

FINAL PLAT OF
**OLDHAM PARKWAY SHOPPING
CENTER REPLAT, LOTS 1 THRU 5**

REPLAT OF LOT 3, OLDHAM PARKWAY SHOPPING CENTER, LOTS 3 & 4,
A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION

This is a Resurvey and Replat of Lot 3, OLDHAM PARKWAY SHOPPING CENTER, LOTS 3 & 4, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri, containing, 16.4931 acres, more or less, of replatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: "OLDHAM PARKWAY SHOPPING CENTER REPLAT, LOTS 1 THRU 5.

EASEMENTS

A permanent Easement is hereby granted to the City of Lee's Summit 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 television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designed upon this plat as "Utility Easements", (U/E), or within any street or thoroughfares dedicated to the public use on this plat. Grantor, on behalf of itself, its assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, section 527.1888 RSMo. (2006). Any right to the request restoration or rights previously transferred and vacation of the easement herein granted.

An permanent easement is hereby granted for the construction, and maintenance of a Private Sanitary Sewer Easement, PSS/E, for the benefit of Lot 1 as shown hereon. Maintenance responsibilities are further defined in the separate document Titled "Declaration of Covenants, Conditions, Restrictions and Easements of Market Street Center"

OIL AND GAS WELLS

There is no evidence of abandoned Oil and Gas Wells on the subject property according to the Missouri Department of Natural Resources, Missouri Geological Survey, GeoSTRAT website, as of this date.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____

1915 Wanamaker Road. LLC

By: _____
Randi S. Lefko, Member

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Randi S. Lefko, Member, of 1915 Wanamaker Road, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said city, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____ +
Summit Shopping Center. LLC

By: _____
Randi S. Lefko, Member

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Randi S. Lefko, Member, of Summit Shopping Center, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said city, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

This is to certify that the within plat of "MARKET STREET CENTER, SECOND PLAT, was submitted and duly approved by the City of Lee's Summit, Missouri, pursuant to Chapter 33, the Unified Development Ordinance of the City of Lee's Summit Code of Ordinances.

City of Lee's Summit, this _____ day of _____, 20____ by Ordinance No. _____

By: _____
Director of Development Services
Ryan A. Elam, P.E.

Date _____

By: _____
City Clerk, Trisha Fowler Arcuri

Date _____

By: _____
City Engineer, George M. Binger III, P.E.

Date _____

Approved by Jackson County Assessor Mapping:

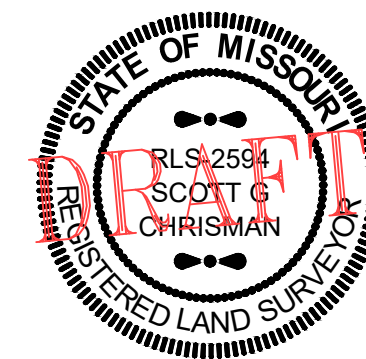
By: _____
Vincent Brice

Date _____

OWNER/DEVELOPER:
R.H. JOHNSON
ATTN: RANDI LEFKO
4520 MADISON AVE
STE 300
KANSAS CITY, MO. 64111

SURVEYOR:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
ATTN: SCOTT G. CHRISMAN, RLS
913-393-1155
THE PLAT WAS PREPARED MAY 9, 2025.

I HEREBY CERTIFY THAT THIS PLAT OF "OLDHAM PARKWAY SHOPPING CENTER REPLAT, LOTS 1 THRU 5", IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN PROPERTY SURVEY AND THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND PROFESSIONAL LANDSCAPE ARCHITECTS. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



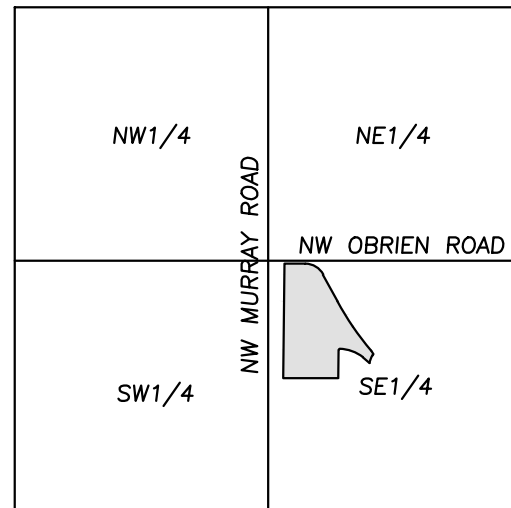
BY: _____
SCOTT G. CHRISMAN, RLS-2594

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-361
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166



VICINITY MAP
SEC. 1-47-32



SCALE:
1"=2000'

BEARING BASIS: RECORDED PLAT OF
OLDHAM PARKWAY SHOPPING CENTER,
LOTS 3 & 4

MISSOURI STATE PLANE COORDINATE TABLE: (METERS)

POINT NO.	NORTHING	EASTING
①	305062.9113	858373.6859
②	305425.4314	858395.1445
③	305422.3294	858460.5084
④	305124.9794	858662.9140
⑤	305054.4372	858547.7496

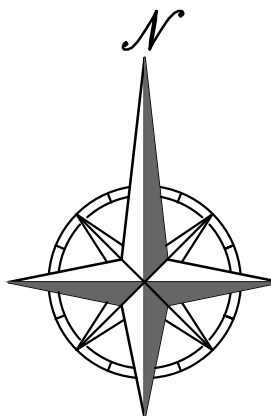
NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE
BASED ON THE MISSOURI STATE PLANE COORDINATES
SYSTEM, WEST ZONE, (IN METERS) WERE OBTAINED BY GPS
OBSERVATION USING KC METRO CONTROL

TITLE NOTES:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM CHICAGO TITLE
INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO.
KCC250144F, REVISION 03032025 WITH AN EFFECTIVE DATE OF JANUARY 31,
2025 AT 8:00 A.M.

FLOOD NOTE:

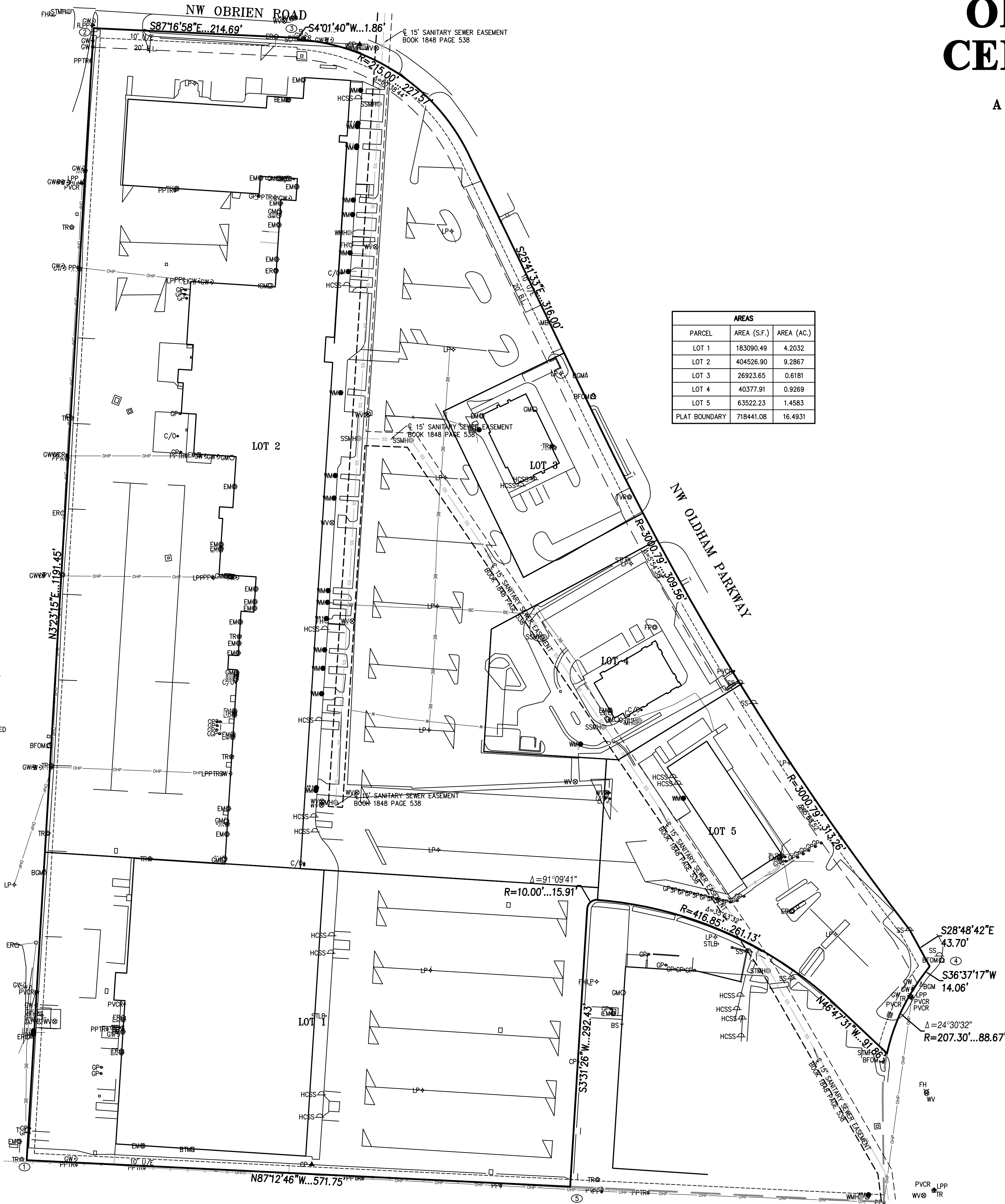
THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE
FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO.
290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED
JANUARY 20, 2017.



SCALE: 1"=30'
0' 30' 60'

LEGEND

- DENOTES SET 1/2"x24" REBAR W/PHELPS
MOCLS-2007001128 PLASTIC CAP
- DENOTES FOUND SURVEY MONUMENT
(ORIGIN UNKNOWN UNLESS DESCRIBED)
- ▲ DENOTES FOUND "+* CUT
- DENOTES SET MAG. NAIL & SHINER
ORIGIN UNKNOWN UNLESS DESCRIBED
- B/L DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT



PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	183090.49	4.2032
LOT 2	404526.90	9.2867
LOT 3	26923.65	0.6181
LOT 4	40377.91	0.9269
LOT 5	63522.23	1.4583
PLAT BOUNDARY	718441.08	16.4931