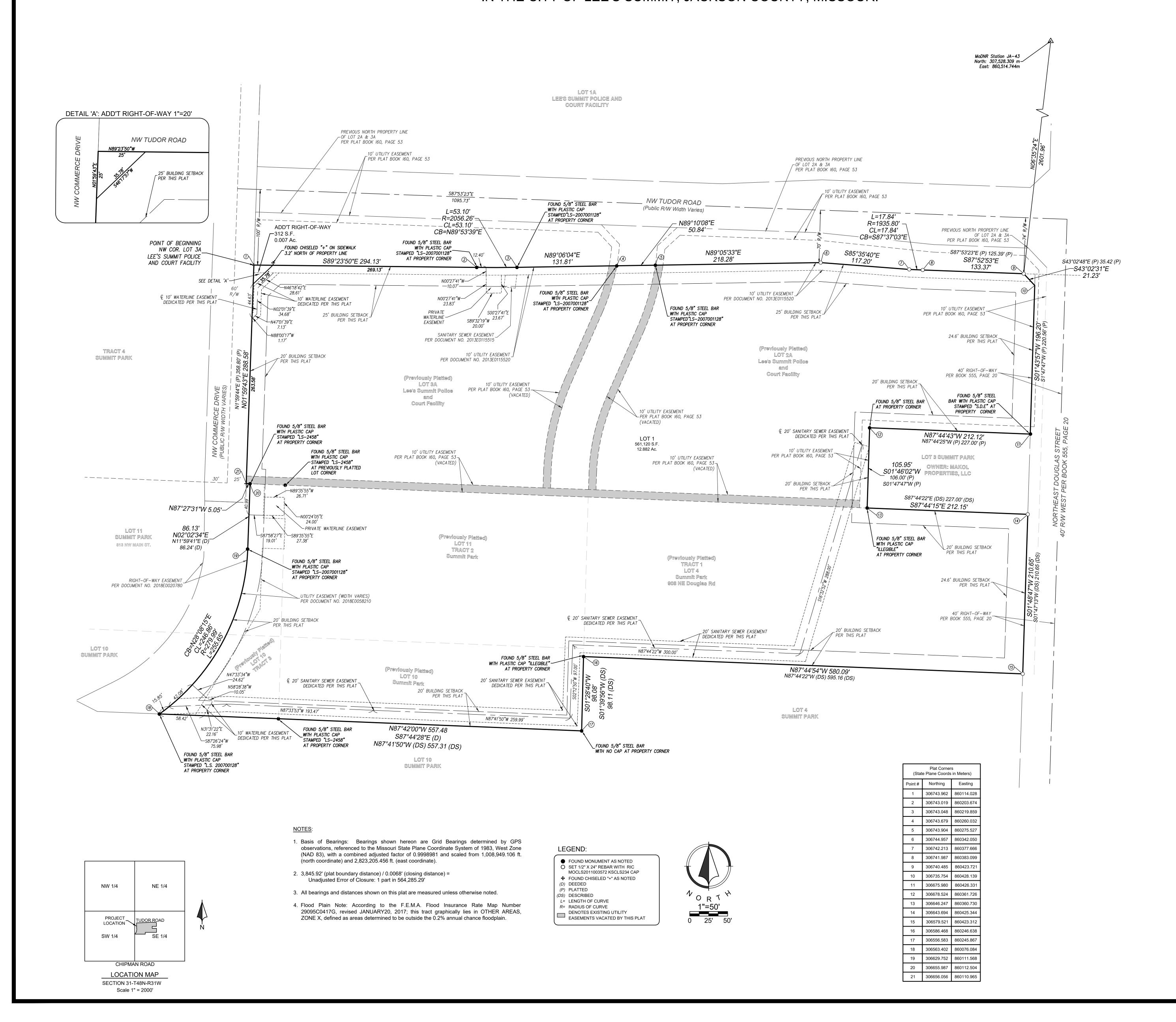
MINOR PLAT

EVREN APARTMENTS

PART OF THE NE 1/4, SW 1/4 & SE 1/4 OF SECTION 31, TOWNSHIP 48, RANGE 31, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



A tract of land located in Lots 2A and 3A of LEE'S SUMMIT POLICE AND COURT FACILITY and located in part of Lots 4, 10, and 11 of SUMMIT PARK, both subdivisions of land in the City of Lee's Summit, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on August 14, 2024 as follows:

Beginning at the Northwest corner of said Lot 3A, said Point of Beginning being the intersection of the South right-of-way of Tudor Road and the East right-of-way of NW Commerce Drive as both now established; thence East along the said South right-of-way the following eight (8) courses; thence South 89°23'50" East, 294.13 feet; thence easterly on a tangent curve to the left having a radius of 2,056.26 feet and a chord which bears North 89°53'39" East, 53.10 feet an arc length of 53.10 feet; thence North 89°06'04" East, 131.81 feet; thence North 89°10'08" East, 50.84 feet; thence North 89°05'33" East, 218.28 feet; thence South 85°35'40" East, 117.20 feet; thence easterly on a tangent curve to the left having a radius of 1,935.80 feet and a chord which bears South 87°37'03" East, 17.84 feet an arc length of 17.84 feet; thence South 87°52'53" East, 133.37 feet to a point on the West right-of-way of NE Douglas Street as now established; thence South 43°02'31" East, along said West right-of-way, 21.23 feet; thence, continuing along said West right-of-way, South 01°43'57" West, 196.20 feet; thence, departing said West right-of-way, North 87°44'43" West, 212.12 feet; thence South 01°46'02" West, 105.95 feet; thence South 87°44'15" East, 212.15 feet to a point on the West right-of-way of said NE Douglas Street; thence South 01°48'47" West, along said West right-of-way, 210.65 feet; thence, departing said West right-of-way line, North 87°44'54" West, 580.09 feet; thence South 01°28'40" West, 98.08 feet; thence North 87°42'00" West, 557.48 feet to a point on the East right-of-way of NW Commerce Drive as now established; thence northerly along said East right-of-way the following four (4) courses; thence on a non-tangent curve to the left having an a radius of 279.99 feet and a chord which bears North 28°08'15" East, 246.86 feet an arc length of 255.65 feet; thence North 02°02'34" East, 86.13 feet; thence North 87°27'31" West, 5.05 feet; thence North 01°59'43" East, 288.58 feet to the Point of Beginning containing 561,433 square feet or 12.889 acres.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "EVREN APARTMENTS".

EASEMENT DEDICATION: An easement or license is hereby granted to the City of Lee's summit, Missouri to locate, construct, and maintain, or authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, 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 easement (U/E) or within any streets or thoroughfare dedicated to public use on this plat, including a sanitary sewer easement (SS/E) and a public waterline easement (WL/E); grantor, on behalf of itself and its 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.

STREET DEDICATION: Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the Boundaries of the property is hereby granted to The City of Lee's Summit, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither The City of Lee's Summit, nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

PRIVATE EASEMENT DEDICATION: An easement or license is hereby granted to the owner and/or their assigns of Lot 1 to locate, construct, and maintain or authorize the location, construction, maintenance and use of waterlines, values, water structures and/or etc., upon, over, or under those areas outlined or designated upon this plat as "Private Waterline Easement".

This is to certify that the Minor Plat of Evren Apartments, was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to the United Development Ordinance No. 5209.

Trisha Fowler Arcuri - City Clerk	Date
George M. Binger III, P.E City Engineer	Date
Aimee Nassif, AICP - Interim Director of Development Services	 Date

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this

James E. Thomas Jr. - Authorized Representative LSMO Tudor Apartments, LLC

Jackson County Assessor / GIS Department

COUNTY OF JACKSON)

BE IT REMEMBERED, that on this _____ day of _____ ____ 20__, before me a Notary Public in and for said County and State, came James E. Thomas Jr. who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same.

My Appointment Expires:

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

ary Public			
reby certify that during that this Subo	division Plat is based up	oon an actual field	survey perfo

under my direct supervision during August 14, 2024, and that said survey meets or exceeds the current Minimum Standards for Missouri Standards for property boundary Surveys, "Urban Type" property, as established by the "Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, Professional Landscape Architects and The Department of Agriculture: Land Survey Program of the State of

DRAFT COPY

Randy G. Zerr, Missouri PLS-2018016442 RIC KS CLS-2011003572

EVREN APARTMENTS

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Date of Preparation:

Prepared For:

Cityscape Residential

James E. Thomas Jr.

Carmel, Indiana 46032

10 West Carmel Drive, Suite 200

Kansas City, Kansas 66103 www.ric-consult.co Certificates of Authorization: Missouri CLS-2011003572; Kansas CLS-234

August, 2024