

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). The Title report was furnished by Old Republic National Title Insurance Company, Policy No. 23063197 Dated: March 28, 2023 @ 8:00 A.M.

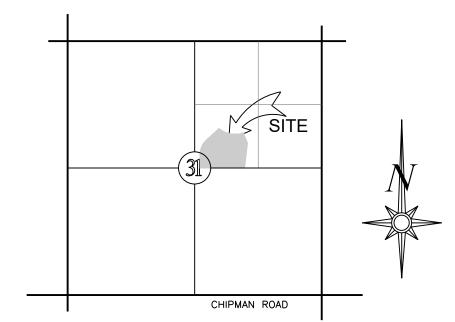
4). Bearings shown hereon are based upon bearings described in the Final Plat of Douglas Station Commercial Park Lots 10A & 10B.

5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

6). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

7) This property is located outside the 100 year flood plain, zone "x" as shown on the Map Number 29095C0292F, Dated September 26, 2006

POINT
1
2
3
4
5
JA-74



LOCATION MAP SECTION 31-T48-R31 (N.T.S.)

PROPERTY

"D

NOTARY STATE OF M

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF DOUGLAS STATION-LOTS 1 & 2, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

Date

Joshua Johnson, AICP, Director of Development Services Date

Trisha Fowler Arcuri, City Clerk Date

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

APPROVED BY JACKSON COUNTY ASSESSOR:

NORTHING	EASTING	
307072.010	860314.192	
307029.032	860329.989	
306927.754	860313.772	
306934.472	860131.439	
307094.099	860215.404	
298235.597	856321.461	
Coordinates Shown in Meters		

Minor Plat		
Douglas Station-Lots 1 & 2		
Section 31, Township 48, Range 31 Lee's Summit, Jackson County, Missouri	REVISIONS	
N LEGEND	DATE	
These standard symbols will be found in the drawing.		
W E Set 1/2" Rebar & Cap © Found Survey Monument (As Noted) # State Plane Coordinate Location	5	nge 31 Missouri
V	Station-Lots 1 &	Township 48, Ra Jackson County,
PROPERTY DESCRIPTION (Old Republic National Title Insurance Company, Policy No. 23063197) (March 28, 2023, at 8:00 AM) Description taken verbatim from Commitment Lot 10A, DOUGLAS STATION COMMERCIAL PARK – LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.	glas	Section 31, To e's Summit, Ja
Lot 10B, DOUGLAS STATION COMMERCIAL PARK – LOTS 10A & 10B, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.		Seci Lee's S
DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN DEDICATION: THE MARKENSHIP PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN DESCRIPTION: AND AGMENT ON CLIENCE IS HEREEN GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT ADD MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, MIRES, AANCHORS, CONDUITS, NANDORF, CABLE TV, OR ANY OTHER LECESSARY PUBLIC USIL OTTATING SERVICES, ANY OR ALL OF THEME, UPON, OVER, OR ON STRUCTURES FOR WATER, GAS, SAMUTARY SEWER, SURFACE DRAFTOR, ON BEALE TO HEME, UPON, OVER, OR ON THOSE ARRES OUTLINED AND DESIGNATED UPON THIS PLAT, AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET ON THOSE ARRES OUTLINED AND DESIGNATED. DUIDENC HARE DEDICATED TO THE PUBLIC USE ON THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT AND SACTION OF THE EASEMENTS' HEREBY SAME, ANY ROUT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS' HEREBY GRANTED. BUILDING LINES BARSEMMENTS HEREIN GRANTED. BUILDING LINES THEONENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "FWORMMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P. e., 1985. BUILDING LINES THEONENCE OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P. e., 1985. BUICANG LINES AND MAPE 20095CO2927. DATE	Minor Plat	SHEET SECTION TOWNSHIP RANGE COUNTY JOB NO. 1 31 31 Jackson Dougles Station Pass Tevo M. Schlicht, PLS, PE 1"=50' April 2, 2024
ON THIS	FNGINEERING	SOLUTIONS SURVEYING 50 SE 30TH STREET LEE'S SUMMIT, MO 64082 P:(816) 623-9888 F:(816)623-9849