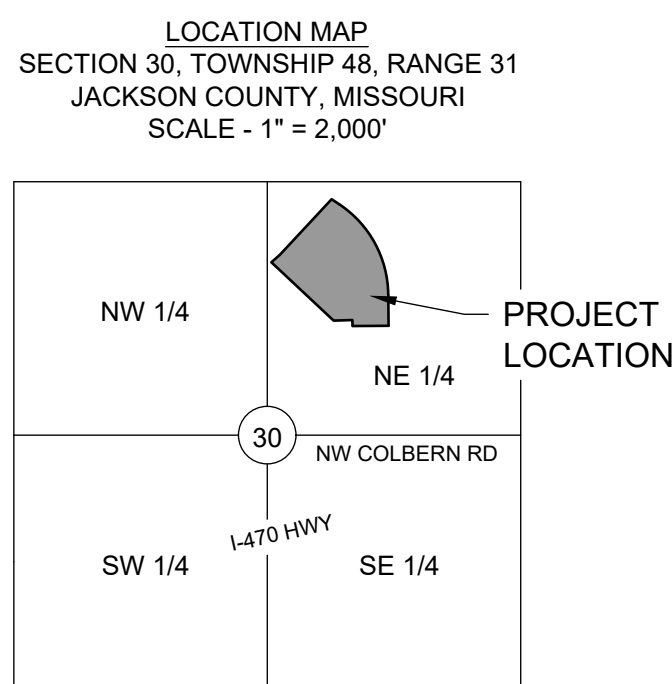
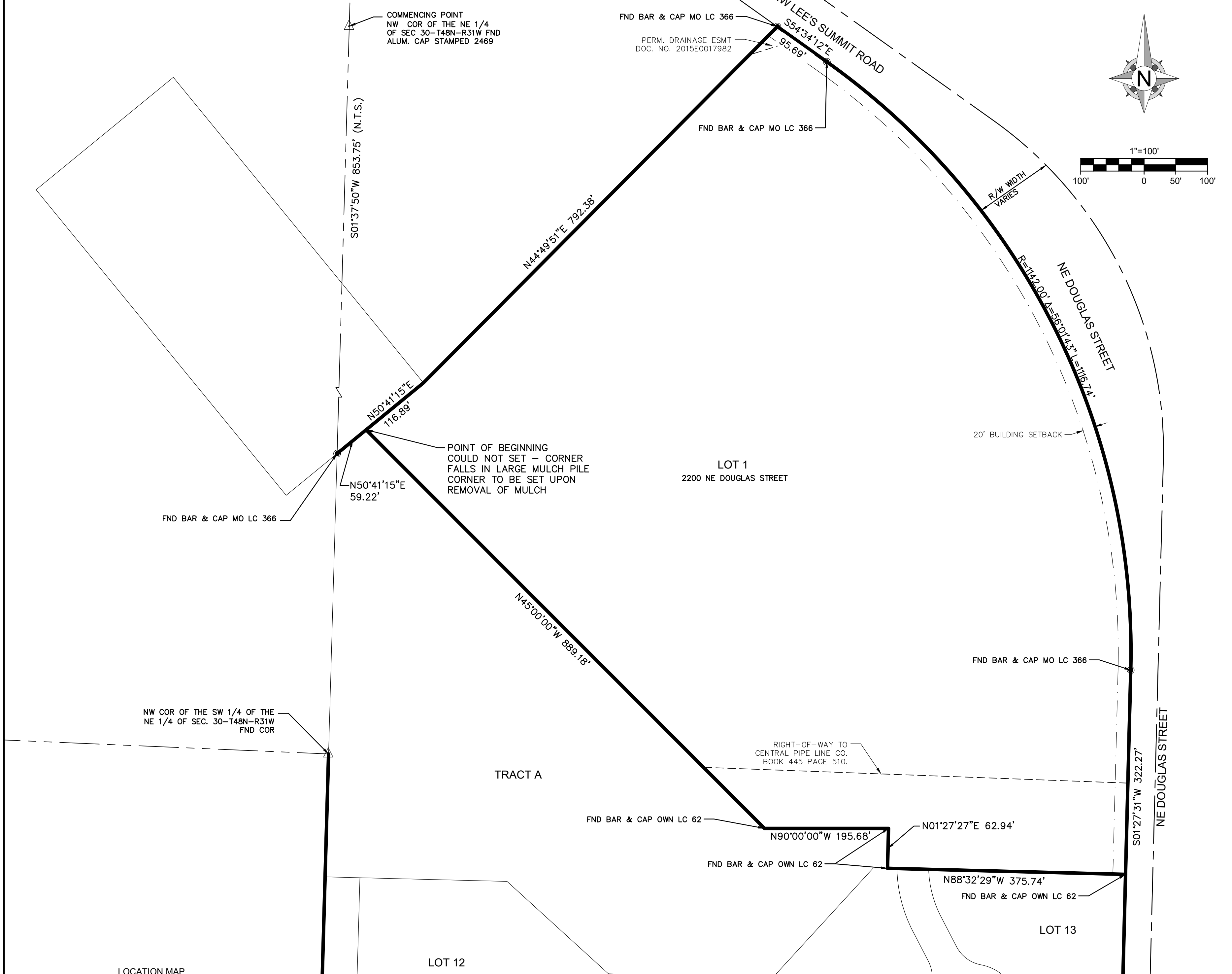


MINOR PLAT ALURA FIRST PLAT PART OF THE NORTHEAST 1/4 OF SEC. 30-T48N-R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

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 JA-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 in international feet.

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.

EASEMENTS

An easement or license 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, 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 within any street or thoroughfare dedicated to public use on this plat. An easement or license 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 storm sewer, upon over or under the areas outlined or designated as drainage easements (D/E).

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.

BUILDING SETBACK LINES

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

SURVEYOR'S REPORT

- The basis of bearing for this survey is Missouri State Plane Coordinate System, West Zone, NAD-83.
- A 5/8" x 24" rebar with a plastic cap stamped LS-62 has been set at every property corner unless noted otherwise.
- The subject property contains 979,968 square feet, or 22.50 acres.
- 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.
- The right-of-way for NE Douglas Street and NW Lee's Summit Road was dedicated in Doc. No. 2015E0017982.
- 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.
- Individual lot owners shall not change or obstruct the flow path on lots, as shown on the Master Drainage Plan unless specific application is made and approved by the City Engineer.

IN TESTIMONY WHEREOF, The undersigned owners have hereunto set their hands this ____ day of _____, 2024.

Jan Odle, Manager
DPLS P1 LLC
State of :
County of :

On this ____ day of _____, 2024, before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said county and state the date and year last written above.
Notary Public My commission expires:

This is to certify that the minor plat of Alura First Plat, was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the Code of Ordinances of the City of Lee's Summit.

Trisha Fowler Arcuri - City Clerk Date
George M. Binger III, P.E. - City Engineer Date

Amiee Nassif, AICP - Deputy Director of Development Services Date

Vincent E. Brice - Jackson County Assessor/GIS Dept. Date

RECORD DESCRIPTION

I hereby certify that this certificate of survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri standards for property boundary surveys defined in 20 CSR 2030-16 and jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Agriculture, Land Survey Division to the best of my professional abilities, knowledge and beliefs.

Samuel J. DePriest
Missouri PLS 2013000041

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

FORMERLY ANDERSON ENGINEERING

A licensed Missouri
Surveying Corporation
COA# 00062

MINOR PLAT ALURA - FIRST PLAT

LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24KC00030
DRAWN BY: A. Straley
CHECK BY: S. DePriest
ISSUED DATE: 11.20.2024
FIELD BOOK: XXX

ISSUED BY: Samuel J. DePriest
LICENSE NO: MO PLS 2013000041

MINOR PLAT

SHEET NUMBER
1
1 OF 1