

PRELIMINARY PLAT
LEE'S SUMMIT LOGISTICS
 An Unplatted parcel in the West Half of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri

LOT TABLE	
LOT #	AREA
LOT 1	37.90 ACRES
LOT 2	13.29 ACRES
LOT 3	24.63 ACRES
MAIN STREET R/W	3.14 ACRES
TOTALS	78.96 ACRES

PROPERTY OWNER/ DEVELOPER

SCANNELL PROPERTIES, LLC
 8801 RIVER CROSSING BLVD, SUITE 300
 INDIANAPOLIS, IN 46240
 PH: 317-218-1648

ENGINEER/ LANDSCAPE ARCHITECT

OLSSON
 7301 W. 133RD STREET, SUITE 200
 OVERLAND PARK, KS 66213
 PH: 913-381-1170
 F: 913-381-1174

PROPOSED SITE USE

INDUSTRIAL

EXISTING & PROPOSED ZONING

SITE AREA

NET SITE AREA= 3,439,837 SQ. FT., (78.9678 AC±)

LEGAL DESCRIPTION

ALL THAT PART OF AN UNPLATTED TRACT OF LAND, TOGETHER WITH ALL THAT PART OF NORTH MAIN STREET RIGHT OF WAY, ALL LYING IN THE WEST HALF OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST, LYING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED BY PATRICK ETHAN WARD, MO PLS-20050071, OF OLSSON MOLC-366, AS FOLLOWS:

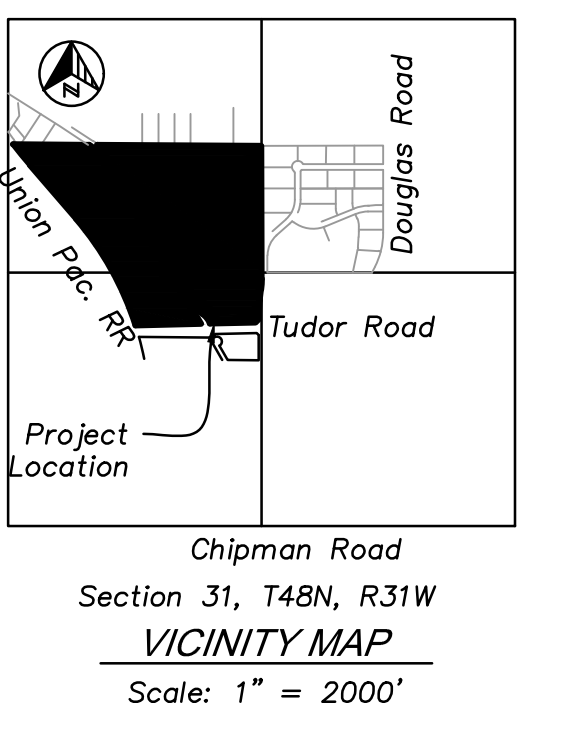
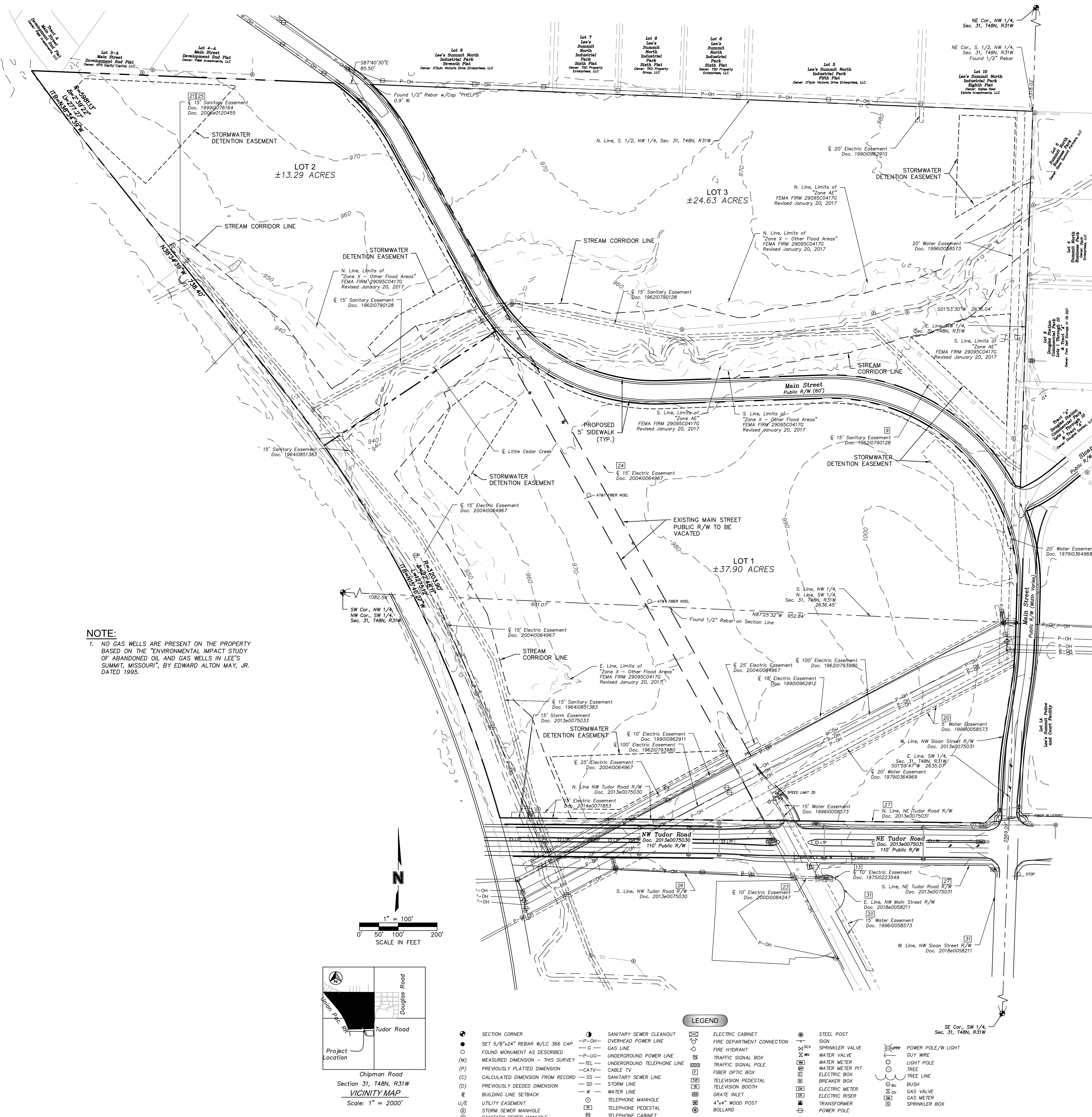
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST; THENCE SOUTH 01 DEGREE 59 MINUTES 47 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 65.98 FEET TO A POINT ON THE WEST LINE OF NW SLOAN STREET RIGHT OF WAY, AS ESTABLISHED IN DOCUMENT 2013E0075031, SAID POINT ALSO LYING ON A NON-TANGENT CURVE; THENCE IN A SOUTHERLY DIRECTION, DEPARTING SAID EAST LINE, ON SAID WEST LINE AND ON A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 02 DEGREES 47 MINUTES 37 SECONDS WEST, HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 6 DEGREES 27 MINUTES 07 SECONDS, AN ARC DISTANCE OF 109.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09 DEGREES 14 MINUTES 44 SECONDS WEST, CONTINUING ON SAID WEST LINE, A DISTANCE OF 11.80 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, CONTINUING ON SAID WEST LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 7 DEGREES 14 MINUTES 57 SECONDS, AN ARC DISTANCE OF 130.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 59 MINUTES 47 SECONDS WEST, CONTINUING ON SAID WEST LINE, A DISTANCE OF 69.49 FEET TO A POINT ON THE NORTH LINE OF NE TUDOR ROAD RIGHT OF WAY, AS ESTABLISHED IN SAID DOCUMENT 2013E0075031; THENCE SOUTH 46 DEGREES 15 MINUTES 48 SECONDS WEST, DEPARTING SAID WEST LINE, ON SAID NORTH LINE, A DISTANCE OF 46.09 FEET TO A POINT; THENCE NORTH 89 DEGREES 24 MINUTES 16 SECONDS WEST, CONTINUING ON SAID NORTH LINE, AND ON THE NORTH LINE OF NW TUDOR ROAD RIGHT OF WAY, AS ESTABLISHED IN DOCUMENT 2013E0075031, A DISTANCE OF 1249.23 FEET TO A POINT ON THE EAST LINE OF UNION PACIFIC RAILROAD RIGHT OF WAY, AS NOW ESTABLISHED, SAID POINT ALSO LYING ON A NON-TANGENT CURVE; THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION, DEPARTING SAID NORTH LINE, ON SAID EAST LINE AND ON A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 15 DEGREES 46 MINUTES 27 SECONDS WEST, HAVING A RADIUS OF 3203.90 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 48 MINUTES 11 SECONDS, AN ARC DISTANCE OF 1275.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 34 MINUTES 39 SECONDS WEST, CONTINUING ON SAID EAST LINE, A DISTANCE OF 738.40 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, CONTINUING ON SAID EAST LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 5981.13 FEET, THROUGH A CENTRAL ANGLE OF 2 DEGREES 39 MINUTES 22 SECONDS, AN ARC DISTANCE OF 277.27 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, SAID POINT ALSO LYING ON A NON-TANGENT LINE; THENCE SOUTH 87 DEGREES 40 MINUTES 30 SECONDS EAST, DEPARTING SAID EAST LINE, ON SAID NORTH LINE, A DISTANCE OF 2581.78 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 01 DEGREE 53 MINUTES 30 SECONDS WEST, ON SAID EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1318.02 FEET TO THE POINT OF BEGINNING, CONTAINING 3,439,837 SQUARE FEET OR 78.9678 ACRES, MORE OR LESS.

NOTE:

1. NO GAS WELLS ARE PRESENT ON THE PROPERTY BASED ON THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI", BY EDWARD ALTON MAY, JR. DATED 1995.

SURVEYOR'S NOTES

- BASIS OF BEARINGS - HELD THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST @ S01°53'30"W, MISSOURI COORDINATE SYSTEM 1083, WEST ZONE. ROTATE PLAT BEARINGS FOR DOUGLAS STATION COMMERCIAL PARK, LOTS 1 THROUGH 10 & TRACT "A" 00°00'15" CLOCKWISE TO MATCH MEASURED BEARINGS. ROTATE PLAT BEARINGS FOR LEE'S SUMMIT POLICE AND COURT FACILITY 00°00'03" CLOCKWISE TO MATCH MEASURED BEARINGS. ROTATE PLAT BEARINGS FOR LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIFTH, SIXTH, SEVENTH AND EIGHTH PLATS 00°00'05" COUNTERCLOCKWISE TO MATCH MEASURED BEARINGS. ROTATE PLAT BEARINGS FOR SUMMIT NORTH BUSINESS PARK 00°00'20" COUNTERCLOCKWISE TO MATCH MEASURED BEARINGS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
- SUBJECT PROPERTY LIES WITHIN "ZONE AE - BASE FLOOD ELEVATIONS DETERMINED," "ZONE X - OTHER FLOOD AREAS," AND "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0417G, REVISED JANUARY 20, 2017.



LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|-----------------------------------|-------------------------------|--------------------------------------|----------------------------------|--------------------------------------|---------------------------------|---------------------------|--------------------|-----------------------|--------------------------|---------------------------|-----------------------|------------|--------------------------|------------------------------|------------|-----------------------|--------------|--------------|---------------------|----------------------|---------------------|--------------------|------------------------------|----------------|-----------------------|-----------------------|-------------------|-----------------------|--------------------|---------------|--------------|---------------------|---------------|-----------|--------------|--------|-------------------|---------------|---------------|-------------------|----------------|---------------|------------------|---------------|--------------|----------------------|------------|--------------|--------|-------------|--------|-------------|-------------|-----------------|
| ● SECTION CORNER | ○ SET 5/8"x24" REBAR W/LC 366 CAP | ○ FOUND MONUMENT AS DESCRIBED | (M) MEASURED DIMENSION - THIS SURVEY | (P) PREVIOUSLY PLATTED DIMENSION | (C) CALCULATED DIMENSION FROM RECORD | (D) PREVIOUSLY DEEDED DIMENSION | U/E BUILDING LINE SETBACK | ⊕ UTILITY EASEMENT | ⊕ STORM SEWER MANHOLE | ⊕ SANITARY SEWER MANHOLE | ○ SANITARY SEWER CLEANOUT | ○ OVERHEAD POWER LINE | ○ GAS LINE | ○ UNDERGROUND POWER LINE | ○ UNDERGROUND TELEPHONE LINE | ○ CABLE TV | ○ SANITARY SEWER LINE | ○ STORM LINE | ○ WATER LINE | ○ TELEPHONE MANHOLE | ○ TELEPHONE PEDestal | ○ TELEPHONE CABINET | ⊕ ELECTRIC CABINET | ⊕ FIRE DEPARTMENT CONNECTION | ⊕ FIRE HYDRANT | ⊕ TRAFFIC SIGNAL POLE | ⊕ TRAFFIC SIGNAL POLE | ⊕ FIBER OPTIC BOX | ⊕ TELEVISION PEDestal | ⊕ TELEVISION BOOTH | ⊕ GRATE INLET | ⊕ WATER LINE | ⊕ TELEPHONE MANHOLE | ⊕ TRANSFORMER | ⊕ BOLLARD | ○ STEEL POST | ○ SIGN | ○ SPRINKLER VALVE | ○ WATER VALVE | ○ WATER METER | ○ WATER METER PIT | ○ ELECTRIC BOX | ○ BREAKER BOX | ○ ELECTRIC RISER | ○ TRANSFORMER | ○ POWER POLE | ○ POWER POLE/W LIGHT | ○ GUY WIRE | ○ LIGHT POLE | ○ TREE | ○ TREE LINE | ○ BUSH | ○ GAS VALVE | ○ GAS METER | ○ SPRINKLER BOX |
|------------------|-----------------------------------|-------------------------------|--------------------------------------|----------------------------------|--------------------------------------|---------------------------------|---------------------------|--------------------|-----------------------|--------------------------|---------------------------|-----------------------|------------|--------------------------|------------------------------|------------|-----------------------|--------------|--------------|---------------------|----------------------|---------------------|--------------------|------------------------------|----------------|-----------------------|-----------------------|-------------------|-----------------------|--------------------|---------------|--------------|---------------------|---------------|-----------|--------------|--------|-------------------|---------------|---------------|-------------------|----------------|---------------|------------------|---------------|--------------|----------------------|------------|--------------|--------|-------------|--------|-------------|-------------|-----------------|

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\ Preliminary Plots\GNCVC_PP_02104157.dwg
 DATE: Aug 27, 2021 2:25pm
 USER: sreece
 XREFS: C:\BLK_02104157 C:\PBASE_02104157

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-7756
TEL: 913.381.1170
www.olsson.com

olsson

SCANNELL PROPERTIES

SCANNELL

PROPERTIES

PRELIMINARY PLAT

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

REVISIONS

REV.	NO.	DATE	REVISIONS DESCRIPTION
1	08/19/2021	08/19/2021	CITY STAFF COMMENTS
2	08/19/2021	08/19/2021	CITY STAFF COMMENTS

drawn by: OLSSON

checked by: ENG

approved by: ENG

DATE: 02104157

project no.: 02104157

drawing no.: C_PP_02104157.dwg

date: 07/08/2021

2021

SHEET 1