

RECORD DESCRIPTION

All that part of the Northeast Quarter of Section 30, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows: commencing at the northwest corner of the Northeast Quarter of said Section 30, thence south 01 degree 37 minutes 50 seconds West, with the west line of the Northwest Quarter of the Northeast Quarter of said Section 30, a distance of 853.75 feet to a point on the southeasterly line of Lot 1, Lee's Summit Road Pump Station; thence North 50 degrees 41 minutes 15 seconds East, with the southeasterly line of said Lot 1, a distance of 59.22 feet to the point of beginning; thence continuing North 50 degrees 41 minutes 15 seconds East, and continuing with the southeasterly of said Lot 1, a distance of 116.89 feet to the easterly most corner of said Lot 1; thence North 44 degrees 49 minutes 51 seconds East, a distance of 792.38 feet to a point on the westerly right-of-way line of NW Lee's Summit Road; thence South 54 degrees 34 minutes 12 seconds East, with the westerly right-of-way line of Lee's Summit Road, a distance of 95.69 feet to a point of curvature; thence continuing with the westerly right-of-way line of NW Lee's Summit Road and with the westerly right-of-way line of NE Douglas Street on a curve to the left having a radius of 1142.00 feet, a central angle of 56 degrees 01 minute 43 seconds, an arc distance of 1116.74 feet; thence South 01 degree 27 minutes 31 seconds West, continuing with the westerly right-of-way line of NE Douglas Street, a distance of 322.27 feet; thence North 88 degrees 32 minutes 29 seconds West, and no longer with the westerly right-of-way line of NE Douglas Street, a distance of 375.74 feet; thence North 01 degree 27 minutes 27 seconds East, a distance of 62.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 195.68 feet; thence North 45 degrees 00 minutes 00 seconds West, a distance of 889.18 feet to the point of beginning. The above described tract contains 979,968 square feet, or 22.50 acres.

DEDICATION

The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as ALURA FIRST PLAT.

EASEMENTS

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, 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 easements (U/E), or within any street or thoroughfare dedicated to public use on this plat. An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of storm sewer, upon over or under the areas outlined or designated as drainage easements (D/E).

Grantor, on behalf of himself, his heirs, his 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.

BUILDING SETBACK LINES

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

SURVEYOR'S REPORT

1. The basis of bearing for this survey is Missouri State Plane Coordinate System, West Zone, NAD-83.

2. A 5/8" x 24" rebar with a plastic cap stamped LS-62 has been set at every property corner unless noted otherwise.

3. The subject property contains 979,968 square feet, or 22.50 acres.

4. The subject property lies in Other Areas - Zone X - areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map 29095C0409G, revised January 20, 2017.

5. The right-of-way for NE Douglas Street and NW Lee's Summit Road was dedicated in Doc. No. 2015E0017982.

6. No abandoned oil or gas wells have been identified within the property limits of the proposed construction activities, per the Missouri Department of Natural Resources (MDNR) permitted oil and gas database, dated June 2, 2020.

7. Individual lot owners shall not change or obstruct the flow path on lots, as shown on the Master Drainage Planunless specific application is made and approved by the City Engineer.

IN TESTIMONY WHEREOF, The undersigned owners have hereunt
Jon Odle, Manager Discovery Park Lee's Summit LLC
State of :
County of :
On this day of , 2024, before me and who executed the foregoing instrument and acknowledged
IN WITNESS WHEREOF, I have hereunto set my hand and affixe written above.
Notary Public
This is to certify that the minor plat of Alura First Plat, was 33, the Unified Development Ordinance, of the Code of Ordina
Trisha Fowler Arcuri — City Clerk Date
George M. Binger III, P.E. — City Engineer Date
Amiee Nassif, AICP — Deputy Director of Development Service
Vincent E Brice — Jackson County Assessor/GIS Dept. Do
RECORD DESCRIPTION
I hereby certify that this certificate of survey is that said survey meets or exceeds the current jointly established by the Missouri Board for Arc and the Missouri Department of Agriculture, Lan
Samuel J. DePriest Missouri PLS 2013000041

nto set their hands this _____ day of _____. 2024.

e personally appeared the above persons, to me known to be the persons described in that they executed the same as their free act and deed. xed my notarial seal at my office in said county and state the date and year last

My commission expires:

submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter nces of the City of Lee's Summit.

Date

nte

based upon an actual survey performed by me or under my direct supervision and Missouri standards for property boundary surveys defined in 20 CSR 2030-16 and chitects, Professional Engineers, Professional Land Surveyors, and Landscape Architects nd Survey Division to the best of my professional abilities, knowledge and beliefs.



Engineering beyond.[™]

8455 College Boulevard Overland Park, KS 66210 816.777.0400 weareown.com

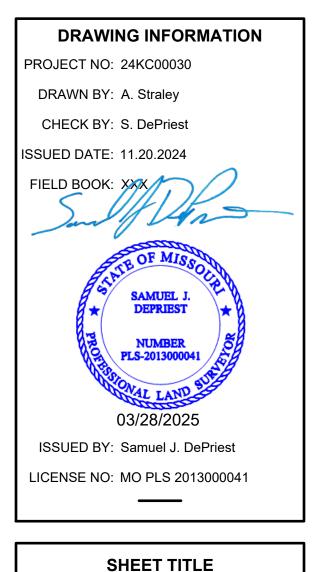
FORMERLY ANDERSON ENGINEERING

> A licensed Missouri Surveying Corporation COA# 00062

MINOR PLAT **ALURA - FIRST PLAT**

LEE'S SUMMIT JACKSON COUNTY, MISSOURI

REVISIONS	1
	DATE





SHEET NUMBER

1 OF 1