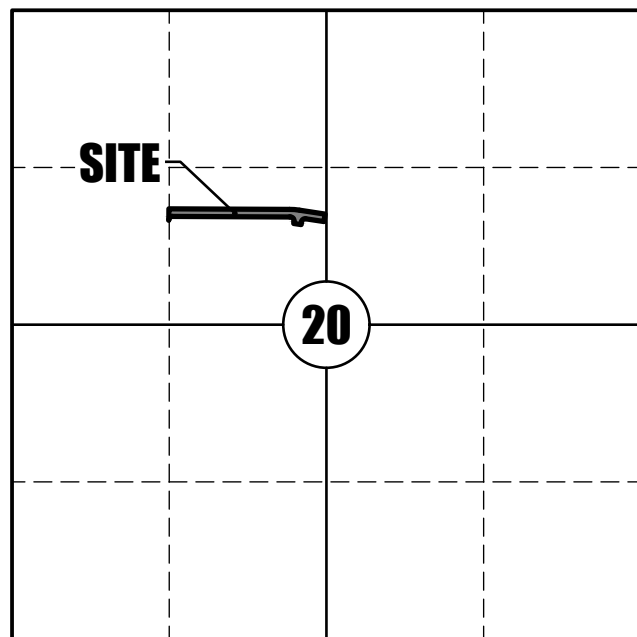


SITE LOCATION MAP
NOT TO SCALE

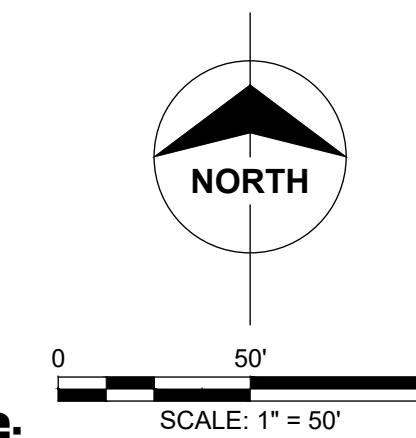


TOWNSHIP 48 NORTH, RANGE 31 WEST

FINAL PLAT
LAKWOOD BUSINESS PARK - NE MAGUIRE BOULEVARD
PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGEND:

- FOUND MONUMENT, AS NOTED
- SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
- PM SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
- FND. FOUND
- R RECORD DIMENSION
- M MEASURED DIMENSION
- RA RADIUS
- L CURVE LENGTH
- CH CHORD BEARING
- C CHORD LENGTH
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- NTS NOT TO SCALE



REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-42". DATE OF OBSERVATION 2003 (N: 321505.303 METERS, E: 859594.663 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999031 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0430G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON COUNTY, MISSOURI.

GAS WELLS:

THIS SITE CONTAINS NO ACTIVE, INACTIVE, OR CAPPED OIL OR GAS WELLS PER MDNR ONLINE DATABASE AS SEARCH ON SEPTEMBER 23RD, 2024.

EASEMENTS:

AN EASEMENT OR LICENSES 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 EASEMENTS" (U/E) OR WITH ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. 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.

STREETS:

THE ROADS AND STREET SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "LAKWOOD BUSINESS PARK - NE MAGUIRE BOULEVARD".

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 20__.

DAVID L. WARD, MEMBER

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. WARD, MEMBER OF NORTH OAK SAFETY STORAGE, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENTS:

"THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "LAKWOOD BUSINESS PARK - NE MAGUIRE BOULEVARD", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS ____ DAY OF _____, 20__ BY ORDINANCE NO. _____."

APPROVED: _____	DATE _____
WILLIAM A. BAIRD MAYOR	
APPROVED: _____	DATE _____
TERRY TRAFTON PLANNING COMMISSION SECRETARY	
APPROVED: _____	DATE _____
GEORGE M. BINGER III, P.E. CITY ENGINEER	
APPROVED: _____	DATE _____
AIMEE NASSIF, AICP DEPUTY DIRECTOR OF DEVELOPMENT SERVICES	
APPROVED: _____	DATE _____
TRISHA FOWLER ARCURI CITY CLERK	
APPROVED: _____	DATE _____
JACKSON COUNTY ASSESSORS OFFICE	

NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CWM, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, ADJACENT EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.
4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 2021E0034900 OF THE JACKSON COUNTY, MISSOURI RECORDS.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
6. THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.

DESCRIPTION:

A TRACT OF LAND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2021E0034900, AS RECORDED AT THE JACKSON COUNTY MISSOURI RECORDER OF DEEDS OFFICE AND BEING LOCATED IN PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 23B, LAKWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 23B, POINT BEING THE SOUTHWEST CORNER OF LOT 46, LAKWOOD BUSINESS PARK - LOT 46, BOTH BEING SUBDIVISIONS OF LAND AS RECORDED AT SAID RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST MAGUIRE BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG THE SOUTH LINE OF SAID LOT 46, AND ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CURVE LENGTH OF 51.21 FEET, CHORD BEARING OF NORTH 77°13'19" WEST, AND A CHORD LENGTH OF 51.19 FEET; TO THE NORTHWESTERLY CORNER OF SAID NORTHEAST MAGUIRE BOULEVARD, AS SHOWN ON THE PLAT OF LAKWOOD BUSINESS CENTER ON I-470 - PLAT P, AS RECORDED AT SAID RECORDER OF DEEDS OFFICE, SAID POINT BEING THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, LEAVING THE SOUTH LINE OF SAID LOT 46, AND ALONG THE WEST LINE SAID PLAT P, SOUTH 10°00'36" WEST, 60.00 FEET, TO THE SOUTHWESTERLY CORNER OF SAID NORTHEAST MAGUIRE BOULEVARD AS SHOWN ON SAID PLAT P; THENCE LEAVING THE WEST LINE OF SAID PLAT P, NORTH 79°57'09" WEST, 146.05 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, A CHORD BEARING OF SOUTH 55°02'51" WEST, AND A CHORD LENGTH OF 42.43 FEET; THENCE SOUTH 10°02'51" WEST, 21.08 FEET; THENCE NORTH 79°57'09" WEST, 60.00 FEET; THENCE NORTH 10°02'51" EAST, 17.07 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 51.14 FEET, A CHORD BEARING OF NORTH 38°47'01" WEST, AND A CHORD LENGTH OF 45.17 FEET; THENCE ALONG A COMPOUND CURVE HAVING A RADIUS OF 480.00 FEET, AN ARC LENGTH OF 6.44 FEET, A CHORD BEARING OF NORTH 87°59'57" WEST, 6.44 FEET; THENCE ALONG A LINE TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, NORTH 88°23'00" WEST, 929.96 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.88 FEET, A CHORD BEARING OF SOUTH 46°50'51" WEST, AND A CHORD LENGTH OF 42.26 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHEAST HAGEN ROAD AS ESTABLISHED BY THE DOCUMENT RECORDED AS INSTRUMENT NUMBER I-844797 IN BOOK 1868, AT PAGE 825, AT SAID RECORDER OF DEEDS OFFICE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°04'42" EAST, 89.76 FEET TO THE SOUTHWEST CORNER OF LOT 27, LAKWOOD BUSINESS CENTER ON I-470 PLAT K, A SUBDIVISION OF LAND AS RECORDED AT SAID RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID LOTS 27 AND 46, SOUTH 88°23'00" EAST, 959.24 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 46, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 79.46 FEET, A CHORD BEARING OF SOUTH 84°10'05" EAST, AND A CHORD LENGTH OF 79.39 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 46, SOUTH 79°57'09" EAST, 206.01 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1.79 ACRES, MORE OR LESS.

PREPARED FOR WARD DEVELOPMENT 1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029 TONY WARD (816)229-8115	FINAL PLAT LAKWOOD BUSINESS PARK - NE MAGUIRE BOULEVARD PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI							
	I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID 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 AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.							
		3200 S. State Route 201, Bldg. 1 Independence, MO 64057 816.373.4800 powellcwm.com				Certificates of Authority Architecture: MO 210 KS 73 Engineering: MO 4 KS 241 Land Surveying: MO 123 KS 36		
NICHOLAS R. MILLER PLS MO LS 2016000167	REVISED 12/11/2024	DATE 12/03/2024	JOB NO. 21-1883	FIELD BY KAN/DJG	DRAWN BY WDE	CHECKED BY NRN	CLASSIFICATION URBAN	SHEET NO. 1 OF 1

JOB NO. 21-1883