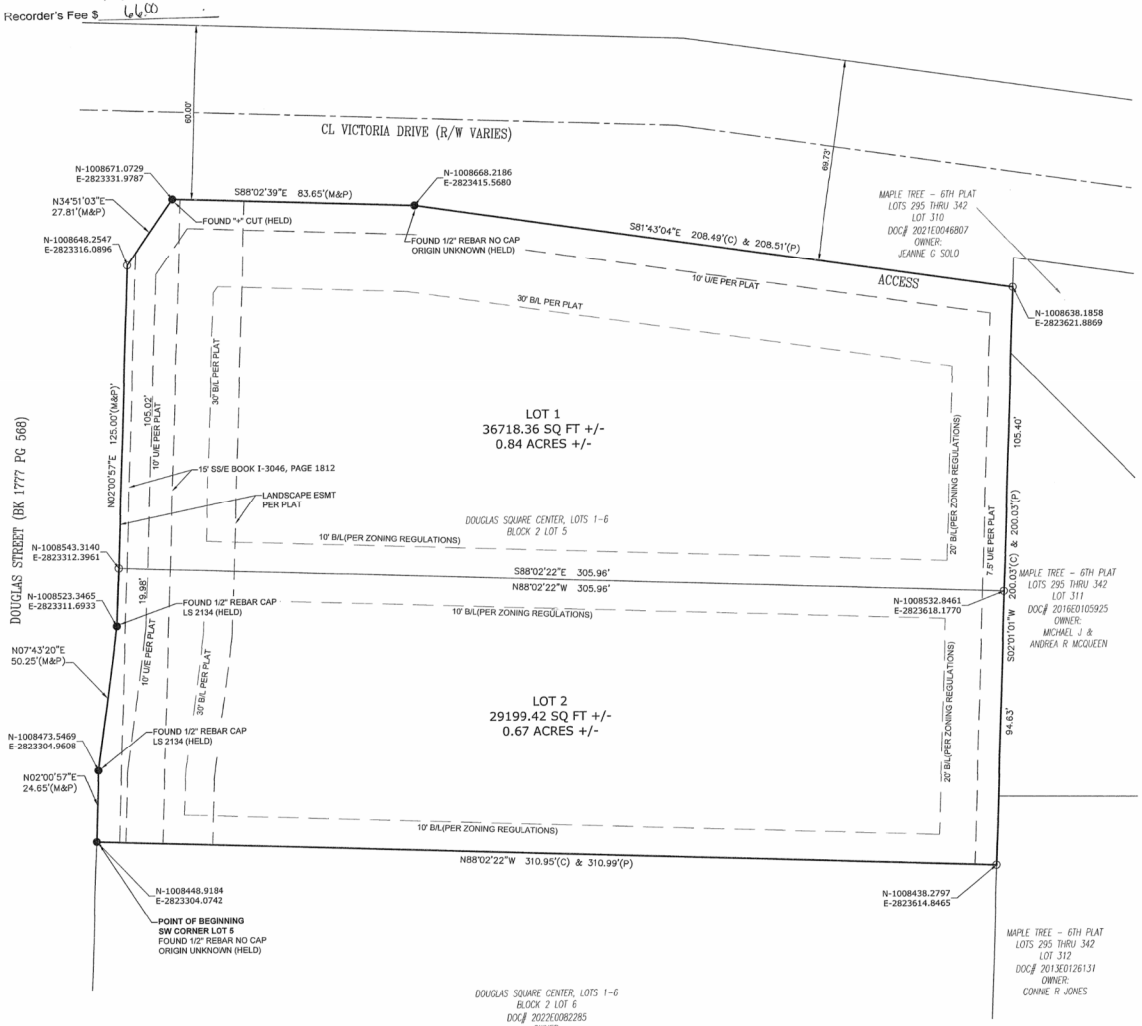
2024E0050888

Filed for Record this day of
August 1, 2024
At 3 o'clock 57 Minutes PM
Recorded in Book I918 At Page 13
Instrument Number 2024E0050888
Director Recorder of Deeds
By C Waterfield
Deputy
Recorder's Fee $ 66.00

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



6/25/2024 1:33 PM AUSTI
CAD FILE : \\AtlasNAS\Data\Atlas Land Consulting\2024\24-055 Kimley Horn 1399 NE Douglas St Lees Summit ALTA\Minor Plat.dwg

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 TEH 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.

AN EASEMENT FOR CROSS-ACCESS HAS BEEN ESTABLISHED OVER ALL OR A PORTION OF THE PROPERTY DESCRIBED HEREIN IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED ON MARCH 25, 1998, AS DOCUMENT NO. 98-120389, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED APRIL 17, 1998, AS DOCUMENT NO. 98-127197, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

IN TESTIMONY WHEREOF,
I, undersigned owner of SUBJECT PROPERTY, have set our hands this 19 day of July, 2024

ORTHO KING PROPERTIES LLC, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF MISSOURI
COUNTY OF Jackson

BE IT REMEMBERED THAT ON THIS 19 DAY OF July, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME Kevin Robinson 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 Ashley Horn
My Commission Expires: 3/22/26

ASHLEY HORN
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 22, 2026
13556597

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.

Trisha Fowler Arcuri — 7-29-24
TRISHA FOWLER ARCURI, CITY CLERK — DATE

David Bohn — 7-25-24
for GEORGE M. BINGER, III PE., CITY ENGINEER — DATE

Joshua Johnson — 7-22-24
JOSHUA JOHNSON, AICP, DIRECTOR OF DEVELOPMENT SERVICES — DATE

8/1/2024
COUNTY ASSESSOR/GIS DEPARTMENT — DATE
FINCENT E PARCE

KS ENG COA: 43313
KS SUR COA: 363
MO ENG COA: #2012014004
MO SUR COA: #2012014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913.701.9073
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCCONSULT-LLC.COM

MINOR SUBDIVISION

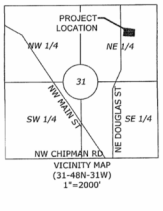
LEGEND

- 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. COORDINATES BASED ON MISSOURI COORDINATE SYSTEM 1983 - GEOGRAPHIC REFERENCE SYSTEM JA-43. GRID FACTOR GRID FACTOR: .9998981
   -COORDINATES
   -N-1008949.12
   -E-2823205.59
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. 29095C0417G, 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



VICINITY MAP
(31-48N-31W)
1"=2000'

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16).

BRYAN F. HILL MO PLS 2008016658

JOB NO:24-055

SCALE	PREPARED FOR
20 10 0 20 SCALE IN FEET	
SEC-TWN-RNG	ORTHO KING PROPERTIES LLC
31-48N-31W	ADDRESS: 1399 NE DOUGLAS ST LEES SUMMIT, MO 64086

DATE

JUNE 4, 2024