Terry Trafton — Planning Commission Secretary

This is to certify that the within plat "Lee's Summit Downtown Market Plaza, Lots 1-4" was

of _____, 2024 by Ordinance No. _____

Joshua Johnson, PE - Director of Development Services

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

OWNER of Lots 1, 2, 3 & 4: City of Lees Summit Missouri

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

William A. Baird - Mayor

County Assessor

William A. Baird - Mayor

My Commission Expires: ____

County of

submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ____ day

In testimony whereof, the OWNER of Lots 1, 2, 3 & 4: City of Lees Summit Missouri, has caused this instrument to

BE IT REMEMBERED that on this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for said County and State, came William A. Baird — Mayor of the City of Lees Summit, Missouri, who

is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said

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

be executed by a duly authorized representative of said company, on this _____ day of ____

Trisha Fowler Arcuri — City Clerk

9229 Ward Parkway, Suite 210 approved by: QA/QC by: 02200393 drawing no.: 022-00393 2024.04.03

SHEET Telephone (913) 381-1170 of 2

<u>Dedication</u>

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying Plat, which subdivision shall be hereafter known as "Lee's Summit Downtown Market Plaza, Lots 1-4".

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.

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.

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 water lines, upon, over, or under those areas outlined or designated upon this plat as "Water Line Easement" (W/E) or within any street or thoroughfare dedicated to public use on this plat.

An easement to provide pedestrian access to and from the property is hereby established over the area shown as "Ingress / Egress" or by the abbreviation "I.E." for the mutual benefit of the present and future owners of the properties, their mortgagees, tenants and business invitees. All previous ingress / egress easements which were created through the approval of previous plats on the properties on this plat have been or will be vacated according to applicable legal requirements, and such prior easements are hereby superseded and replaced by the ingress / egress easements created by this plat.

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 owner.

Roads, streets and drives shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

It is the intent of the City that the City's interest in all easements, rights of way and licenses which are created by this plat and held by the City in all or any portion of the premises shall not be merged with the City's fee simple ownership of such property, but shall each remain a separate and distinct property interest of the City upon transfer of ownership of any lot, tract or portion of this plat from the City to another

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.

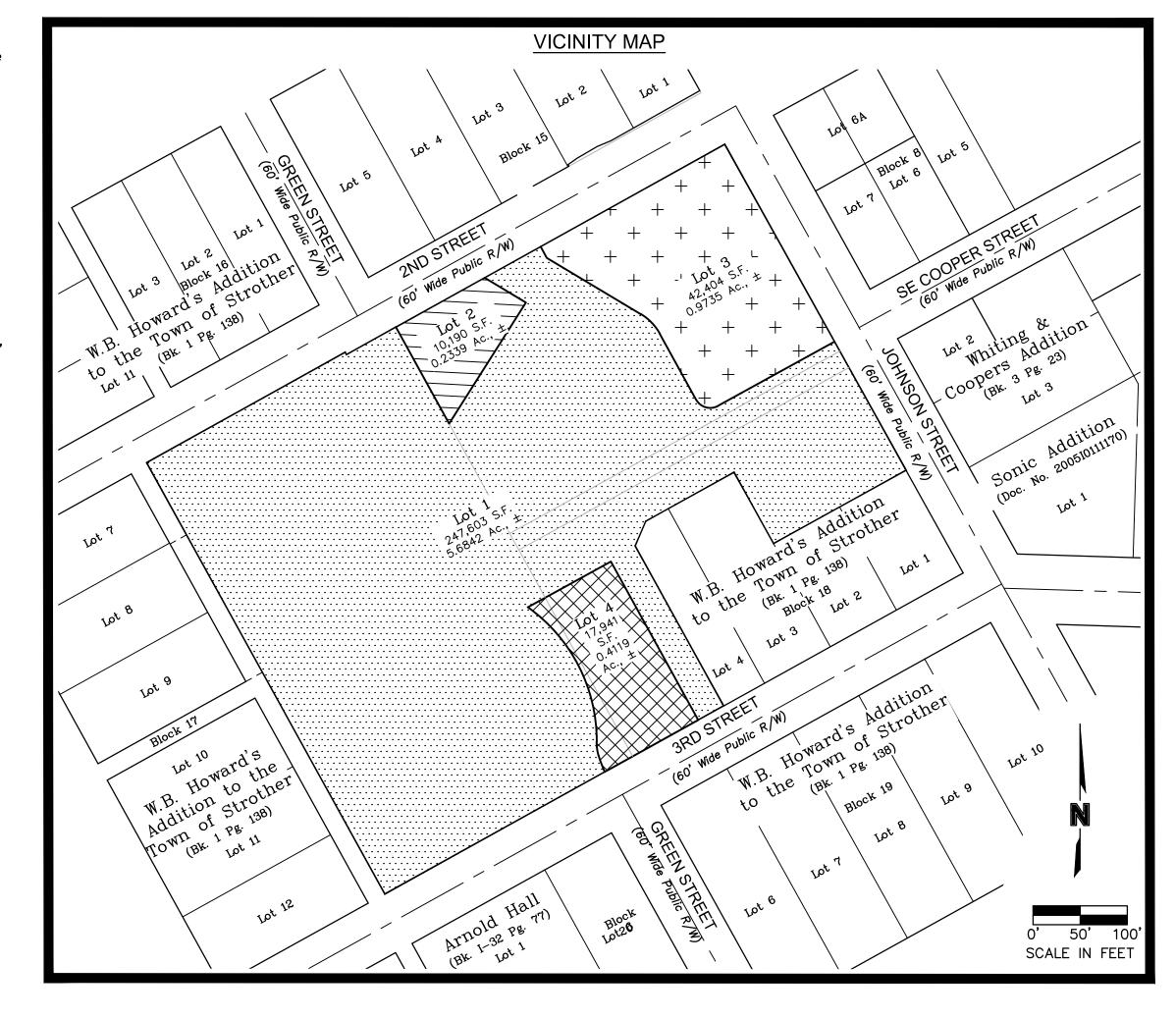
All storm water conveyance, retention, or detention facilities to be located within this plat shall be owned and maintained by the property owners' association in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the property owners' association 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.

Lots 2, 3 and 4 shall have access to public rights of way via internal private drives located within Lot 1.

Surveyor's Notes

- 1. Basis of Bearings Held the Northeasterly line of Lot 1, Block 18, W.B. Howard's Addition to the Town of Strother at North 29°04'41" West. Distances shown hereon are ground distances in US Survey Feet.
- 2. Subject Property is located within "Zone X Areas determined to be outside the 0.2% annual chance floodplain," according to FEMA Flood Insurance Rate Maps No. 29095C0436G & No. 29095C0417G, both Revised January 20, 2017.
- 3. Subject Property contains 318,138 Square Feet or 7.3035 Acres, more or less.
- 4. Per the Missouri Department of Natural Resources Missouri Geological Survey Program Subject Property has an abandoned water well (modnr.maps.arcgis.com) Ref. No. 00462710, Rev. No. 022712, Reg. No. B35341 & plugged 02/01/2012;
- 5. Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.
- Subject Property meets or exceeds the current standards for "Urban" Class Property Surveys, 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 the following Instrument Numbers: 2018E0008532, Book I157, Pg. 593, 2019E0107049, 2019E0105317 & 2004I0066273.

Lot Summary Table			
Lot 1		247,603 S.F.	5.6842 A
Lot 2		10,190 S.F.	0.2339 A
Lot 3		42,404 S.F.	0.9735 A
Lot 4		17,941 S.F.	0.4119 A
	Total	318,138 S.F.	7.3035 A



<u>Certification</u>

I hereby certify that the within Final Plat of "Lee's Summit Downtown Market Plaza, Lots 1-4", a 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 section and section 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.

PATRICK

City of Lee's Summit 200 SE Green Street Lees Summit, MO 64063 <u>Prepared For:</u> GLMV Architecture, Inc.

Property Owner:

Kansas City, MO 64114 Prepared By: Olsson 7301 W. 133rd Street, Suite 200 Overland Park, Kansas 66213

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

