner:  
LBC Development Corp.  
PO Box 7258  
Columbia, Missouri 65205

Prepared For:  
Diventures  
11640 Arbor Street, Suite 100  
Omaha, Nebraska 68144  
Telephone: (531) 999-8425

Prepared By:  
Olsson  
7301 W. 133rd Street, Suite 200  
Overland Park, Kansas 66213  
Telephone (913) 381-1170



7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750  
TEL 913.381.1170  
www.olsson.com

REV	NO.	DATE	REVISIONS DESCRIPTION
1		2022.08.24	Added Proposed Sidewalk, Proposed Lot Addresses, Lot Corner Coordinate

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Northeast Quarter of Section 20, Township 49 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

2022

drawn by: MJB

checked by: TBW

approved by: TBW

QA/QC by: TBW

project no.: 022-02622

drawing no.: V.FP.2202622

date: 2022.07.22

SHEET  
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