2025E0013318 2/27/2025 LEGEND: FOUND MONUMENT, AS NOTED LAKEWOOD BUSINESS PARK - NE MAGUIRE BOULEVARD SET 1/2" REBAR WITH ID CAP POWELL CWM MO-123 KS-36" PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST SET 5/8" REBAR WITH 2" ALUMINUM CAP CITY OF LEE'S SUMMIT. JACKSON COUNTY, MISSOURI STAMPED "POWELL CWM MO-123 KS-36" **NE JONES** INDUSTRIAL DR RECORD DIMENSION **NE MAGUIRE** BOULEVARD MEASURED DIMENSION REFERENCE BEARING RADIUS BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI CURVE LENGTH COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-42", DATE OF OBSERVATION 2003 (N: 321505.303 METERS, E. CHORD BEARING 859594.663 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS CHORD LENGTH RIGHT-OF-WAY FLOOD INFORMATION: BUILDING SETBACK LINE BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" UTILITY EASEMENT (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0430G, TOWNSHIP 48 NORTH, RANGE 31 WEST DRAINAGE EASEMENT WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON NOT TO SCALE COUNTY, MISSOURI. **GAS WELLS:** SITE LOCATION MAP THIS SITE CONTAINS NO ACTIVE, INACTIVE, OR CAPPED OIL OR GAS WELLS PER MDNR ONLINE DATABASE AS SEARCH ON SEPTEMBER 23RD, 2024. N:321505.303 E:859594.663 JA-42 AKEWOOD BUSINESS **EASEMENTS:** CENTER 30' R/W, ON I-470, LOTS 23A AN EASEMENT OR LICENSES IS HEREBY GRANTED TO THE CITY OF LEE'S FND. 2" ALUMINUM, SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, - MONUMENT WITH WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, ID CAP"LS300D" SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, N:310348.459 E:861731.505 ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY RA=540.00' N:310346.000 PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER N:310356.707 E:861755.575 THOSE AREAS OUTLINES OR DESIGNATED UPON THIS PLAT AS "UTILITY N:310353.233 EASEMENTS" (U/E) OR WITH ANY STREET OR THOROUGHFARE DEDICATED TO E:861439.273 -CH=S 84'10'05" E-E:861562.354 N:310335.046 PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, E:861817.398 HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE S 8810'45" E 404.12' R N 88'23'00" W 555.23'-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 L=51.21' M L=51.32' R NE MAGUIRE BOULEVARD HEREIN GRANTED. CH=N 77"13'19" W N:310330.180 E:861730.989 RA = 510.00' L= 75.05' C=51.19'PERMANENT EASEMENT STREETS: TO BE RECORDED BY THE ROADS AND STREET SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED N 88°23'00" W 929.96' SEPARATE DOCUMENT TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED. N:310338.176  $RA = 480.00^{\circ}$ E:861447.676 L=6.44'CH=N 87'59'57" W **DEDICATION:** RA = 30.00'PERMANENT EASEMENT L=46.88'C=6.44'- TO BE RECORDED BY N:310324.804 CH=S 46'50'51" W THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS N:310330.112 RA=30.00' SEPARATE DOCUMENT WARRANTY DEED
DOCUMENT NO. 2021E0034900
UNPLATTED E:861770.391 CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE C = 42.261 79.57'09" V L=108.17' RM CH=N 73'23'47" N C=107.93' N — FND. 1/2" REBAR L=51.14'ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "LAKEWOOD RA = 30.00'N:310317.038 CH=N 38'47'01" W N:310329.368 E:861814.220 BUSINESS PARK - NE MAGUIRE BOULEVARD". L=47.12'E:861438.280 C = 45.17'CH=S 55'02'51" W 1/2" REBAR 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 19 DAY OF PLOCAL 2025 N:310319.381 C = 42.43'KLS3 MLS76D" 20' BUILDING SETBACK LINE E:861741.573 N:310317.397 30' R/W DOCUMENT NO. 1813928 E:861759.793 LOT 19 AND AMENDED BY N 10'02'51" E S 10'02'51" W DOCUMENT NO. 10005649 17.07 DOCUMENT NO. 2021E0034900 21.08' N:310311.070 N:310314.260 E:861758.672 E:861740.666 STATE OF MISSOURI COUNTY OF JACKSON ) , 20 BEFORE ME, THE DAY OF UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. WARD, MEMBER OF NORTH OAK SAFETY STORAGE, LLC, TO ME PERSONALLY KNOWN TO BE THE FND. 1/2" REBAR SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID W/ID CAP "300D" INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID 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 **DESCRIPTION:** Tresa Thornhill Notary Public-Notary Scal A TRACT OF LAND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2021E0034900, AS STATE OF MISSOURI 1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION RECORDED AT THE JACKSON COUNTY MISSOURI RECORDER OF DEEDS OFFICE AND BEING LOCATED IN PART OF SECTION 20, TOWNSHIP 48 Commissioned for MO County My Commission Expires: 06/11/2028 ID. #12334689 REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS MY COMMISSION EXPIRES: [Nel(1) 48 2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT COMMENCING AT THE SOUTHWEST CORNER OF LOT 23B, LAKEWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 23B, POINT BEING THE SOUTHEAST CORNER OF LOT 46, LAKEWOOD BUSINESS PARK - LOT 46, BOTH BEING SUBDIVISIONS OF LAND AS RECORDED AT SAID RECORDER **ACKNOWLEDGMENTS:** 3. NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CWM, INC. AND AS OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST MAGUIRE BOULEVARD, AS NOW SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, ESTABLISHED; THENCE ALONG THE SOUTH LINE OF SAID LOT 46, AND ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE 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 "THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "LAKEWOOD BUSINESS PARK - NE OF 51.19 FEET, TO THE NORTHWESTERLY CORNER OF SAID NORTHEAST MAGUIRE BOULEVARD, AS SHOWN ON THE PLAT OF LAKEWOOD EASEMENTS, OR ANY OTHER FACTS. MAGUIRE BOULEVARD", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR BUSINESS CENTER ON I-470 - PLAT P, AS RECORDED AT SAID RECORDER OF DEEDS OFFICE, SAID POINT BEING THE POINT OF BEGINNING: 4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 2021E0034900 OF THE JACKSON COUNTY, MISSOURI AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS \_\_\_\_ DAY OF THENCE FROM THE POINT OF BEGINNING, LEAVING THE SOUTH LINE OF SAID LOT 46, AND ALONG THE WEST LINE SAID PLAT P, SOUTH \_\_\_\_\_, 20\_\_ BY ORDINANCE NO. \_ RECORDS. 10°00'36" WEST, 60.00 FEET, TO THE SOUTHWESTERLY CORNER OF SAID NORTHEAST MAGUIRE BOULEVARD AS SHOWN ON SAID PLAT P; 5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS 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, PREPARED FOR APPROVED: WILLIAM A. BAIRD LAKEWOOD BUSINESS PARK - NE MAGUIRE BOULEVARD NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS 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 VARD DEVELOPMENT 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 PART CF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST 120 NW EAGLE RIDGE BLVD MAYOR 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 6. THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN. CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSCURI GRAIN VALLEY, MO 64029 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 TONY WARD (816)229-8115 ARC LENGTH OF 6.44 FEET, A CHORD BEARING OF NORTH 87°59'57" WEST, AND A CHORD LENGTH OF 6.44 FEET; THENCE ALONG A LINE 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 NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, NORTH 88°23'00" WEST, 929.96 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE PLANNING COMMISSION SECRETARY 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 UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS. MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND 42.26 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHEAST HAGEN ROAD AS ESTABLISHED BY THE DOCUMENT RECORDED AS THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI. 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, LAKEWOOD 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 3200 S. State Route 291, Bldg. 1 CITY ENGINEER MILLER 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, Independence, MO 64057 NUMBER 816.373.4800 | powellcwm.com 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 PLS-2016000167 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, 2/15/25 AIMEE NASSIF, AICP 206.01 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1.79 ACRES, MORE OR LESS. DEPUTY DIRECTOR OF DEVELOPMENT SERVICES MO 310 | KS 73

APPROVED: Junio to du Cum

VINCENTE BILLE

CITY CLERK

ARCHITECTURE/ENGINEERING/SURVEYING

FIELD BY

KAH/JDG

CHECKED BY CLASSIFICATION

NRM

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SHEET NO.

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NICHOLAS R. MILLER PLS MO LS 2016000167

12/03/2024

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