

FINAL PLAT

EVREN APARTMENTS

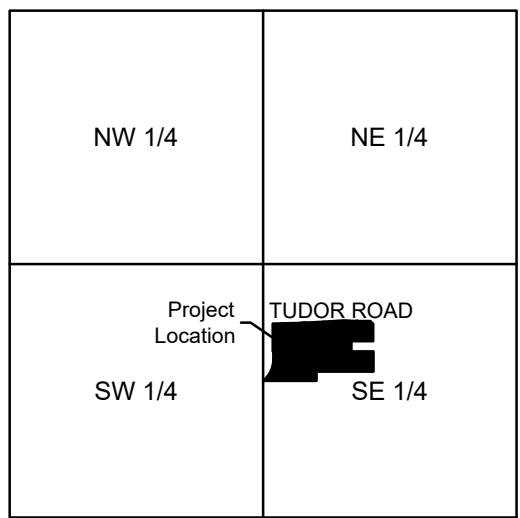
PART OF THE NE 1/4, SW 1/4 & SE 1/4 OF SECTION 31, TOWNSHIP 48, RANGE 31,
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Plat Corners (State Plane Coords in Meters)		
Point #	Northing	Easting
1	306743.941	860114.035
2	306742.998	860203.681
3	306743.027	860219.866
4	306743.658	860260.039
5	306743.882	860275.535
6	306744.936	860342.057
7	306742.192	860377.673
8	306741.966	860383.106
9	306740.463	860423.728
10	306735.733	860428.146
11	306675.959	860426.338
12	306678.503	860361.733
13	306646.226	860360.737
14	306643.673	860425.351
15	306579.500	860423.319
16	306586.447	860246.645
17	306556.562	860245.874
18	306563.404	860076.086
19	306629.731	860111.575
20	306655.987	860112.504
21	306656.056	860110.965

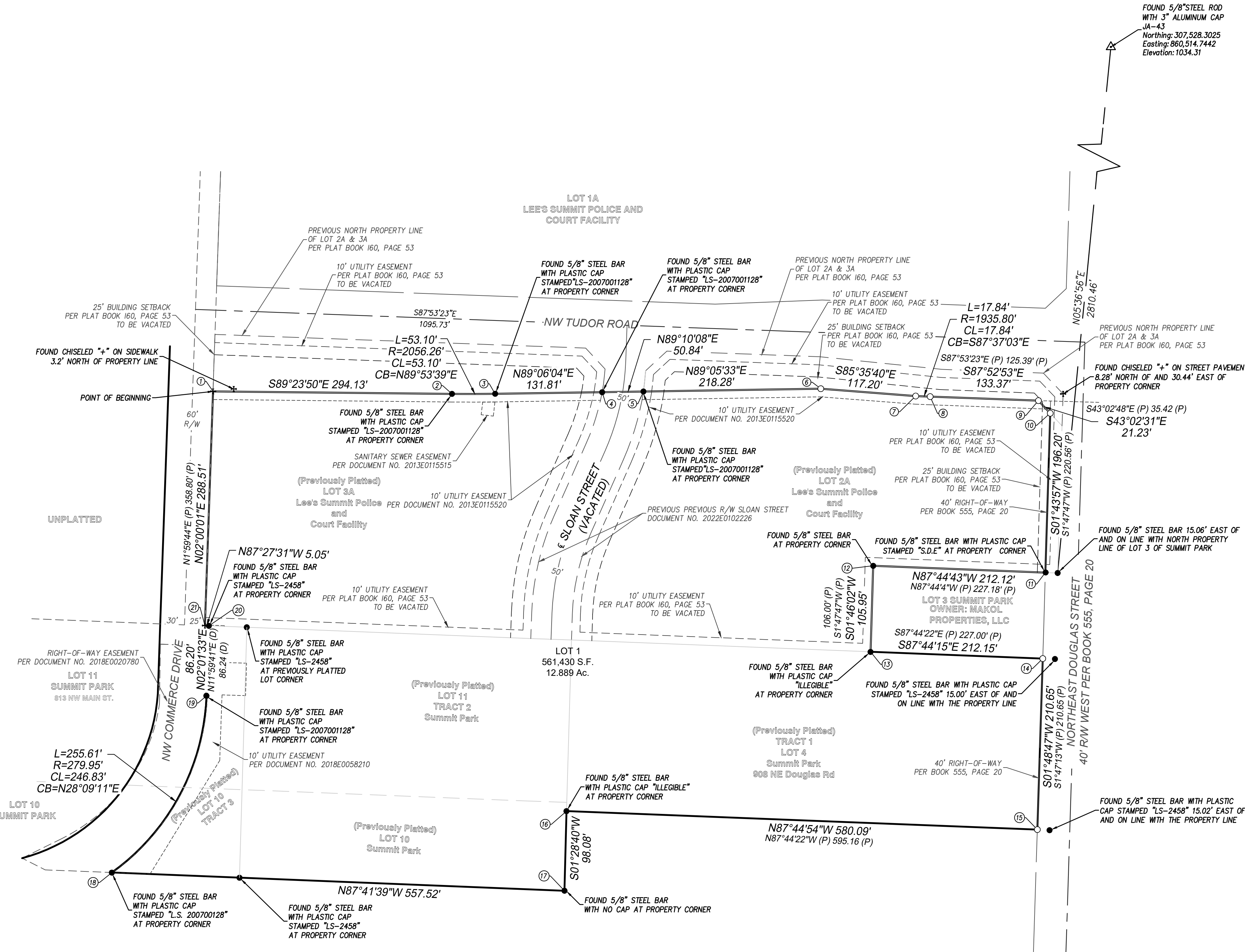


LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- ✚ FOUND CHISELED "*" AS NOTED
- (D) DEEDED
- (P) PLATTED
- L= LENGTH OF CURVE
- R= RADIUS OF CURVE



LOCATION MAP
SECTION 31-T48N-R31W
Scale 1" = 2000'



NOTES:

- Basis of Bearings: Bearings shown hereon are Grid Bearings determined by GPS observations, referenced to the Missouri State Plane Coordinate System of 1983, West Zone (NAD 83), with a grid factor of 0.9998981 scaled from 1008949.106, 2823205.456, 1034.306
- Error of Closure: 0.0021
Precision: 1 part in: 1851674.286'
- All bearings and distances shown on this plat are measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0417G, revised JANUARY20, 2017; this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

I hereby certify that during this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during August 14, 2024, and that said survey meets or exceeds the current Minimum Standards for Missouri Standards for property boundary Surveys, "Urban Type" property as established by the "Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, Professional Landscape Architects and The Department of Agriculture: Land Survey Program of the State of Missouri

DRAFT COPY

Randy G. Zerr, Missouri PLS-2018016442
RIC KS CLS-2011003572
rzerr@ric-consult.com

PROPERTY DESCRIPTION:

A tract of land located in Lots 2A and 3A of LEE'S SUMMIT POLICE AND COURT FACILITY and located in part of Lots 4, 10, and 11 of SUMMIT PARK, both subdivisions of land in the City of Lee's Summit, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on August 14, 2024 as follows:

Beginning at the Northwest corner of said Lot 3A, said Point of Beginning being the intersection of the South right-of-way of Tudor Road and the East right-of-way of NW Commerce Drive as both now established in August 2024; thence East along the said South right-of-way the following eight (8) courses; thence South 89°23'50" East, 294.13 feet; thence easterly on a tangent curve to the left having an arc length of 53.10 feet, a radius of 2056.26 feet, and a chord that bears North 89°53'39" East, 53.10 feet; thence North 89°06'04" East, 131.81 feet; thence North 89°10'08" East, 50.84 feet, thence North 89°05'33" East, 218.28 feet; thence South 85°35'40" East, 117.20 feet; thence easterly on a tangent curve to the left having an arc length of 17.84 feet, a radius of 1935.80 feet, and a chord that bears South 87°37'03" East, 17.84 feet; thence South 87°52'53" East, 133.37 feet to a point on the West right-of-way of NE Douglas Street as now established in August 2024; thence South 43°02'31" East, along said West right-of-way, 21.23 feet; thence, continuing along said West right-of-way, South 01°43'57" West, 196.20 feet; thence, departing said West right-of-way, North 87°44'43" West, 212.12 feet; thence South 01°46'02" West, 105.95 feet; thence South 87°44'15" East, 227.15 feet to a point on the West right-of-way of said NE Douglas Street; thence South 01°48'47" West, along said West right-of-way, 210.65 feet; thence, departing said West right-of-way line, North 87°44'54" West, 595.09 feet; thence South 01°28'40" West, 98.08 feet; thence North 87°41'39" West, 557.52 feet to a point on the East right-of-way of NW Commerce Drive as now established in August 2024, thence northerly along said East right-of-way the following four (4) courses; thence on a non-tangent curve to the left having an arc length of 255.61 feet, a radius of 279.95 feet, and a chord that bears North 28°09'11" East, 246.83 feet; thence North 02°01'33" East, 86.20 feet; thence North 87°27'31" West, 5.05 feet; thence North 02°00'01" East, 288.51 feet to the Point of Beginning containing 561,430 square feet or 12.888 acres.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "EVREN APARTMENTS".

EASEMENT DEDICATION: 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 is hereby granted to Lee's Summit, Missouri for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Lee's Summit, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

DRAINAGE EASEMENT: A Drainage Easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary. The City of Lee's Summit, shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which with the maintenance and use thereof.

SANITARY SEWER EASEMENT: A Sewer Easement (SS/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through. By the granting this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with The City of Lee's Summit, in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

STREET DEDICATION: Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

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.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the Boundaries of the property is hereby granted to The City of Lee's Summit, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither The City of Lee's Summit, nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

APPROVALS

This is to certify that the Final plat of Evren Apartments, was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to the United Development Ordinance No. 5209.

Trisha Fowler Arcuri - City Clerk Date

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

Robert G. McKay, AICP - Director of Planning & Special Projects Date

Jackson County Assessor / GIS Department Date

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20__.

James E. Thomas Jr. - Authorized Representative
LSMO Tudor Apartments, LLC

STATE OF MISSOURI)

COUNTY OF JACKSON) SS

BE IT REMEMBERED, that on this ____ day of _____, 20__, before me a Notary Public in and for said County and State, came James E. Thomas Jr. who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public

My Appointment Expires: _____

24-0166

EVREN APARTMENTS

Prepared For:
Cityscape Residential
James E. Thomas Jr.
10 West Camel Drive, Suite 200
Carmel, Indiana 46032

Date of Preparation:
August, 2024



102 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com

Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234