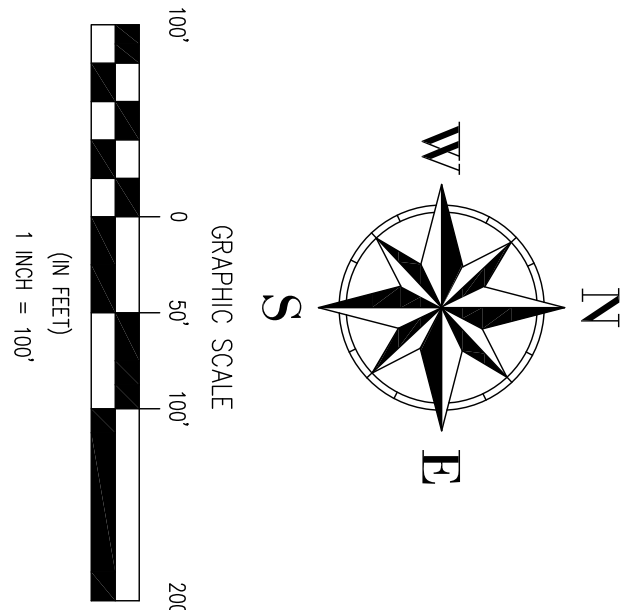


VICINITY MAP
SEC. 9, TWP. 47, RNG. 32
NOT TO SCALE



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	306,051.017 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	853,932.163 M
5	304,647.945 M	853,934.662 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	853,846.296 M
14	304,536.646 M	853,831.195 M
15	304,535.574 M	853,823.269 M
16	304,504.619 M	853,796.911 M
17	304,475.424 M	853,727.336 M
18	304,482.119 M	853,719.365 M
19	304,463.214 M	853,686.050 M
20	304,469.391 M	853,666.554 M
21	304,453.534 M	853,630.943 M
22	304,462.256 M	853,612.305 M

CITY OF LEE'S SUMMIT, STREAM BUFFER EASEMENT DEDICATION: IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBING ANY DEVELOPMENT OF ANY KIND AND PROHIBING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE, IN CHAPTER 33 OF THE CITY CODE OF ORDINANCES, AND PROHIBING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBING ANY CONSTRUCTION, PLACEMENT OR MAINTENANCE OF SUCH STRUCTURES, IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND TO KEEP AND MAINTAIN SUCH LAND IN ITS NATURAL VEGETATIVE STATE AND TO TEND, MAINTAIN AND MOW SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL A WAIVER OR MODIFICATION TO THIS STREAM BUFFER EASEMENT, OR RELEASE OF THE LAND FROM SUCH EASEMENT, IS RECORDED IN THE PUBLIC RECORDS OF JACKSON COUNTY, MISSOURI, AND SHALL BE BINDING ON THE CITY AS TO ANY OR ALL AREAS SO DESIGNATED ON THIS PLAT, WHICH WAIVER, MODIFICATION OR RELEASE SHALL BE RECORDED IN THE LAND RECORDS FOR JACKSON COUNTY.

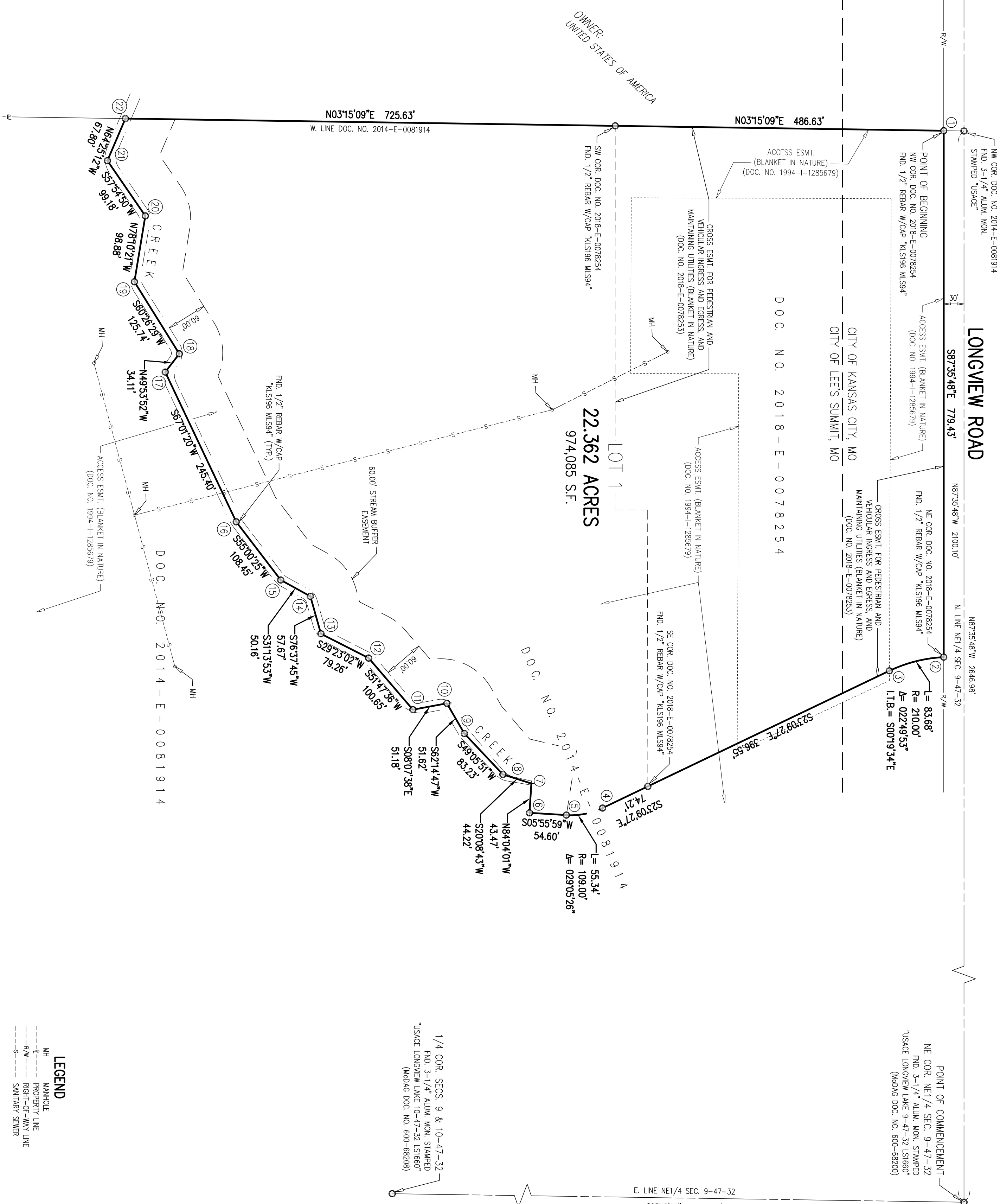
SUBMITTAL 03/24/2025

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



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.

NAME: _____ DATE: _____
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

NAME: _____ DATE: _____
TINISIA FOWLER ARDRE, CITY CLERK

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, ACP DATE: _____ CASE NO. _____
DIRECTOR OF CITY PLANNING AND DEVELOPMENT

MARLENE SANDERS, CITY CLERK DATE: _____ (CITY SEAL)

COUNTY GIS/RECORDS 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: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE N87°35'46"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 270.00 FEET (DEED: 2000 FEET) TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2014-E-008194, THENCE S03°15'09"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 300.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LONGVIEW ROAD AS NOW ESTABLISHED, SAID ROAD BEGINNING, THENCE S97°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 SOUTHEASTERY DIRECTION ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF S00°19'34"E, HAVING A RADIUS OF 210.00 FEET, CONTINUING ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, 396.55 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 SOUTHEASTERY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 109.00 FEET THROUGH A CENTRAL ANGLE OF 02°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 S78°37'45"W, 57.67 FEET; THENCE N49°53'52"W, 125.74 FEET; THENCE N87°02'1"W, 98.88 FEET; THENCE S57°54'50"W, 99.18 FEET; THENCE S60°26'29"W, 67.80 FEET TO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2014-E-008194, 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.

SURETOR'S NOTES:

1. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2014-E-008194 AND DOC. NO. 2018-E-0078254.
2. 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.
3. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
4. A CLOSURE STANDARD: TYPE URBAN
5. 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 29995C0412G, MAP REVISED 01/20/2017.
6. ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, WELL INSTALLATION SECTION DRILLING INFORMATION MAP (WISDM), THIS AREA IS LOCATED IN AN AREA HISTORICALLY USED FOR PRODUCTION OF PETROLEUM. THERE WERE NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS OBSERVED AT THE TIME OF THE SURVEY AND NONE SHOWN ON THE WISDM WITHIN THE BOUNDARY OF THIS PLAT.

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

NAME: _____ TITLE: _____

OWNER: THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI.

NAME: _____ TITLE: _____

IN TESTIMONY WHEREOF, TYAUN 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: _____
TYAUN 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

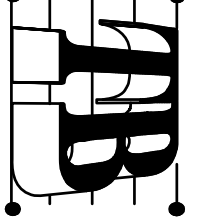
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME TYAUN LEE, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE VICE CHANCELLOR, ADMINISTRATIVE SERVICES, ON BEHALF OF THE BOARD OF 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 TYAUN LEE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREIN 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: _____

SURETOR'S CERTIFICATION:

UNDERSIGNED CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT, CHAPTER 245, MISSOURI REVENUE STATUTES, AND THE RULES AND REGULATIONS OF THE MISSOURI SURVEYING BOARD. I HAVE NOT BEEN AWARE OF ANY FACTS OR CIRCUMSTANCES THAT WOULD CAUSE ME TO QUESTION THE ACCURACY OF THE SURVEY OR THE VALIDITY OF THE INSTRUMENT 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.



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO. 64106
PH: (816) 283-3456 FAX: (816) 283-0941

FOR REVIEW

RICKY E. GARD AND IS NO. 2069
DATE: MARCH 24, 2025