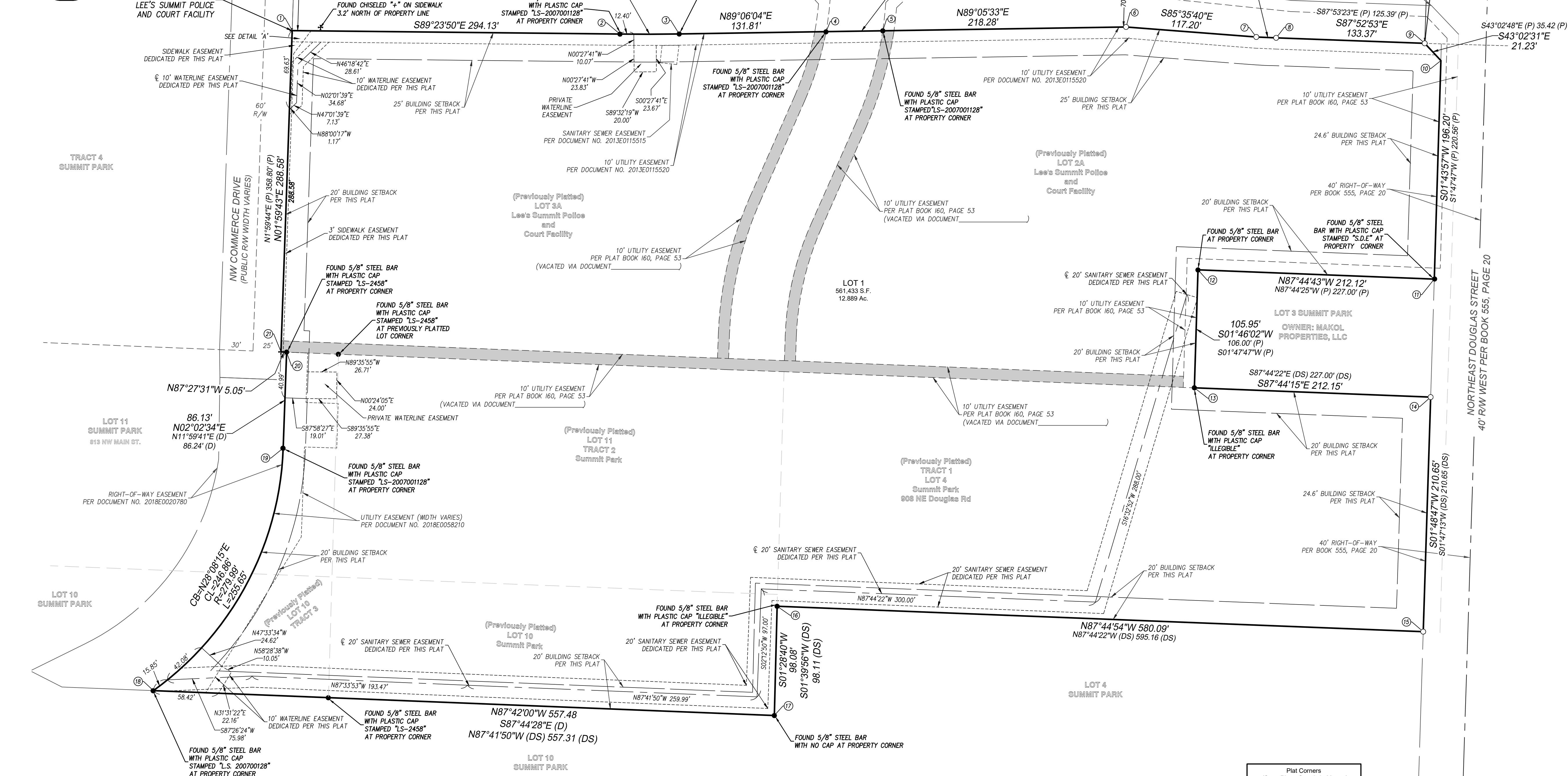
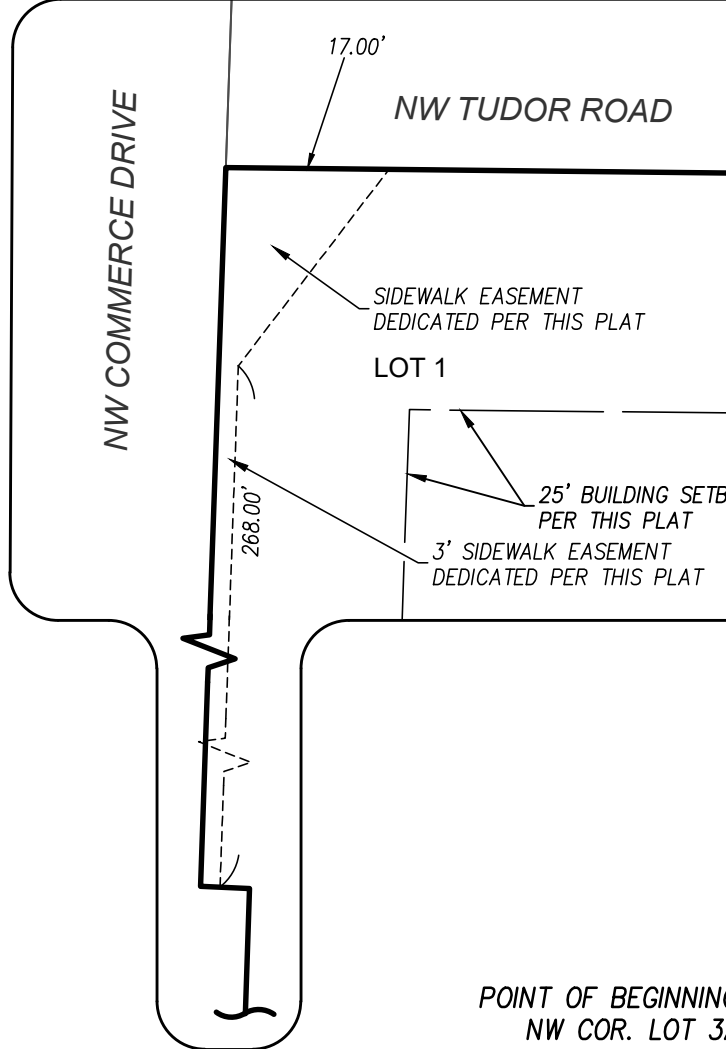


MINOR PLAT

# 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

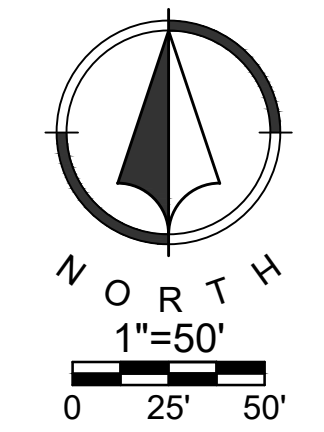
DETAIL 'A': SIDEWALK EASEMENT 1"=20'



Plat Corners (State Plane Coords in Meters)		
Point #	Northing	Easting
1	306743.962	860114.028
2	306743.019	860203.674
3	306743.048	860219.859
4	306743.679	860260.032
5	306743.904	860275.527
6	306744.967	860342.050
7	306742.213	860377.686
8	306741.987	860383.099
9	306740.465	860423.721
10	306735.754	860426.139
11	306675.980	860426.331
12	306676.524	860361.726
13	306646.247	860360.730
14	306643.694	860425.344
15	306579.521	860423.312
16	306586.468	860246.638
17	306556.583	860245.867
18	306563.402	860076.084
19	306629.752	860111.568
20	306655.987	860112.504
21	306656.056	860110.965

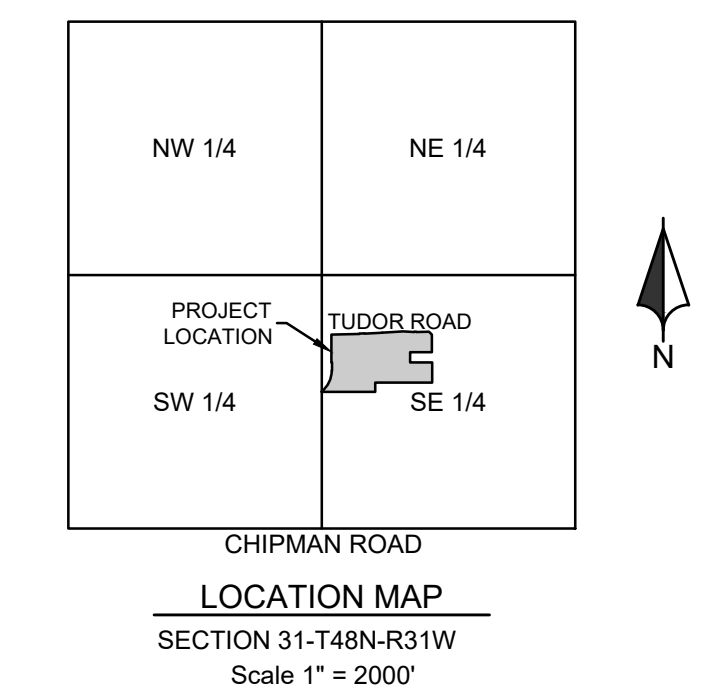
LEGEND:

- FOUND MONUMENT AS NOTED
- SET 12" X 24" REBAR WITH INCL. MOCL52011003572 KSCLS234 CAP
- ✚ FOUND CHISELED "X" AS NOTED
- (D) DEED
- (P) PLATTED
- (DS) DESCRIBED
- L= LENGTH OF CURVE
- R= RADIUS OF CURVE
- DENOTES EXISTING UTILITY
- ▭ EASEMENTS VACATED BY THIS PLAT



NOTES:

- Basis of Bearings: Bearings shown hereon are Grid Bearings determined by GPS observations, referenced to the Missouri State Plane Coordinate System of 1983, West Zone (NAD 83), with a combined adjusted factor of 0.998981 and scaled from 1,008,949.106 ft. (north coordinate) and 2,823,205.456 ft. (east coordinate).
- 3,845.92' (plot boundary distance) / 0.0068' (closing distance) = Unadjusted Error of Closure: 1 part in 564,285.29'
- All bearings and distances shown on this plat are measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29085C0417G, revised JANUARY20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.



PROPERTY DESCRIPTION:

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 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, sidewalks 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 sanitary sewer easement (SSE), public waterline easement (WLE) and sidewalk easement (SWE), 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".

APPROVALS

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
Jackson County Assessor / GIS Department	Date

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF MISSOURI ) SS  
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.

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

Notary Public \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

I hereby certify that during this Subdivision Plat is based upon an actual field survey performed by me or 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 Missouri

DRAFT COPY

Randy G. Zerr, Missouri PLS-2018016442  
RIC KS CLS-2011003572  
rzerr@ric-consult.com

EVREN APARTMENTS

Prepared For:  
Cityscape Residential  
James E. Thomas Jr.  
10 West Carmel Drive, Suite 200  
Carmel, Indiana 46032

Renaissance  
Infrastructure  
Consulting

102 Abbie Avenue  
Kansas City, Kansas 66103  
www.ritc-consult.com  
913.317.9500  
Certificates of Authorization:  
Missouri CLS-2011003572; Kansas CLS-234

Date of Preparation:  
August, 2024