

PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF SECTIONS 7 & 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7; THENCE N87°41'40"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1012.09 FEET TO THE POINT OF BEGINNING; THENCE N57°09'44"W, A DISTANCE OF 371.41 FEET; THENCE S2°25'48"W, A DISTANCE OF 702.51 FEET; THENCE S2°25'21"W, A DISTANCE OF 567.20 FEET; THENCE S2°29'03"W, A DISTANCE OF 798.34 FEET; THENCE S2°24'01"W, A DISTANCE OF 743.64 FEET TO THE SOUTHWEST CORNER OF LOT 11; CLEARVIEW ACRES, RECORDED AS DOCUMENT NO. 19470527685; THENCE S87°48'16"E ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 215.64 FEET; THENCE N2°25'11"E, A DISTANCE OF 742.69 FEET; THENCE N2°25'22"E, A DISTANCE OF 555.23 FEET; THENCE S88°17'49"E, A DISTANCE OF 260.52 FEET; THENCE S2°33'08"W, A DISTANCE OF 221.84 FEET; THENCE S87°48'02"E, A DISTANCE OF 280.88 FEET; THENCE S2°32'28"W, A DISTANCE OF 303.63 FEET; THENCE S88°04'40"E, A DISTANCE OF 339.94 FEET; THENCE S2°23'57"W, A DISTANCE OF 37.99 FEET; THENCE S87°48'18"E, A DISTANCE OF 263.03 FEET; THENCE N2°32'32"E, A DISTANCE OF 64.15 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 202.23 FEET; THENCE N2°41'24"E, A DISTANCE OF 455.80 FEET; THENCE S87°50'52"E, A DISTANCE OF 217.36 FEET; THENCE N2°37'19"E, A DISTANCE OF 45.24 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 1352.39 FEET, AN ARC DISTANCE OF 490.65 FEET; THENCE N87°25'57"W, A DISTANCE OF 75.36 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 183.56 FEET; THENCE N43°39'15"W, A DISTANCE OF 495.95 FEET; THENCE N44°17'15"W, A DISTANCE OF 122.21 FEET; THENCE S45°52'11"W, A DISTANCE OF 46.01 FEET; THENCE S68°55'47"W, A DISTANCE OF 78.15 FEET; THENCE N52°34'07"W, A DISTANCE OF 298.65 FEET; THENCE N57°09'44"W, A DISTANCE OF 86.59 FEET TO THE POINT OF BEGINNING.

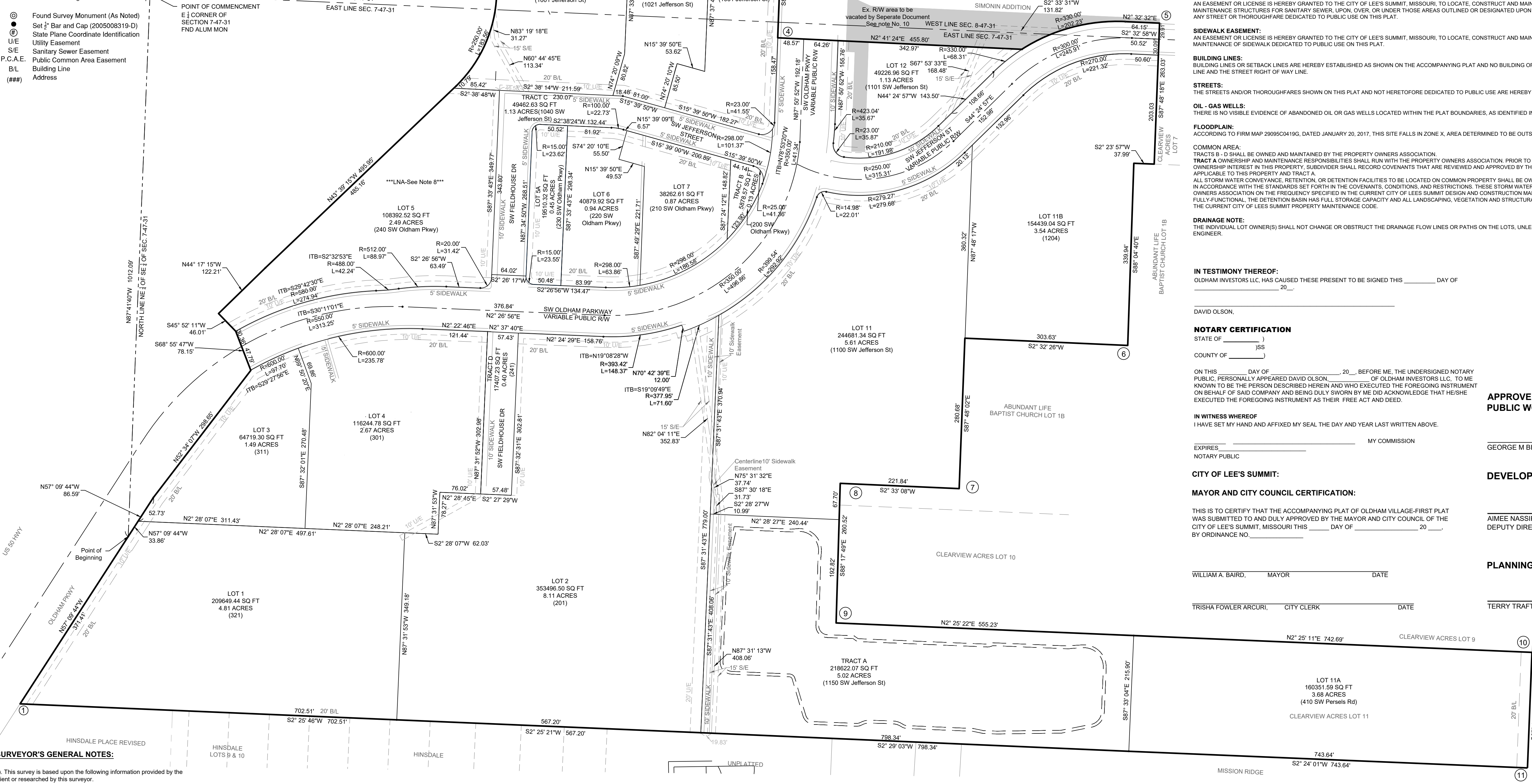
CONTAINING 2,212,373.03 SQ. FT. OR 50.789 ACRES, MORE OR LESS.

LEGEND

These standard symbols will be found in the drawing.

⊙ Found Survey Monument (As Noted)
● Set 3/4" Bar and Cap (2005008319-D)
① State Plane Coordinate Identification
U/E Utility Easement
S/E Sanitary Sewer Easement
P.C.A.E. Public Common Area Easement
B/L Building Line
Address

POINT OF COMMENCEMENT
E 1/4 CORNER OF SECTION 7, T47-31
FND ALUM MON



SURVEYOR'S GENERAL NOTES:

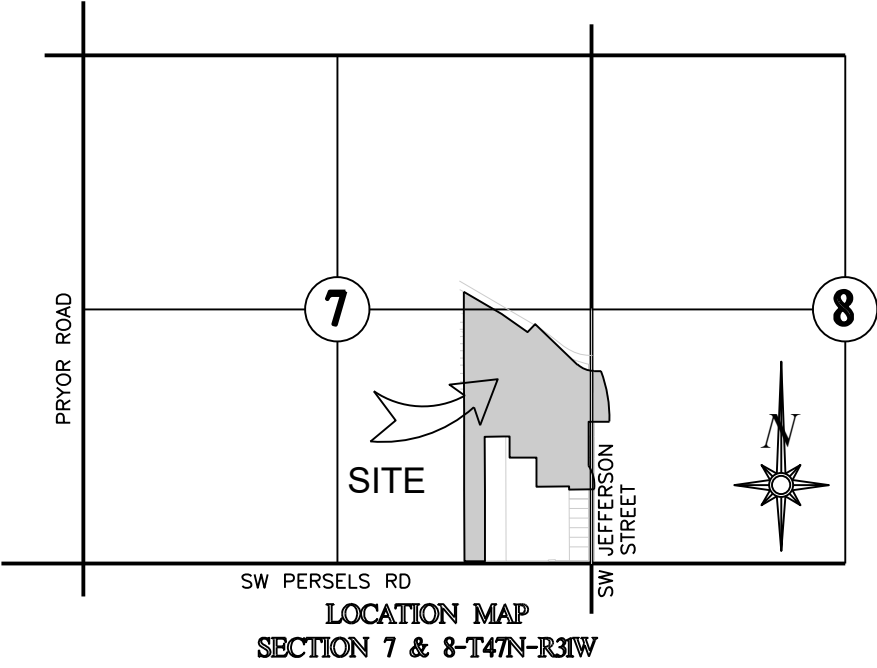
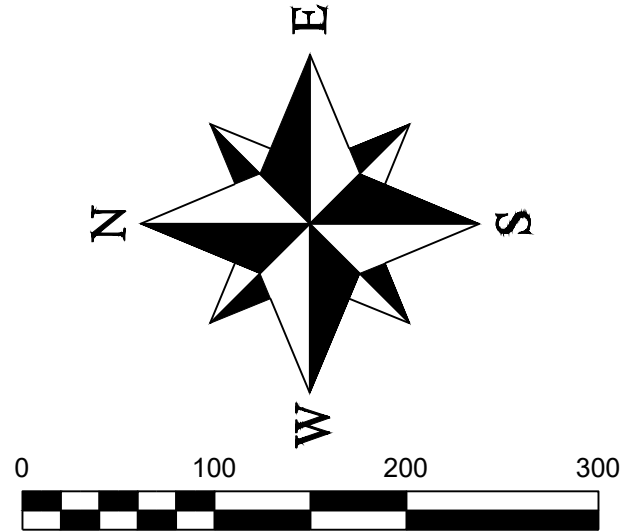
- This survey is based upon the following information provided by the client or researched by this surveyor.
 - Final Plat of Adesa - Lots 1, 2, & 3, Document No. 2009E0045659.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished.
- Bearings shown hereon are based upon bearings described on the Final Plat of Adesa - Lots 1, 2, & 3, Document No. 2009E0045659.
- Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983; Missouri West Zone, from MoDNR Monument JA-74 (Meters)
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- There shall be no direct access onto M-291 Highway from lots 5, and 8-10.
- Cross access easements shall be dedicated with CO&R's.
- Right of Way to be described and vacated by separate document.

Missouri State Plane Coordinate System
1983, Missouri West Zone

Reference Monument: JA-74
Combined Scale Factor: 0.9998961

POINT	NORTHING	EASTING
1	303810.370	860264.087
2	303538.693	860689.113
3	303377.543	860708.858
4	303380.031	860642.654
5	303163.112	860650.987
6	303181.227	860467.802
7	303276.966	860386.416
8	303344.517	860389.427
9	303346.876	860310.055
10	302951.622	860293.344
11	302954.140	860227.664
JA-74	298235.597	856321.461

Coordinates Shown in Meters



OWNER:
OLDHAM INVESTORS LLC
1700 W 132ND ST STE 150
OVERLAND PARK, KS 66213

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNED SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"OLDHAM VILLAGE-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, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (UE) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED. CROSS ACCESS EASEMENTS SHALL BE SUBMITTED BY SEPARATE DOCUMENT WHEN CO&R'S ARE SUBMITTED.

SANITARY SEWER EASEMENT:

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 STRUCTURES FOR SANITARY SEWER, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SANITARY SEWER EASEMENT" (SE) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

SIDEWALK EASEMENT:

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 SIDEWALK DEDICATED TO PUBLIC USE ON THIS PLAT.

BUILDING 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.

STREETS:

THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

OIL - GAS WELLS:

THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN MDNR OIL AND GAS WELL LIST UPDATED FEBRUARY 14, 2024.

FLOODPLAIN:

ACCORDING TO FIRM MAP 230950C419G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMON AREA:

TRACTS B - D SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. TRACT A OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL RUN WITH THE PROPERTY OWNERS ASSOCIATION. PRIOR TO THE RECORDING OF THE PLAT OR CONVEYANCE OF ANY OWNERSHIP INTEREST IN THIS PROPERTY, SUBDIVIDER SHALL RECORD COVENANTS THAT ARE REVIEWED AND APPROVED BY THE CITY WHICH COMPLY WITH SECTION 4.290 OF THE UDO, AS APPLICABLE TO THIS PROPERTY AND TRACT A. ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORM WATER DETENTION FACILITIES SHALL BE INSPECTED BY THE PROPERTY OWNERS ASSOCIATION ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY FUNCTIONAL. THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

DRAINAGE NOTE:

THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY THEREOF:

OLDHAM INVESTORS LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 20____.

DAVID OLSON,

NOTARY CERTIFICATION

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID OLSON, _____ OF OLDHAM INVESTORS LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

EXPIRES _____ MY COMMISSION
NOTARY PUBLIC

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF OLDHAM VILLAGE-FIRST PLAT WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____

WILLIAM A. BAIRD, MAYOR DATE _____

TRISHA FOWLER ARCURI, CITY CLERK DATE _____

APPROVED:
PUBLIC WORKS / ENGINEERING

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

DEVELOPMENT SERVICES DEPARTMENT

AIMEE NASSIF, AICP DATE _____
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

PLANNING COMMISSION

TERRY TRAFTON, SECRETARY DATE _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

DATE	BY	REVISIONS
11/20/24	City Comments	
12/19/24	City Comments	
1/3/25	City Comments	
1/16/25	City Comments	
4/1/25	City Comments	

Final Plat
Oldham Village, Lots 1 - 12 & Tracts A-D
Section 7 & 8, Township 47, Range 31
Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	DATE OF PREPARATION
1	7 & 8	47	31	August 13, 2024

PROFESSIONAL SEAL

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849