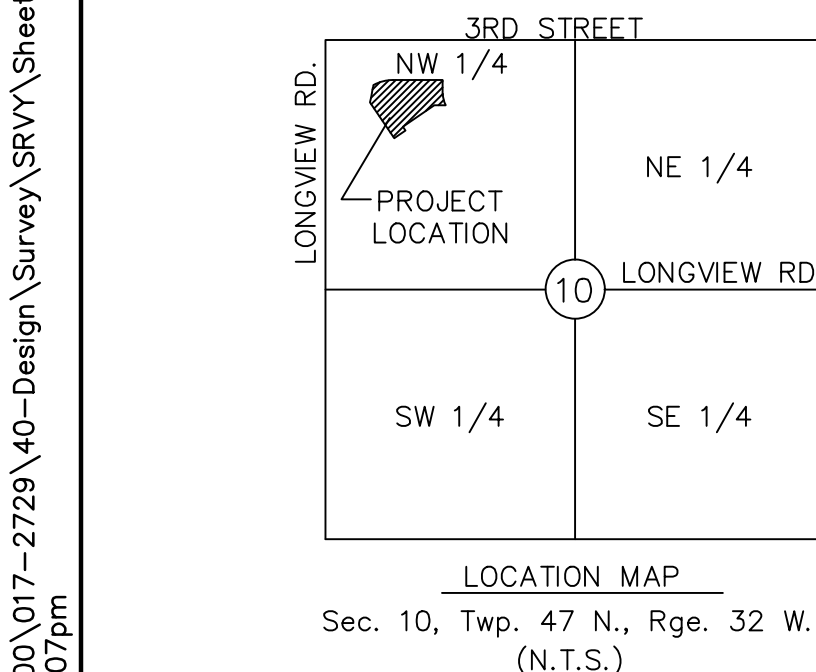


USER: nwilloughby

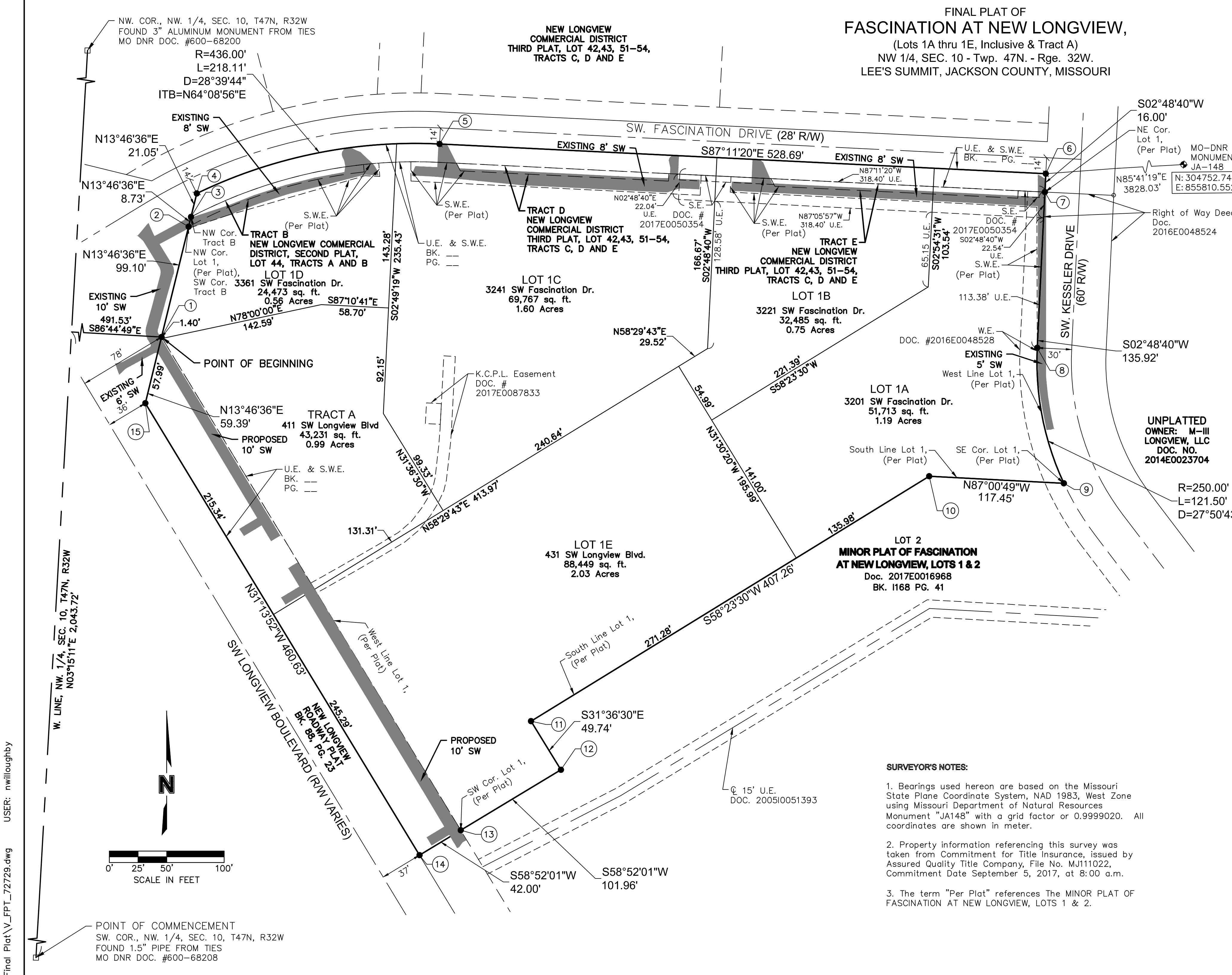
DWG: F:\2017\2501-3000\017-2729\40-Design\Survey\SRV\Sheets\Final\Plat\V\_FPT\_72729.dwg DATE: Feb 06, 2018 1:07pm

DEVELOPER: PLATFORM VENTURES, LLC 4220 Shawnee Mission Parkway, Suite 200B Fairway, KS 66205 816-285-3878



POINT OF COMMENCEMENT SW. COR., NW 1/4, SEC. 10, T47N, R32W FOUND 1.5" PIPE FROM TIES MO DNR DOC. #600-68208

W. LINE, NW 1/4, SEC. 10, T47N, R32W N03°15'11"E 2,043.72'



FINAL PLAT OF FASCINATION AT NEW LONGVIEW, (Lots 1A thru 1E, Inclusive & Tract A) NW 1/4, SEC. 10 - Twp. 47N. - Rge. 32W. LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION: All of Lot 1, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2. All of Tract B, NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT, LOT 44, TRACTS A AND B, All of Tracts D and E, NEW LONGVIEW COMMERCIAL DISTRICT THIRD PLAT, LOTS 42, 43, 51-54, TRACTS C, D, AND E, all subdivisions of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 03°15'11" East, along the West line of said Northwest Quarter, 2,043.72 feet; thence South 86°44'49" East, 491.53 feet to a point on the West line of said Lot 1, said point also being Point of Beginning of the tract of land to be herein described; thence North 13°46'36" East, along said West line 99.10 feet to the Northwest corner of Lot 1, also being the Southwest corner of said Tract B; thence continuing North 13°46'36" East, along the West line of said Tract B, 8.73 feet to the Northwest corner of said Tract B; thence continuing North 13°46'36" East, 21.05 feet; thence Easterly, on a curve to the right, having an initial tangent bearing of North 64°08'56" East with a radius of 436.00 feet, a central angle of 28°39'44" and an arc distance of 218.11 feet; thence South 87°11'20" East, 528.69 feet; thence South 02°48'40" West, 16.00 feet to the Northeast corner of said Lot 1; thence continuing South 02°48'40" West, along the East line of said Lot 1, 135.92 feet; thence Southerly, continuing along said East line, on a curve to the left, being tangent to the last described course with a radius of 250.00 feet, a central angle of 27°50'43" and an arc distance of 121.50 feet to the Southeast corner of said Lot 1; thence North 87°00'49" West, along the South line of said Lot 1, 117.45 feet; thence South 58°23'30" West, continuing along said South line, 407.26 feet; thence South 31°36'30" East, continuing along said South line, 49.74 feet; thence South 58°52'01" West, continuing along said South line, 101.96 feet to the Southwest corner of said Lot 1; thence continuing South 58°52'01" West, 42.00 feet; thence North 31°13'52" West, 460.63 feet; thence North 13°46'36" East, 59.39 feet to the Point of Beginning. Containing 310,118 square feet or 7.12 acres, more or less.

PLAT DEDICATION: The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as: FASCINATION AT NEW LONGVIEW, (Lots 1A thru 1E, Inclusive & Tract A)

EASEMENT DEDICATION: An easement is hereby granted to City of Lee's Summit, Missouri to locate, construct and maintain or to authorize the location, construction and maintenance of poles, wires, conduits, and/or structure 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, or under those areas outlined or designated upon this plat as "Utility Easement" (U.E.), or within any street or thoroughfare dedicated to public use on this plat. The 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 easements herein granted.

BUILDING LINES: Buildings lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be constructed between this line and the street right-of-way line.

FLOODPLAIN: According to "Flood Insurance Rate Map" Community Panel 29095C0412G, revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain).

OIL AND GAS WELLS: There is no visible evidence, this date, of abandoned oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oils and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr. P.E. 1995.

Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

COMMON AREA: Tract A (0.99 Acres) Tract A is hereby reserved as Common Area and shall be maintained and owned by "Fascination at New Longview" Property Owners' Association. During the period in which the developer maintains effective control of the board of the property owners' association, or other entity approved by the Governing Body, the developer shall remain jointly and severally liable for the maintenance obligations of the property owners association.

IN WITNESS WHEREOF: M-III LONGVIEW, LLC, a limited liability company, has caused these presents to be executed this \_\_\_\_ day of \_\_\_\_\_, 2018.

M-III LONGVIEW, LLC By: PLATFORM INVESTMENTS, LLC, its manager By: PLATFORM VENTURES, LLC, its manager

Corey Walker, Senior Vice President STATE OF \_\_\_\_\_ SS: COUNTY OF \_\_\_\_\_

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Corey Walker to me personally known, who being by me duly sworn, did say that he is Senior Vice President of PLATFORM VENTURES, LLC, Manager of PLATFORM INVESTMENTS, LLC and Manager of M-III LONGVIEW, LLC and that said instrument was signed in behalf of said limited liability company and that said acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written. My Commission Expires: \_\_\_\_\_

Notary Public PLAN LEGEND EASEMENTS U.E. UTILITY EASEMENT S.E. SEWER EASEMENT D.E. DRAINAGE EASEMENT B.L. BUILDING SETBACK LINE S.W.E. SIDEWALK EASEMENT MISC. R RADIUS L ARC DISTANCE D DELTA / CENTRAL ANGLE I.T.B. INITIAL TANGENT BEARING C/L CENTERLINE R/W RIGHT OF WAY SW SIDEWALK SURVEY MARKERS FOUND SECTION CORNER (MONUMENTATION AS NOTED) FOUND PROPERTY CORNER (MONUMENTATION AS NOTED) SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION. (1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)

Table with 2 columns: DATE OF SURVEY, REVISIONS. Includes dates 09-22-2017, 01-25-2018, 02-06-2018 and revision numbers 1, 2, 3.

This plat and survey of FASCINATION AT NEW LONGVIEW, (Lots 1A thru 1E, Inclusive & Tract A) were executed by Olsson Associates, Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of FASCINATION AT NEW LONGVIEW, (Lots 1A thru 1E, Inclusive & Tract A) subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.



Olsson Associates, Inc. MO CLS 366 Jason S. Roudebush, MO. PLS 2002014092 February 6, 2018 jrroudebush@olssonassociates.com

STATE PLANE COORDINATE TABLE with columns: Point Number, Grid Northing, Grid Easting. Lists 15 points with their respective coordinates.

This is to certify that within the plat of FASCINATION AT NEW LONGVIEW, (Lots 1A thru 1E, Inclusive & Tract A), was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this \_\_\_\_ day of \_\_\_\_\_, 2018, by Ordinance No. \_\_\_\_\_

- APPROVED: George M. Binger III, P.E. City Engineer
APPROVED: Robert G. McKay, AICP Director of Planning & Special Projects
APPROVED: Randall L. Rhoads, Mayor
APPROVED: Dana Arth Planning Commission Secretary
APPROVED: Trisha Fowler Arcuri City Clerk
APPROVED: Vincent E. Brice Jackson County GIS

OLSSON ASSOCIATES logo and contact information: 1301 Burlington Street, Suite 100, North Kansas City, MO 64116. Phone: 816.587.4320, Fax: 816.587.1393. Website: www.olssonassociates.com