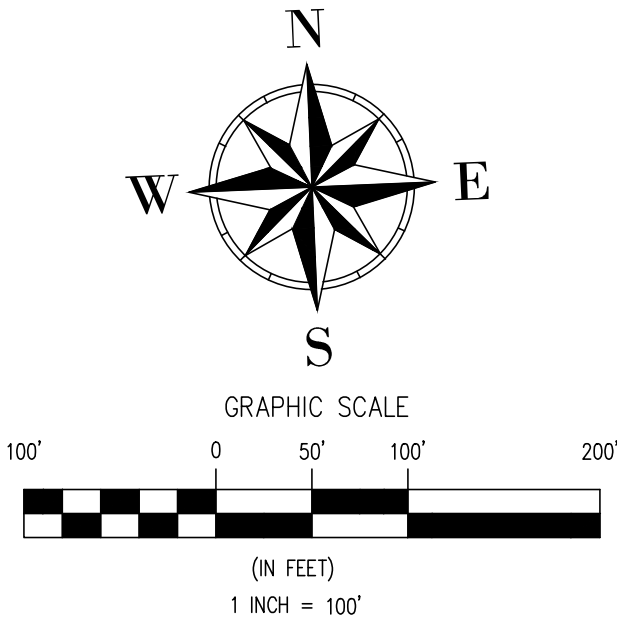
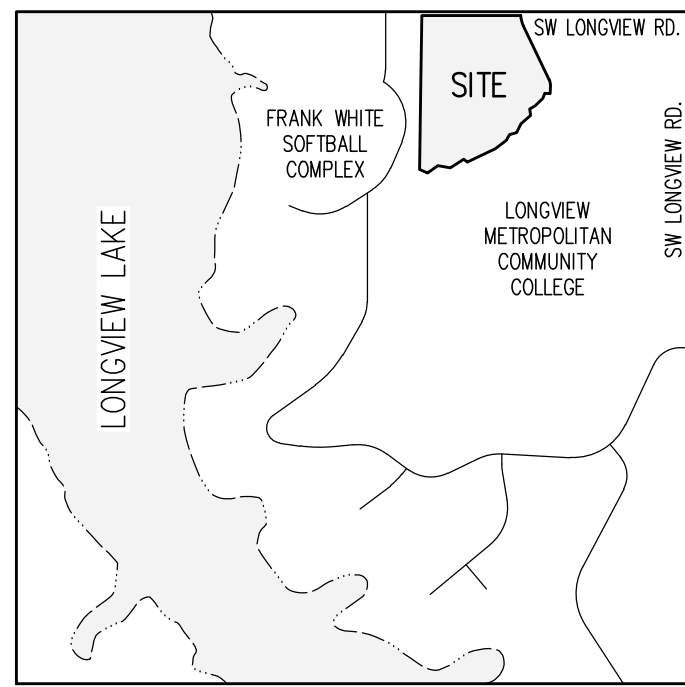


TYPE 1 MINOR SUBDIVISION LOT CONSOLIDATION

LONGVIEW COMMUNITY CENTER

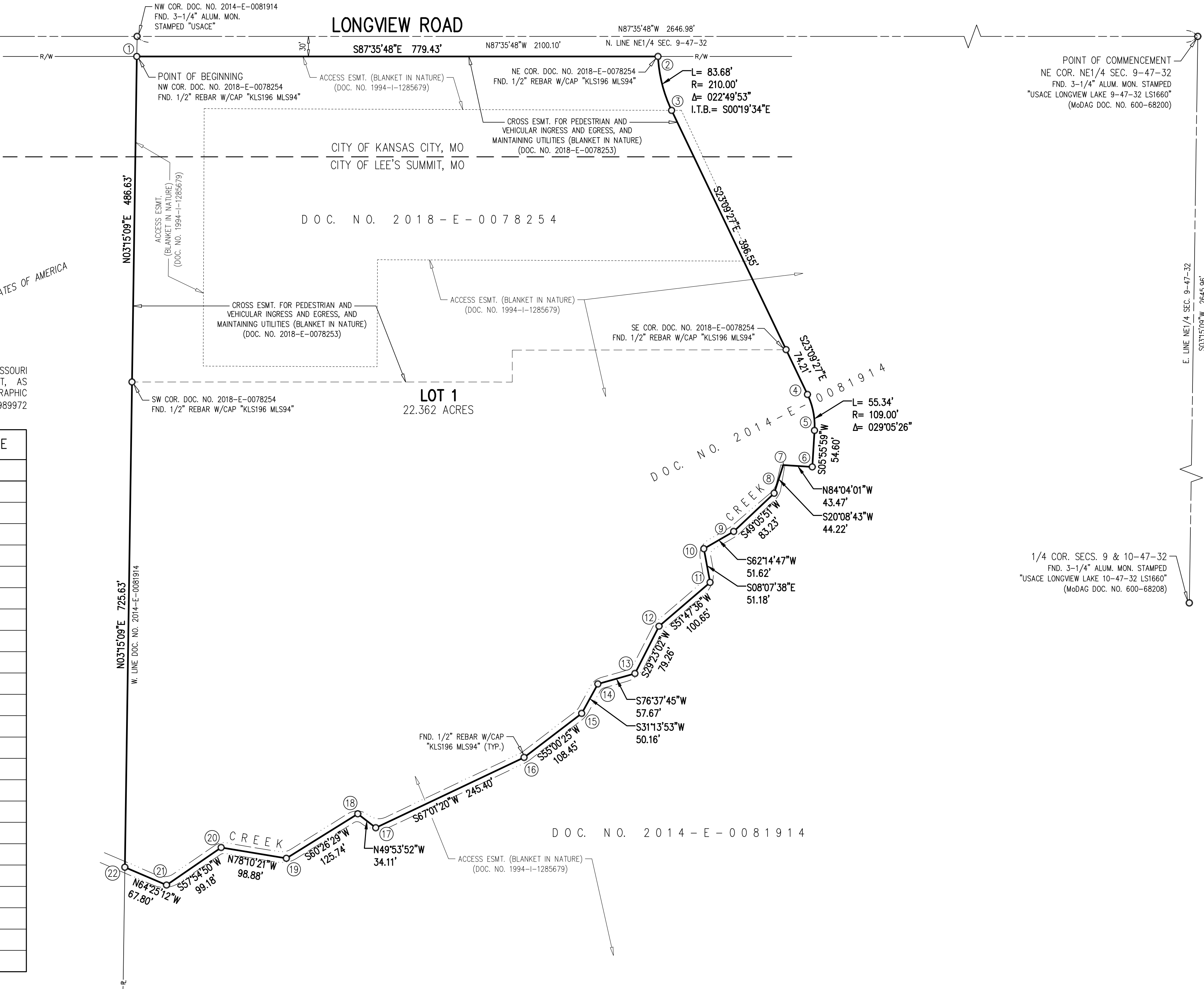
PART OF SEC. 9, TWP. 47, RNG. 32

KANSAS CITY & LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 - 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS AND TIED TO JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM CONTROL STATION "JA-96". A GRID FACTOR OF 0.99989972 WAS USED:

MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTHING	GRID EASTING
JA-96	305,051.017 M	851,640.796 M
1	304,831.122 M	853,633.266 M
2	304,821.161 M	853,870.605 M
3	304,796.356 M	853,875.761 M
4	304,664.443 M	853,932.183 M
5	304,647.945 M	853,934.682 M
6	304,631.394 M	853,932.962 M
7	304,632.763 M	853,919.785 M
8	304,620.111 M	853,915.144 M
9	304,603.501 M	853,895.970 M
10	304,596.175 M	853,882.047 M
11	304,580.732 M	853,884.252 M
12	304,561.760 M	853,860.149 M
13	304,540.711 M	853,848.296 M
14	304,536.646 M	853,831.195 M
15	304,523.574 M	853,823.269 M
16	304,504.619 M	853,796.191 M
17	304,475.424 M	853,727.336 M
18	304,482.119 M	853,719.385 M
19	304,463.214 M	853,686.050 M
20	304,469.391 M	853,656.554 M
21	304,453.334 M	853,630.943 M
22	304,462.256 M	853,612.305 M



CITY OF LEE'S SUMMIT, MISSOURI
THIS IS TO CERTIFY THAT THE MINOR PLAT OF LONGVIEW COMMUNITY CENTER, LOT 1, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

JOSHUA JOHNSON, AICP
DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____

TRISHA FOWLER ARCURI, CITY CLERK

DATE: _____

GEORGE M. BINGER, III, P.E., CITY ENGINEER

DATE: _____

(CITY SEAL)

CITY OF KANSAS CITY, MISSOURI
CITY PLANNING AND DEVELOPMENT DEPARTMENT
PURSUANT TO THE AUTHORITY DELEGATED TO ME BY THE CITY COUNCIL IN SECTION 88-535-05 OF THE ZONING AND DEVELOPMENT CODE, I HEREBY APPROVE THIS MINOR SUBDIVISION PLAT.

FOR MARIO VASQUEZ, AICP
DIRECTOR OF CITY PLANNING AND DEVELOPMENT

DATE: _____ CASE NO. _____

MARILYN SANDERS, CITY CLERK

COUNTY GIS/RECORDER DEPARTMENT

(CITY SEAL)

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 32 WEST, PARTIALLY IN KANSAS CITY AND PARTIALLY IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE N87°35'48"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 2100.10 FEET (DEED: 2100 FEET) TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2014-E-0081914; THENCE S03°15'09"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LONGVIEW ROAD AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2018-E-0078254, AND THE POINT OF BEGINNING, THENCE S87°35'48"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LONGVIEW ROAD, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 779.43 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2018-E-0078254; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF S01°19'34"E, HAVING A RADIUS OF 210.00 FEET THROUGH A CENTRAL ANGLE OF 022°49'53", AN ARC DISTANCE OF 83.68 FEET TO A POINT OF TANGENCY; THENCE S23°09'27"E, CONTINUING ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, 396.55 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE CONTINUING S23°09'27"E, 74.21 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 109.00 FEET THROUGH A CENTRAL ANGLE OF 029°05'26", AN ARC DISTANCE OF 55.34 FEET TO A POINT OF TANGENCY; THENCE S05°55'59"W, 54.60 FEET; THENCE N84°04'01"W, 43.47 FEET TO THE CENTER OF A CREEK; THENCE ALONG THE CENTER OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: S20°08'43"W, 44.22 FEET; THENCE S49°05'51"W, 83.23 FEET; THENCE S62°14'47"W, 51.62 FEET; THENCE S08°07'38"E, 51.18 FEET; THENCE S51°47'36"W, 100.65 FEET; THENCE S29°23'02"W, 79.26 FEET; THENCE S76°37'45"W, 57.67 FEET; THENCE S31°13'53"W, 50.16 FEET; THENCE S55°00'25"W, 108.45 FEET; THENCE S67°01'20"W, 245.40 FEET; THENCE N49°53'52"W, 34.11 FEET; THENCE S60°26'29"W, 125.74 FEET; THENCE N78°10'21"W, 98.88 FEET; THENCE S57°54'50"W, 99.18 FEET; THENCE N64°25'12"W, 67.80 FEET TO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2014-E-0081914; THENCE N03°15'09"E, ALONG THE WEST LINE OF SAID TRACT OF LAND, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, 725.63 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2018-E-0078254; THENCE N03°15'09"E, ALONG THE WEST LINE OF SAID TRACT OF LAND, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 486.63 FEET TO THE POINT OF BEGINNING, CONTAINING 22.362 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2014-E-0081914 AND DOC. NO. 2018-E-0078254.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
- ACCURACY STANDARD: TYPE URBAN
- THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0412G, MAP REVISED 01/20/2017.

OWNER: CITY OF LEE'S SUMMIT, MISSOURI, A MUNICIPAL CORPORATION

BY: _____
NAME, TITLE

IN TESTIMONY WHEREOF, TYJAUN LEE, VICE CHANCELLOR, ADMINISTRATIVE SERVICES, ON BEHALF OF THE BOARD OF TRUSTEES, BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF MISSOURI CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____ 2025.

THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI.

BY: TYJAUN LEE, VICE CHANCELLOR, ADMINISTRATIVE SERVICES, ON BEHALF OF THE BOARD OF TRUSTEES BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF MISSOURI

STATE OF MISSOURI)
COUNTY OF _____) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME TYJAUN LEE TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE VICE CHANCELLOR, ADMINISTRATIVE SERVICES, ON BEHALF OF THE BOARD OF TRUSTEES OF THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI, A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF TRUSTEES, AND SAID TYJAUN LEE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID _____ COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

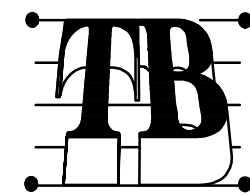
PRINTED NAME: _____

SURVEYOR'S CERTIFICATION:

UNDERSIGNED CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY SURVEYS", THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN FOR URBAN PROPERTY, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

FOR REVIEW

RICKY E. GARD MO LS NO. 2069
DATE: MARCH 6, 2025



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

PREPARED FOR:
METROPOLITAN COMMUNITY COLLEGE
3200 BROADWAY
KANSAS CITY, MO 64111

SUBMITTAL 03/06/2025