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DATE: Jul 16, 2024 3:56pm XREFS: V-XBASE-02252 V-XTOP0-02200303

Final Plat
Lee's Summit Downtown Market Plaza, Lots 1-4
A replat of Lot 1, Lee's Summit City Hall and Lot 4 through Lot 10, W.B. Howard's Addition to the Town of Strother, both recorded subdivisions in the City of Lee's Summit, Jackson County, Missouri, lying in the Southwest Quarter of Section 5, Township 47 North, Range 31 West

Dedication

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 party.

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.

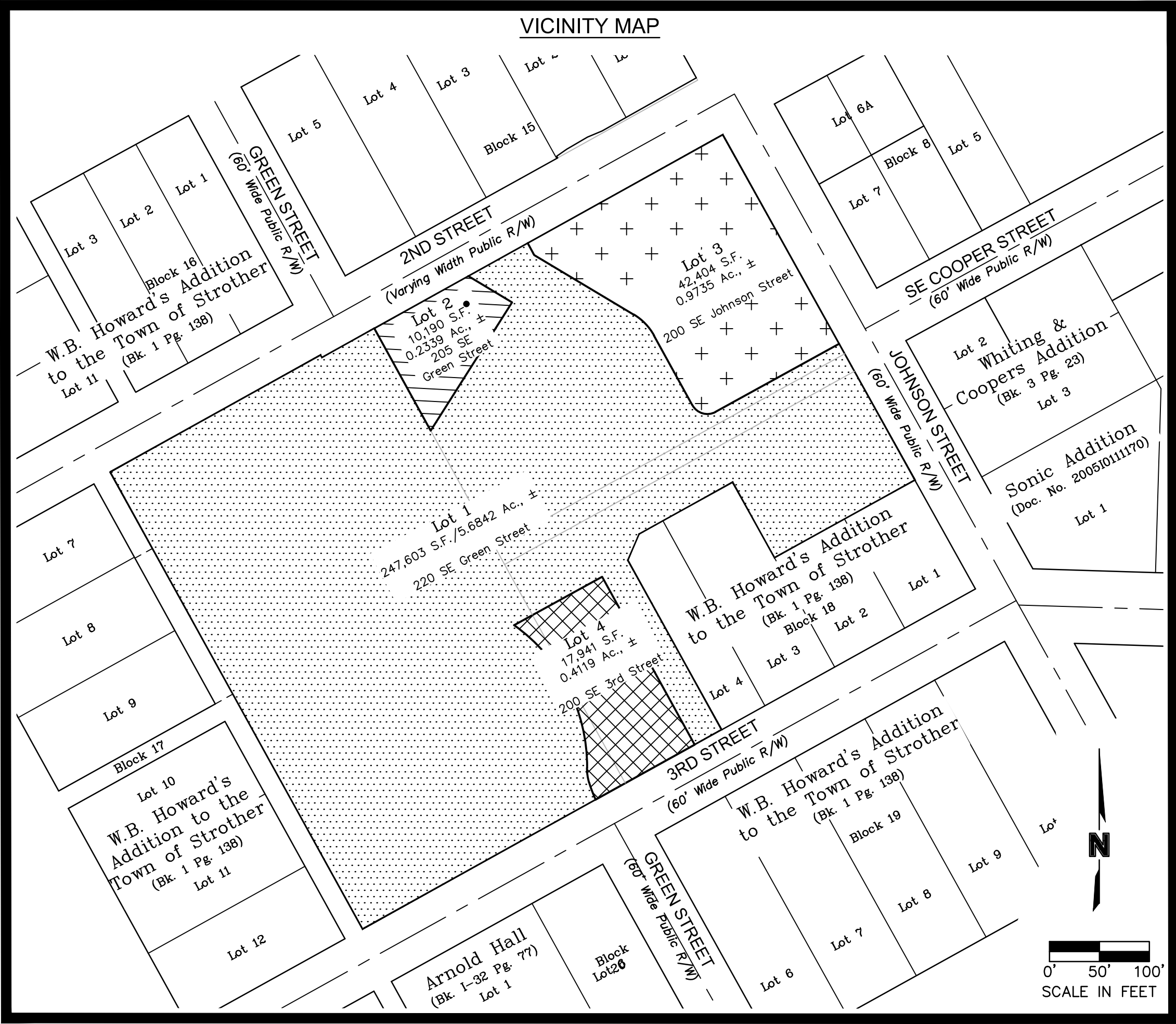
All storm water conveyance, retention, or detention facilities to be located within this plat shall be owned and maintained by the property owners' association in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected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

- 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.
- 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.
- Subject Property contains 318,138 Square Feet or 7.3035 Acres, more or less.
- 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;
- Per the Missouri Department of Natural Resources Missouri Geological Survey Program Subject Property has no existing, temporary or abandoned oil and/or gas wells (modnr.maps.arcgis.com).
- 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 1157, Pg. 593, 2019E0107049, 2019E0105317 & 2004I0066273.

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



Property Description

All of Lot 1, Lee's Summit City Hall, together with all of Lots 5 through 10, together with part of Lot 4, together with all of the adjacent 20-foot-wide Alley, together with all of Green Street right of way, all in Block 18 of W.B. Howard's Addition to the Town of Strother, both subdivisions in the City of Lee's Summit, Jackson County, Missouri, lying in the Southwest Quarter of Section 5, Township 47 North, Range 31 West, described by Patrick Ethan Ward, PLS-2005000071 of Olsson, Inc., LC-366, on April 3, 2024, as follows:

COMMENCING at the Southeast corner of Lot 1, Block 18 of said W.B. Howard's Addition to the Town of Strother, being the intersection of the Northwestern right of way line of 3rd Street and the Southwestern right of way line of Johnson Street, as both are now established; thence North 29 degrees 04 minutes 41 seconds West on said Southwestern right of way line a distance of 124.71 feet to the POINT OF BEGINNING; thence South 61 degrees 04 minutes 19 seconds West, through Lot 1 and Lot 2 of said Block 18, W.B. Howard's Addition to the Town of Strother a distance of 160.78 feet to the Southwestern line of Lot 2; thence North 28 degrees 53 minutes 42 seconds West, on said Southwestern line of said Lot 2 a distance of 86.39 feet to a point; thence South 61 degrees 04 minutes 19 seconds West, departing said Southwestern line of Lot 2, through said Lots 3 & 4 a distance of 106.95 feet to a point; thence South 23 degrees 26 minutes 04 seconds West, a distance of 28.60 feet to a point; thence South 28 degrees 53 minutes 42 seconds East a distance of 194.12 feet to a point on the Southeasterly line of said Lot 4 and said Northwestern right of way line; thence South 60 degrees 58 minutes 38 seconds West, on said Northwestern right of way line a distance of 411.25 feet to the Southwestern corner of said Lot 1 of Lees Summit City Hall; thence North 28 degrees 53 minutes 42 seconds West a distance of 522.80 feet to a point on the Southeasterly right of way line of 2nd Street, as now established, being the Northwestern corner of said Lot 1 of said Lees Summit City Hall; thence North 60 degrees 57 minutes 02 seconds East, on said Southeasterly right of way line a distance of 241.06 feet to the Northeasterly corner of said Lot 1 of Lees Summit City Hall; thence South 28 degrees 53 minutes 42 seconds East a distance of 2.71 feet to the Westerly extension of the Southeasterly right of way line of said 2nd Street; thence North 60 degrees 57 minutes 02 seconds East on said Southeasterly right of way line, a distance of 60.00 feet to the Northeasterly right of way line of Green Street; thence continuing North 60 degrees 57 minutes 02 seconds East, continuing on said Southeasterly right of way line a distance of 399.29 feet to a point on said Southwestern right of way line; thence South 29 degrees 04 minutes 41 seconds East, on said Southwestern right of way line a distance of 395.70 feet to the POINT OF BEGINNING, containing 318,183 square feet or 7.3035 acres, more or less.

Approvals

This is to certify that the within plat "Lee's Summit Downtown Market Plaza, Lots 1-4" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ____ day of _____, 2024 by Ordinance No. _____

William A. Baird - Mayor Trisha Fowler Arcuri - City Clerk

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

Joshua Johnson, AICP, Director of Development Services Terry Trafton - Planning Commission Secretary

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

County Assessor

Execution:

OWNER of Lots 1, 2, 3 & 4: City of Lees Summit Missouri
In testimony whereof, the OWNER of Lots 1, 2, 3 & 4: City of Lees Summit Missouri, has caused this instrument to be executed by a duly authorized representative of said company, on this ____ day of _____, 2024.

By: William A. Baird - Mayor

State of _____
County of _____)SS:

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 company.

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

My Commission Expires: _____

Certification

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.



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

Property Owner:
City of Lee's Summit
200 SE Green Street
Lees Summit, MO 64063

Prepared For:
GLMV Architecture, Inc.
9229 Ward Parkway, Suite 210
Kansas City, MO 64114

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

olsson

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

FINAL PLAT

LEES SUMMIT DOWNTOWN MARKET PLAZA, LOTS 1 - 4

A replat of Lot 1, Lee's Summit City Hall and Lot 4 through Lot 10, W.B. Howard's Addition to the Town of Strother, Southwest Quarter of Section 5, Township 47 North, Range 31 West

LEES SUMMIT, JACKSON COUNTY, MISSOURI

drawn by: EDV

checked by: PEW

approved by: PEW

QA/QC by: PEW

project no.: 02200303

drawing no.: 022-00303

date: 2024.04.03

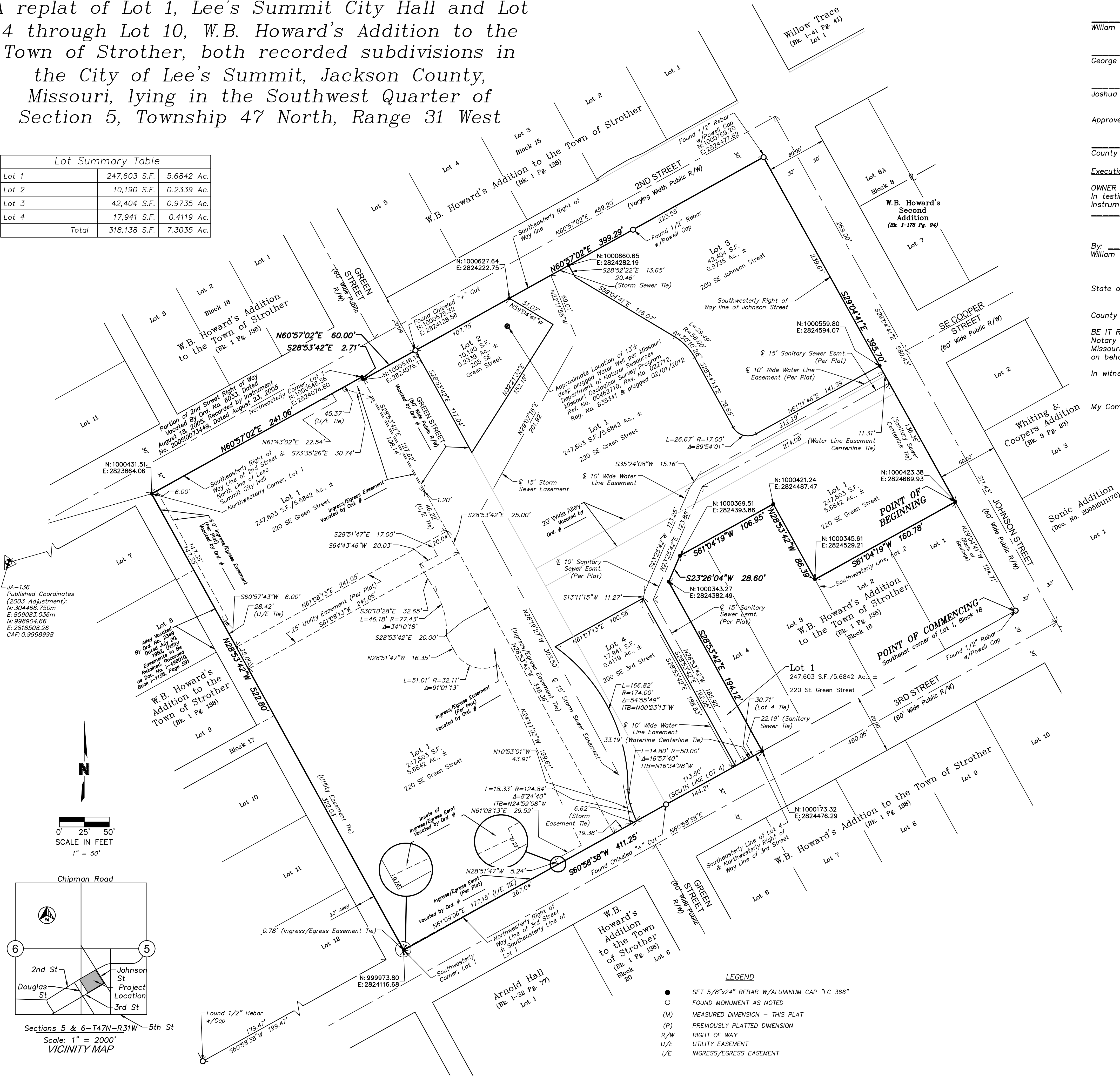
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1 of 2

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Execution:

OWNER of Lots 1, 2, 3 & 4: City of Lees Summit Missouri
In testimony whereof, the OWNER of Lots 1, 2, 3 & 4: City of Lees Summit Missouri, has caused this instrument to be executed by a duly authorized representative of said company, on this ____ day of _____, 2024.

By: William A. Baird - Mayor

State of _____

County of _____)SS:

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 company.

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

My Commission Expires: _____

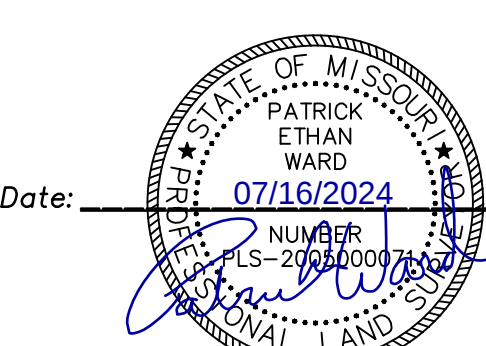
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Date: 07/16/2024

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

Property Owner:
City of Lee's Summit
200 SE Green Street
Lees Summit, MO 64063

Prepared For:
GLMV Architecture, Inc.
9229 Ward Parkway, Suite 210
Kansas City, MO 64114

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

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS DESCRIPTION

REV. NO.

DATE

BY

REVISIONS

SHEET

2 of 2

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