

FINAL PLAT
DISCOVERY PARK CROSSING
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LAND DESCRIPTION

All that part of Southeast Quarter and all that part of the Southwest Quarter all in 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 Southeast Quarter of said Section 30, thence South 01 degree 36 minutes 54 seconds West, with the west line of the Southeast Quarter of said Section 30, a distance of 93.33 feet to a point on the southerly right-of-way line of NE Colbern Road, said point also being the point of beginning; thence with the southerly right-of-way line of NE Colbern Road, on a curve to the right, having a radius of 1947.00 feet, a central angle of 09 degrees 08 minutes 59 seconds, with an initial tangent bearing of North 82 degrees 50 minutes 24 seconds East, an arc distance of 310.92 feet; thence South 88 degrees 00 minutes 37 seconds East, continuing with the southerly right-of-way line of NE Colbern Road, a distance of 633.63 feet; thence South 81 degrees 14 minutes 05 seconds East continuing with the southerly right-of-way line of NE Colbern Road, a distance of 101.71 feet; thence South 88 degrees 00 minutes 37 seconds East, continuing with the southerly right-of-way line of NE Colbern Road, a distance of 150.38 feet to a point on the west right-of-way line of NE Douglas Street; thence South 43 degrees 46 minutes 12 seconds East with the west right-of-way line NE Douglas Street, a distance of 72.29 feet; thence South 01 degree 30 minutes 09 seconds West, with the west right-of-way line of NE Douglas Street, a distance of 280.00 feet to a point on the northerly right-of-way line of Interstate Route 470; thence South 57 degrees 31 minutes 40 seconds West, with the northerly right-of-way line of Interstate Route 470, a distance of 133.88 feet; thence South 64 degrees 30 minutes 42 seconds West, continuing with the northerly right-of-way line of Interstate Route 470, a distance of 434.06 feet; thence South 63 degrees 05 minutes 07 seconds West, continuing with the northwesterly right-of-way line of Interstate Route 470, a distance of 254.50 feet; thence South 69 degrees 50 minutes 14 seconds West, continuing with the northwesterly right-of-way line of Interstate Route 470, a distance of 41.37 feet; thence North 17 degrees 05 minutes 47 seconds West, and no longer with the northwesterly right-of-way line of Interstate Route 470, a distance of 133.72 feet; thence North 89 degrees 00 minutes 17 seconds West, a distance of 323.18 feet; thence North 00 degrees 59 minutes 43 seconds East, a distance of 205.40 feet; thence North 86 degrees 57 minutes 34 seconds West, a distance of 55.51 feet; thence on a curve to the left, having a radius of 75.00 feet, a central angle of 93 degrees 52 minutes 08 seconds, an initial tangent bearing of North 02 degrees 47 minutes 08 seconds East, an arc distance of 122.87 feet; thence North 88 degrees 55 minutes 00 seconds West, a distance of 74.65 feet to a point of curvature; thence on a curve to the right, having a radius of 775.00 feet, a central angle of 07 degrees 45 minutes 28 seconds, an arc distance of 104.93 feet to a point of reverse curvature; thence North 04 degrees 59 minutes 53 seconds West, a distance of 51.69 feet; thence North 17 degrees 27 minutes 41 seconds West, a distance of 218.27 feet to a point on the southerly right-of-way line of NE Colbern Road; thence with the southerly right-of-way line of NW Colbern Road on a curve to the right, said curve having a radius of 1947.00 feet, a central angle of 09 degrees 18 minutes 13 seconds, with an initial tangent bearing of North 73 degrees 32 minutes 08 seconds East, an arc distance of 316.15 feet to the point of beginning. The above described tract contains 780,261 square feet or 17.91 acres.

SURVEYOR'S GENERAL NOTES

The basis of bearings & coordinates shown are based Missouri State Plane, West Zone, NAD 83.

Plat boundary corners will be monumented with 5/8" x 24" rebar permanent monuments and caps LC-62, interior lot corners will be monumented with a 1/2" x 24" rebar with cap stamped LC-62.

No abandoned oil or gas well are identified on this drawing, locations if show are per the Missouri Department of Natural Resources Permitted Oil and Gas database, dated June 29, 2020.

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

The subject property is zoned Planned Mix Use and R-1, Single Family Residential, as shown on the City of Lee's Summit Zoning Map.

The date this plat was prepared - June 20th, 2024.

The precision for this survey is 1 part in 483,283' and the error of closure is 0.008 feet.

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 Discovery Park, Lot 9-1 and Tract A-1.

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.

DRAINAGE

All storm water conveyance, retention or detention facilities to be located on common property shall be owned and maintained by DPLS P1 LLC in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by DPLS P1 LLC frequency specified in the current City of Lee's Summit Design and Construction Manual; to assure, that all inlet and outlet structures are fully-functional the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit property maintenance code.

COMMON AREA

Tract A-1 (9.40 Acres) is to be owned and maintained by DPLS P1 LLC, or its assigns.

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

Jon Odle, Manager

DPLS P1 LLC

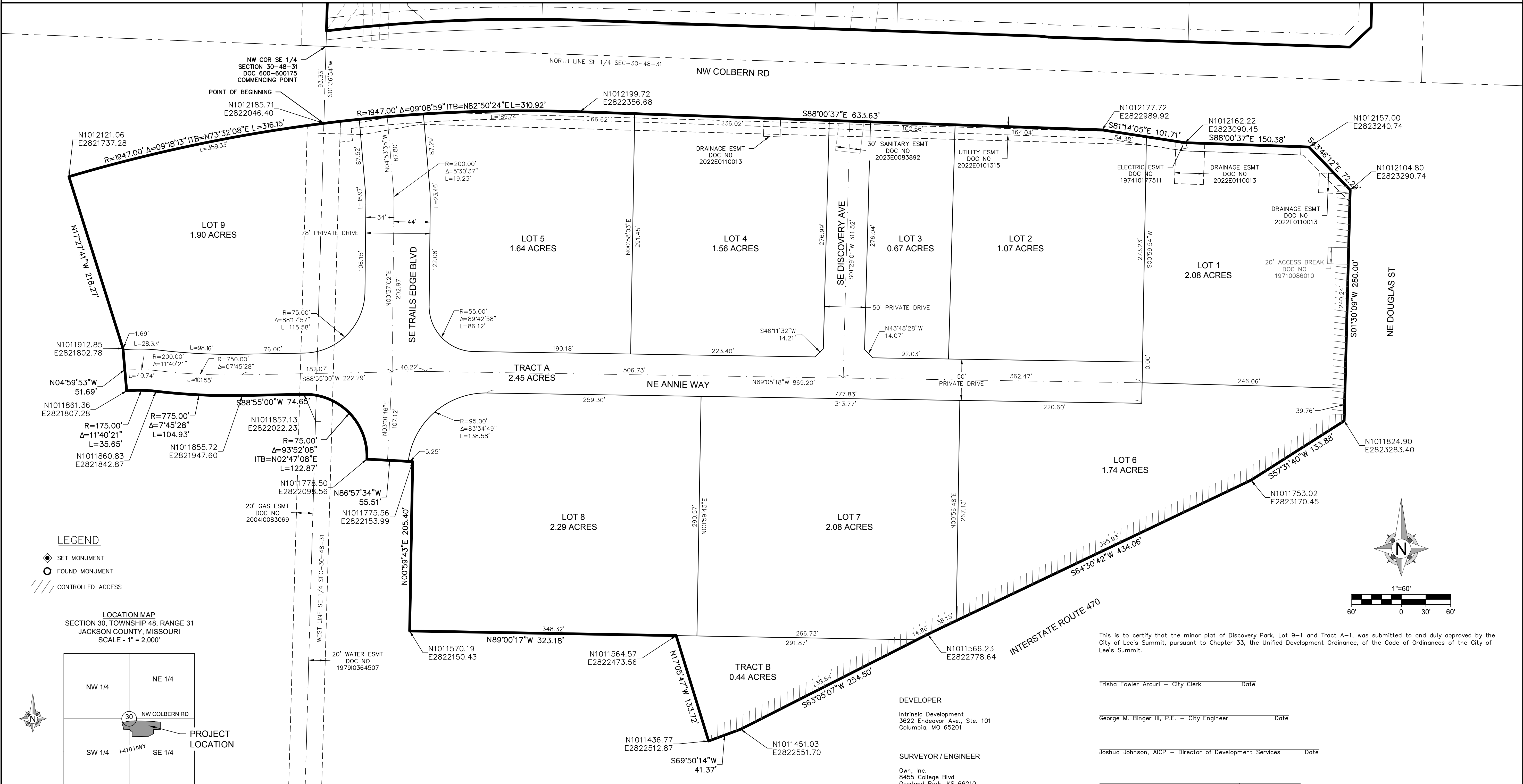
State of :

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 plot of Discovery Park, Lot 9-1 and Tract A-1, 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

Joshua Johnson, AICP - Director of Development Services _____ Date

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

DEVELOPER

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

SURVEYOR / ENGINEER

Ow, Inc.
8455 College Blvd
Overland Park, KS 66210



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

FORMERLY ANDERSON ENGINEERING

DISCOVERY PARK
CROSSING

200 NE ALURA WAY
LEE'S SUMMIT, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24KC10006

DRAWN BY: AS

CHECK BY: SD

ISSUED DATE: 02/23/2024

FIELD BOOK: XXX

ISSUED BY: Samuel J. DePriest

LICENSE NO: PLS No. #2013000041

A licensed Missouri
Surveying Corporation
COA# 00062

SHEET TITLE

SHEET NUMBER

1 OF 1