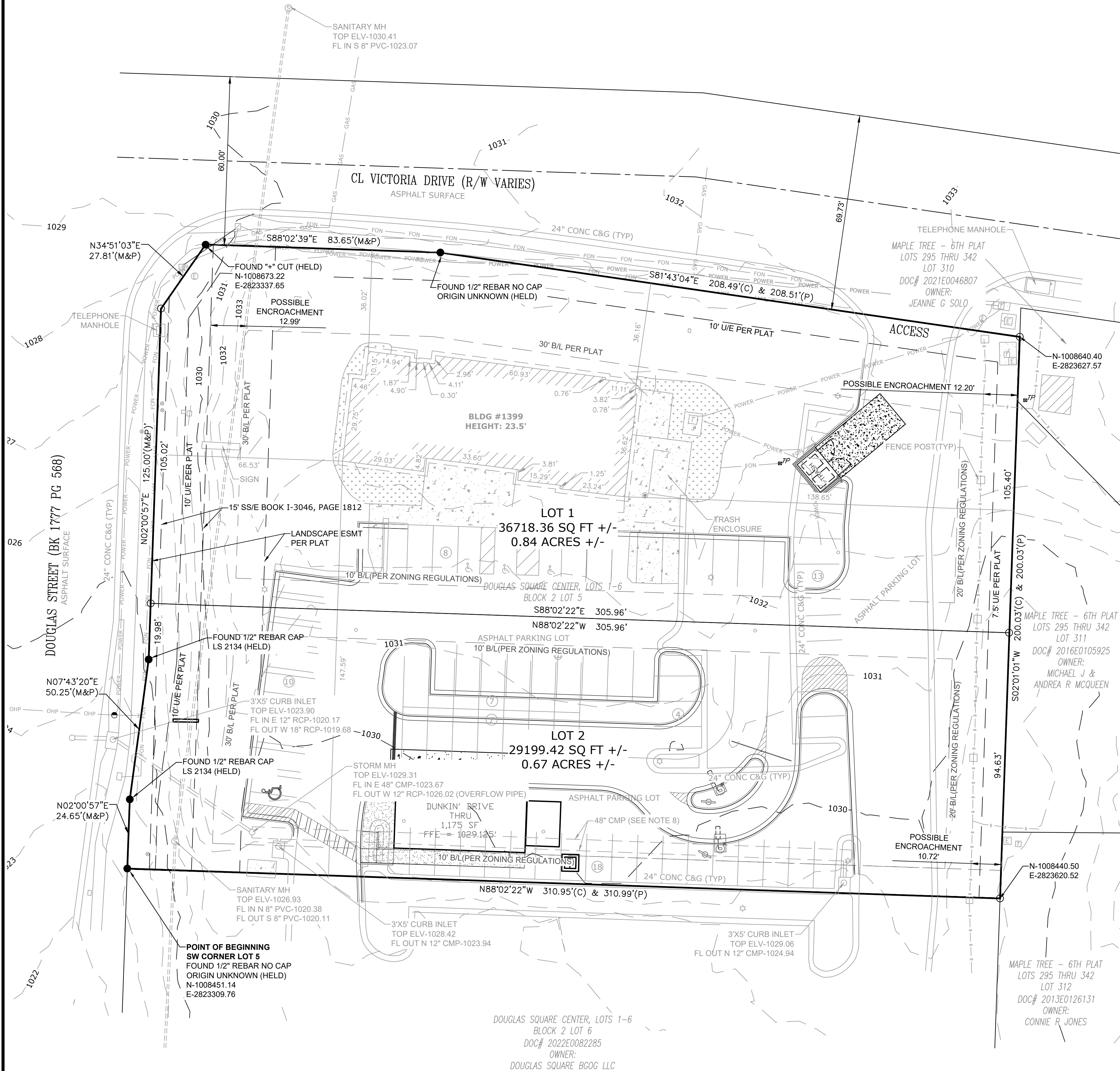


ORTHO KING LOT 1 & 2

ALL OF LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, A SUBDIVISION OF LAND
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



DESCRIPTION:
PROPERTY DESCRIPTION PER TITLE COMMITMENT FILE NO: L24-29680
VIA MCCAFFREE-SHORT TITLE COMPANY, INC ON FEBRUARY 20, 2024 AT 8:00 AM

LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

SURVEYORS SUGGESTED:
ALL OF LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MO PLS 2008016658, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, ALSO KNOWN TO BE A POINT ON THE EAST RIGHT OF WAY LINE OF DOUGLAS STREET AS IT NOW EXISTS; THENCE NORTH 02°00'57" EAST, ALONG THE WEST LINE OF SAID LOT 5 AND SAID EAST RIGHT OF WAY LINE, 24.65 FEET; THENCE NORTH 07°43'20" EAST, CONTINUING ALONG SAID WEST LINE AND SAID EAST RIGHT OF WAY LINE, 50.25 FEET; THENCE NORTH 02°00'57" EAST, CONTINUING ALONG SAID WEST LINE AND SAID EAST RIGHT OF WAY LINE, 125.00 FEET; THENCE NORTH 34°51'03" EAST, CONTINUING ALONG SAID WEST LINE AND SAID EAST RIGHT OF WAY LINE, 27.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, ALSO KNOWN TO BE A POINT ON THE SOUTH RIGHT OF WAY LINE OF VICTORIA DRIVE AS IT NOW EXISTS; THENCE SOUTH 88°02'39" EAST, ALONG THE NORTH LINE OF SAID LOT 5 AND SAID SOUTH RIGHT OF WAY LINE, 83.65 FEET; THENCE SOUTH 81°43'04" EAST, CONTINUING ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, 208.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 02°01'01" WEST, ALONG THE EAST LINE OF SAID LOT 5, 200.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 88°02'22" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 310.95 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND ROAD RIGHT-OF-WAY. CONTAINING 65,917.78 SQ FT OR 1.51 ACRES MORE OR LESS

DEDICATION:
BUILDING LINES OR SETBACK LINES ARE HEREBY SO ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

THE UNDERSIGNED PROPRIETORS OF THE 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 "ORTHO KING LOT 1 & 2".

AS EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A TRUSTEE FOR THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATIONS, CONSTRUCTION AND MAINTENANCE AND USE OF ALL CONDUITS FOR: WATER, GAS, SEWER, POLES AND WIRES OR ALL OF THEM OVER, UNDER AND ALONG THE STRIP DESIGNATED "UTILITY EASEMENT" OR "U/E".

THE GRANTOR, ON BEHALF OF HIMSELF. HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOW 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.

IN TESTIMONY WHEREOF,
I, undersigned owner of SUBJECT PROPERTY, have set our hands this _____ day of _____, 20__.

ORTHO KING PROPERTIES LLC, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF MISSOURI
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

My Commission Expires: _____

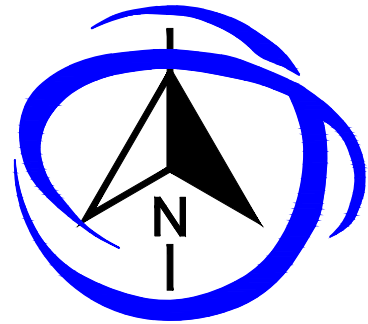
CITY OF LEE'S SUMMIT, MISSOURI
PLANNING & DEVELOPMENT
PURSUANT TO THE AUTHORITY GRANTED TO THE DEVELOPMENT SERVICES DEPARTMENT, I HEREBY APPROVE THIS MINOR SUBDIVISION PLAT.

CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

DIRECTOR OF PLANNING AND CODES ADMINISTRATION _____ DATE _____

COUNTY ASSESSOR/GIS DEPARTMENT _____ DATE _____



MINOR SUBDIVISION

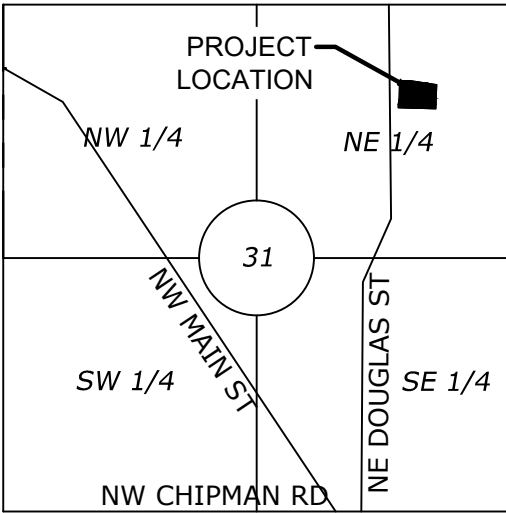
LEGEND

- DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND 1/2" REBAR NO CAP UNLESS NOTED OTHERWISE
- △ DENOTES FOUND SECTION CORNER
- TELEPHONE PEDESTAL
- TRANSFORMER
- LIGHT POLE
- FIRE HYDRANT
- POWER POLE
- SANITARY MANHOLE
- TRAFFIC SIGNAL
- ELECTRIC MANHOLE
- STREET SIGN
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- OVERHEAD POWER LINE
- BOLLARD
- CONCRETE SURFACE
- LANDSCAPE

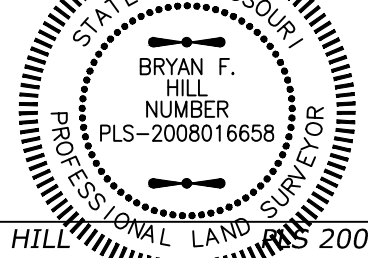
GENERAL NOTES

1. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA OF MINIMAL FLOOD HAZARD AVAILABLE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 29055C0417G, WITH A DATE OF IDENTIFICATION OF JANUARY 20, 2017 IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. ON SITE PARKING WAS OBSERVED. 64 PARKING STALLS OBSERVED AND 3 ADA PARKING STALLS OBSERVED.
6. CURRENT ZONING - CP-2
7. MISSOURI ONE CALL WAS CALLED. TICKET #240593410
8. 48" CMP DETERMINED BASED UPON CURB INLET OUT PIPES. NO ACTUAL LOCATION DETERMINED IN THE FIELD.
9. POSSIBLE ENCROACHMENTS"
 - 12.20' WOOD PLANK FENCE WEST OF PROPERTY LINE
 - 10.72' WOOD PLANK FENCE WEST OF PROPERTY LINE
 - 12.99' SANITARY LINE EAST OF SANITARY EASEMENT
10. INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS COVERED BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CIT ENGINEER.

VICINITY MAP



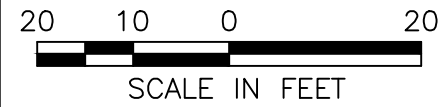
I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARD" FOR PROPERTY BOUNDARY SURVEYS (2008-2016).



BRYAN F. HILL
2008016658

JOB NO:24-055

SCALE



SCALE IN FEET

SEC-TWN-RNG

31-48N-31W

PREPARED FOR

ORTHO KING PROPERTIES LLC

ADDRESS: 1399 NE DOUGLAS ST
LEES SUMMIT, MO 64086

DATE

JUNE 4, 2024