

RECORD DESCRIPTION

All that part of the Northeast Quarter of Section 30, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows: commencing at the northwest corner of the Northeast Quarter of said Section 30, thence south 01 degree 37 minutes 50 seconds West, with the west line of the Northwest Quarter of the Northeast Quarter of said Section 30, a distance of 853.75 feet to a point on the southeasterly line of Lot 1, Lee's Summit Road Pump Station; thence North 50 degrees 41 minutes 15 seconds East, with the southeasterly line of said Lot 1, a distance of 59.22 feet to the point of beginning; thence continuing North 50 degrees 41 minutes 15 seconds East, and continuing with the southeasterly of said Lot 1, a distance of 116.89 feet to the easterly most corner of said Lot 1; thence North 44 degrees 49 minutes 51 seconds East, a distance of 792.38 feet to a point on the westerly right—of—way line of NW Lee's Summit Road; thence South 54 degrees 34 minutes 12 seconds East, with the westerly right-of-way line of Lee's Summit Road, a distance of 95.69 feet to a point of curvature; thence continuing with the westerly right-of-way line of NW Lee's Summit Road and with the westerly right-of-way line of NE Douglas Street on a curve to the left having a radius of 1142.00 feet, a central angle of 56 degrees 01 minute 43 seconds, an arc distance of 1116.74 feet; thence South 01 degree 27 minutes 31 seconds West, continuing with the westerly right-of-way line of NE Douglas Street, a distance of 322.27 feet; thence North 88 degrees 32 minutes 29 seconds West, and no longer with the westerly right-of-way line of NE Douglas Street, a distance of 375.74 feet; thence North 01 degree 27 minutes 27 seconds East, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 195.68 feet; thence North 45 degrees 00 minutes 00 seconds West, a distance of 889.18 feet to the point of beginning. The above described tract contains 979,968 square feet, or 22.50 acres.

DEDICATION

The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as ALURA FIRST PLAT.

SURVEYOR'S REPORT

- 3. The subject property contains 979,968 square feet, or 22.50 acres.

6. No abandoned oil or gas wells have been identified within the property limits of the proposed construction activities, per the Missouri Department of Natural Resources (MDNR) permitted oil and gas database, dated June 2, 2020.

7. Individual lot owners shall not change or obstruct the flow path on lots, as shown on the Master Drainage Planunless specific application is made and approved by the City Engineer.

	М	ISSOURI STATI	E PLANE COOF	NDINATE TRAVE	ERSE
STATION	BEARING	DISTANCE	NORTHING	EASTING	
1			307528.309	860514.793	MDNR MONUMENT JA-43
	N11°35'09"E	1608.295			
2			309103.676	860191.821	POINT OF BEGINNING
	N50°41'15"E	35.624			
3			309126.247	860219.384	
	N44°49'51"E	241.492			
4			309297.509	860389.640	
	S54°34'12"E	29.163			
5			309280.603	860413.403	
	R=348.046	L=340.348			
6			308988.150	860559.570	
	S01°27'31"W	98.218			
7			308889.963	860557.071	
	N88°32'29"W	114.514			
8			308892.876	860442.591	
	N01°27'27"E	19.182			
9			308912.052	860443.079	
	N90°00'00"W	59.637			
10			308912.052	860838.441	
	N45°00'00"W	270.994			
11			309103.676	860191.821	POINT OF BEGINNING

All bearings and coordinates shown are based on the Missouri State Plane Grid System, West Zone, NAD 83 using a grid factor of 0.9998981, as shown on Missouri Department of Natural Resources monument JĂ-43. All distances are grid distances, and all distances and coordinates are in meters. To convert from grid meters to ground feet: distance/0.3048/.9998981. All distances and coordinates shown are are international feet.

	Jon Odle, Manager DPLS P1 LLC
	State of :
	County of :
	On this day of , 2024, be and who exec uted the foregoing instrument and ack no
	IN WITNESS WHEREOF, I have hereunto set my hand ar written above.
	Notary Public
	This is to cer tify that the minor plat of Discovery P arl pursuant to Chapter 33, the Unified Development Ordir
	Trisha Fowler Arcuri — City Clerk Date
	George M. Binger III, P.E. — City Engineer
	Joshua Johnson, AICP — Director of Development Servi
	Joshua Johnson, AICP — Director of Development Servi Vincent E Brice — Jackson County Assessor/GIS Dept.
	Vincent E Brice - Jackson County Assessor/GIS Dept.
: o	Vincent E Brice — Jackson County Assessor/GIS Dept.

Samuel J. DePriest Missouri PLS 2013000041

1. The basis of bearing for this survey is Missouri State Plane Coordinate System, West Zone, NAD-83.

2. A 5/8" x 24" rebar with a plastic cap stamped LS-62 has been set at every property corner unless noted otherwise.

4. The subject property lies in Other Areas — Zone X — areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map 29095C0409G, revised January 20, 2017.

DEVELOPER

Intrinsic Development

3622 Endeavor Ave., Ste. 101 Columbia, MO 65201

5. The right—of—way for NE Douglas Street and NW Lee's Summit Road was dedicated in Doc. No. 2015E0017982.

e hereunto set their hands this _____ day of _____. 2024.

pefore me personally appeared the above persons, to me known to be the persons described in owledged that they executed the same as their free act and deed. and affixed my notarial seal at my office in said county and state the date and year last

My commission expires:

ark, Lot 9-1 and Tract A-1, was submitted to and duly approved by the City of Lee's Summit, linance, of the Code of Ordinances of the City of Lee's Summit.

Date

ices Date

Date

is based upon an actual survey performed by me or under my direct supervision and nt Missouri standards for property boundary surveys defined in 20 CSR 2030-16 and Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects Land Survey Division to the best of my professional abilities, knowledge and beliefs.

11/19/2024



Engineering beyond.[™]

8455 College Boulevard Overland Park, KS 66210 816.777.0400 weareown.com

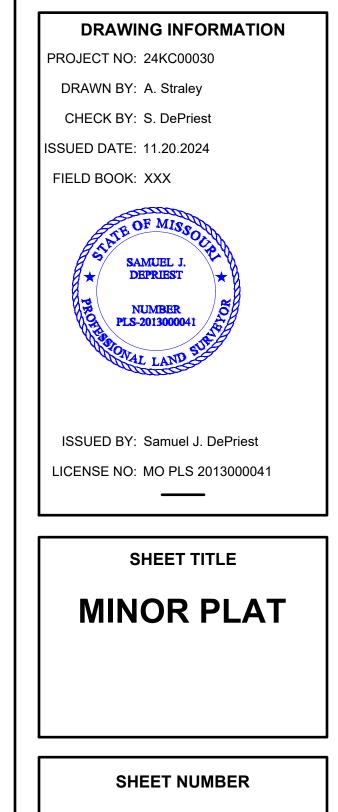
FORMERLY ANDERSON ENGINEERING

> A licensed Missouri Surveying Corporation COA# 00062



LEE'S SUMMIT JACKSON COUNTY, MISSOURI

REVISIONS							
NO.	DESCRIPTION	DATE					



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