

**SECOND AMENDMENT TO THE
NEW LONGVIEW
TAX INCREMENT FINANCING PLAN**

Lee's Summit, Missouri

February 27, 2019

Capitalized terms shall have the meaning set forth in Article II of the New Longview Tax Increment Financing Plan (the “**Redevelopment Plan**”).

BACKGROUND

The Redevelopment Plan was adopted by the Lee’s Summit City Council on December 21, 2015, by Ordinance No. 7779. The Redevelopment Area contains approximately 107 acres of land generally located southeast of the intersection of Northwest View High Drive and Southwest 3rd Street in northwestern Lee’s Summit. The initial Redevelopment Plan includes fifteen Redevelopment Project Areas and TIF Revenues will be collected in those areas for the purpose of funding the Historic Preservation Improvements until the expiration of each Redevelopment Project Area in accordance with the TIF Act. The Redevelopment Plan was amended by ordinance in January 2019 for the purpose of providing additional funding for the lake rehabilitation and pergola, and combines those two reimbursable items into one collective project so the developer has more flexibility to receive TIF reimbursement for the combined “Lake & Pergola project.”

SUMMARY OF THE SECOND AMENDMENT

This Second Amendment revises the boundaries of Redevelopment Projects C, F, H and J by dividing each of those redevelopment project areas into two new redevelopment project areas. These changes result in no net increase in the total Reimbursable Project Costs to be funded by the Plan, and the maximum amount of Reimbursable Project Costs to be funded by the Plan remains the same as when the Plan was approved by the City Council in 2015.

The adjustment to the Redevelopment Project Areas will allow the City to activate the collection of TIF revenues within each of the new project areas on independent schedules based on when development occurs in each of the new project areas. This Second Amendment does not increase the overall TIF budget and keeps the total reimbursement at \$16,939,463.

This amendment also clarifies the boundaries of Redevelopment Project G. This Redevelopment Project Area is not amended, but is clarified to match the actual platted lot pursuant to the Final Plat of FASCINATION AT NEW LONGVIEW.

REVISIONS TO THE PLAN

No changes to the text of the Redevelopment Plan are required for this Second Amendment.

REVISIONS TO THE PLAN EXHIBITS

Exhibit 2B is amended pursuant to the attached legal descriptions for Redevelopment Projects C1, C2, F1, F2, H1, H2, J1 and J2, and the corrected legal description of Redevelopment Project G, along with the maps depicting approximate areas of the new Redevelopment Projects. The legal descriptions for each of the Redevelopment Projects shall control the areas of the new Redevelopment Projects and the attached maps are designed to illustrate the areas but are not necessarily precise as to the actual boundaries.

EXHIBIT 2B

**LEGAL DESCRIPTIONS AND MAPS OF
REDEVELOPMENT PROJECT AREAS C1, C2, F1, F2, H1, H2, J1 AND J2 AND
CORRECTED DESCRIPTION OF REDEVELOPMENT PROJECT AREA G**

Each of the Redevelopment Projects C, F, H and J are divided into two separate Redevelopment Projects that are labeled C1, C2, F1, F2, H1, H2, J1 and J2, and the legal description for Redevelopment Project G (already activated) is corrected to match the platted lot dimensions.

REDEVELOPMENT PROJECT AREA C1

Lot 44 of the Final Plat of “New Longview Commercial District, Second Plat, Lot 44, Tracts A and B” a plat approved by the City of Lee’s Summit and recorded on December 9, 2007, containing 35,890 square feet or 0.824 acres, more or less.

REDEVELOPMENT PROJECT AREA C2

Lot 43 of the Final Plat of “New Longview Commercial District, Third Plat, Lots 42, 43, 51-54, Tracts C, D and E” a plat approved by the City of Lee’s Summit and recorded on February 16, 2010, containing 12,697 square feet or 0.291 acres, more or less.

REDEVELOPMENT PROJECT AREA F1

Lot 1D of the Final Plat of “FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)” a plat approved by the City of Lee’s Summit, Missouri and recorded on April 23, 2018, containing 24,473 square feet or 0.56 acres, more or less,

and

Tract A of the Final Plat of “FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)” a plat approved by the City of Lee’s Summit, Missouri and recorded on April 23, 2018, containing 43,231 square feet or 0.99 acres, more or less.

REDEVELOPMENT PROJECT AREA F2

Lot 1E of the Final Plat of “FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)” a plat approved by the City of Lee’s Summit, Missouri and recorded on April 23, 2018, containing 88,449 square feet or 2.03 acres, more or less.

REDEVELOPMENT PROJECT AREA G

Lot 1C of the Final Plat of “FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)” a plat approved by the City of Lee’s Summit, Missouri and recorded on April 23, 2018, containing 69,767 square feet or 1.60 acres, more or less.

REDEVELOPMENT PROJECT AREA H1

Lot 1B of the Final Plat of “FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)” a plat approved by the City of Lee’s Summit, Missouri and recorded on April 23, 2018, containing 32,485 square feet or 0.75 acres, more or less.

REDEVELOPMENT PROJECT AREA H2

Lot 1A of the Final Plat of “FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)” a plat approved by the City of Lee’s Summit, Missouri and recorded on April 23, 2018, containing 51,713 square feet or 1.19 acres, more or less.

REDEVELOPMENT PROJECT AREA J1

Lot 1 of the Final Plat of “KESSLER VIEW, FIRST PLAT, LOT 1” a plat approved by the City of Lee’s Summit, Missouri and recorded on January 14, 2019, containing 57,264 square feet or 1.31 acres, more or less.

REDEVELOPMENT PROJECT AREA J2

A tract 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 Northeast corner of said Northwest Quarter; thence North $87^{\circ}11'22''$ West, 740.90 feet; thence South $02^{\circ}48'38''$ West, 50.00 feet to a point on the Southerly right-of-way line of SW 3rd Street, as now established; thence South $03^{\circ}11'08''$ West, 332.00 feet to the Point of Beginning of the tract of land to be herein described; thence South $03^{\circ}11'08''$ West, 292.71 feet; thence North $83^{\circ}07'40''$ West, 267.38 feet; thence Westerly, along a curve to the left, having an initial tangent bearing of North $85^{\circ}34'58''$ West with a radius of 425.00 feet, a central angle of $36^{\circ}52'50''$ and an arc distance of 273.57 feet; thence Westerly, along a curve to the right, having a common tangent with the last described course with a radius of 15.00 feet, a central angle of $78^{\circ}58'10''$ and an arc distance of 20.67 feet; thence Northerly, along a curve to the right, having a common tangent with the last described course with a radius of 198.58 feet, a central angle of $45^{\circ}52'06''$ and an arc distance of 158.97 feet; thence North $02^{\circ}48'40''$ East, 208.16 feet; thence South $87^{\circ}11'20''$ East, 606.38 feet to the Point of Beginning,

less and excluding

Lot 1 of the Final Plat of "KESSLER VIEW, FIRST PLAT, LOT 1" a plat approved by the City of Lee's Summit, Missouri and recorded on January 14, 2019,

containing 120,589 square feet or 2.77 acres, more or less.

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

NEW LONGVIEW
 COMMERCIAL DISTRICT
 THIRD PLAT, LOT 42,43, 51-54,
 TRACTS C, D AND E

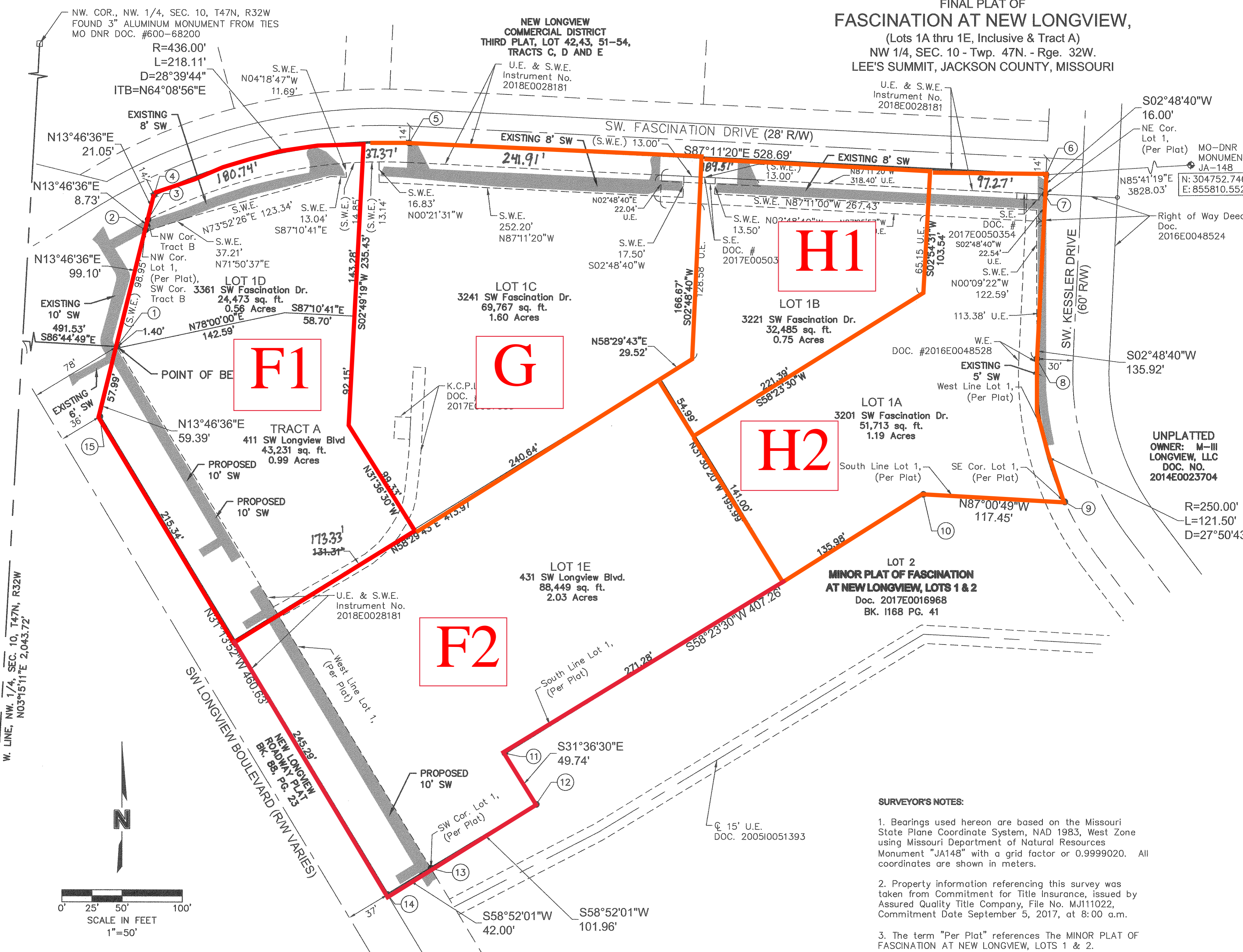
U.E. & S.W.E.
 Instrument No.
 2018E0028181

S02°48'40"W
 16.00'
 NE Cor.
 Lot 1,
 (Per Plat) MO-DNR
 MONUMENT
 JA-148
 N: 304752.746
 E: 855810.552

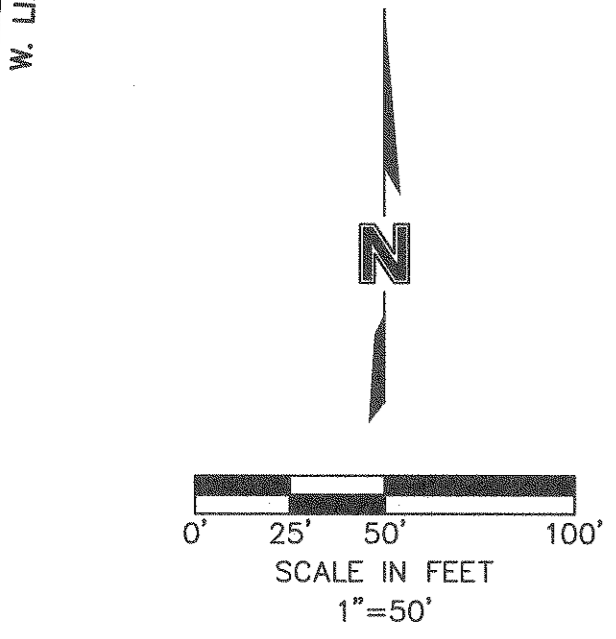
Right of Way Deed
 Doc.
 2016E0048524

UNPLATTED
 OWNER: M-III
 LONGVIEW, LLC
 DOC. NO.
 2014E0023704

R=250.00'
 L=121.50'
 D=27°50'43"



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



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

- SURVEYOR'S NOTES:**
1. Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument "JA148" with a grid factor of 0.9999020. All coordinates are shown in meters.
 2. Property information referencing this survey was taken from Commitment for Title Insurance, issued by Assured Quality Title Company, File No. MJ111022, Commitment Date September 5, 2017, at 8:00 a.m.
 3. The term "Per Plat" references The MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2.
 4. Total Acreage is 7.12 acres.

F1

F2

G

H1

H2

R=436.00'
 L=218.11'
 D=28°39'44"
 ITB=N64°08'56"E

LOT 1D
 3361 SW Fascination Dr.
 24,473 sq. ft.
 0.56 Acres

LOT 1C
 3241 SW Fascination Dr.
 69,767 sq. ft.
 1.60 Acres

LOT 1B
 3221 SW Fascination Dr.
 32,485 sq. ft.
 0.75 Acres

LOT 1A
 3201 SW Fascination Dr.
 51,713 sq. ft.
 1.19 Acres

LOT 1E
 431 SW Longview Blvd.
 88,449 sq. ft.
 2.03 Acres

LOT 2
**MINOR PLAT OF FASCINATION
 AT NEW LONGVIEW, LOTS 1 & 2**
 Doc. 2017E0016968
 BK. 1168 PG. 41

NW COR., NW 1/4, SEC. 10, T47N, R32W
 FOUND 3" ALUMINUM MONUMENT FROM TIES
 MO DNR DOC. #600-68200

NW Cor.
 Tract B
 Lot 1,
 (Per Plat),
 SW Cor.
 Tract B

POINT OF BEGINNING

TRACT A
 411 SW Longview Blvd
 43,231 sq. ft.
 0.99 Acres

K.C.P.I.
 DOC.
 2017E

DOC. #2016E0048528

South Line Lot 1,
 (Per Plat)

SE Cor. Lot 1,
 (Per Plat)

Q 15' U.E.
 DOC. 2005I0051393

N13°46'36"E
 21.05'

N13°46'36"E
 8.73'

N13°46'36"E
 99.10'

EXISTING
 10' SW
 491.53'
 S86°44'49"E

EXISTING
 6' SW
 78'

PROPOSED
 10' SW
 215.34'

PROPOSED
 10' SW
 173.33'
 131.31'

PROPOSED
 10' SW
 245.29'

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 10' SW
 31'

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 10' SW
 37'

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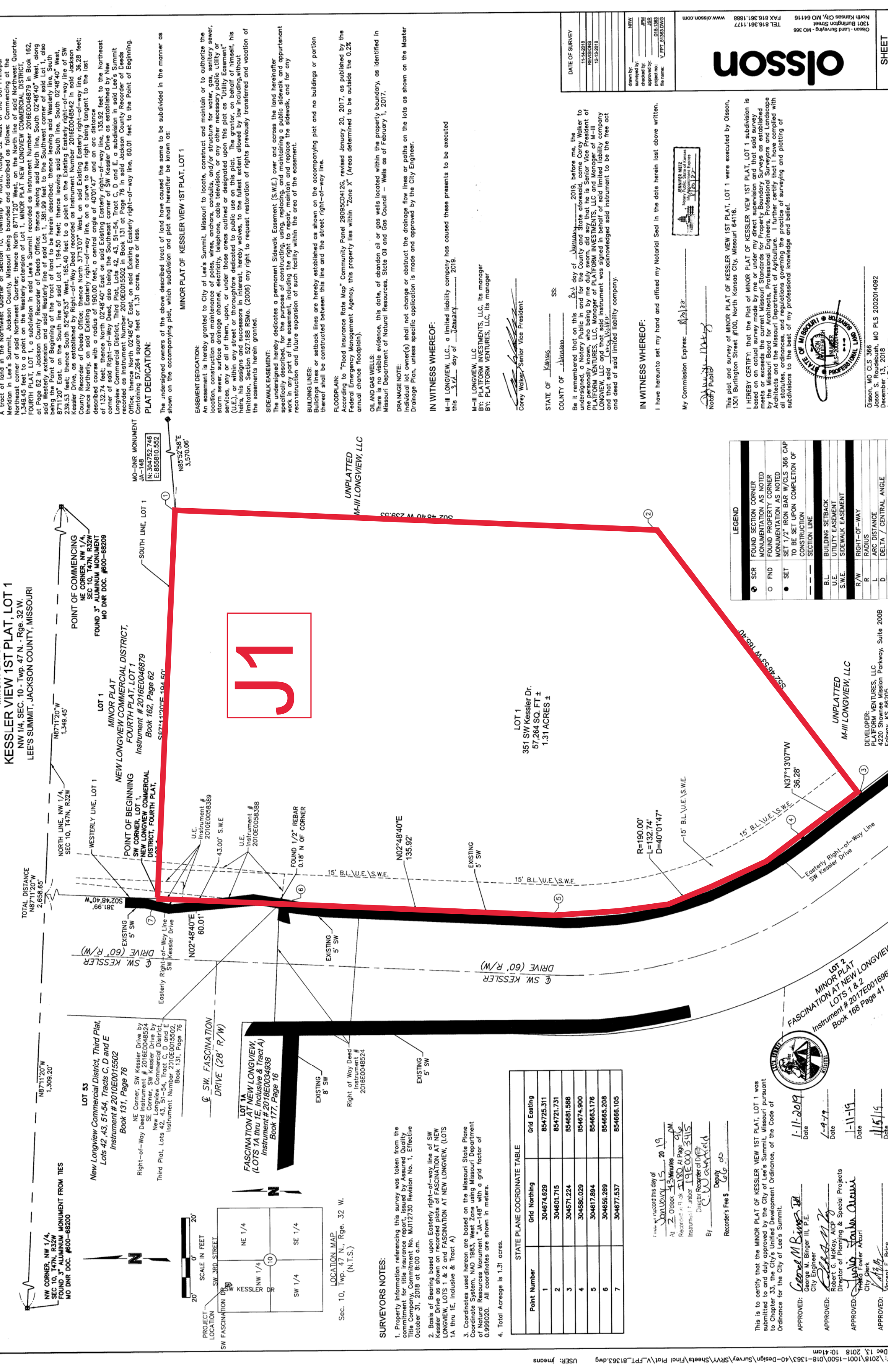
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KESSLER VIEW 1ST PLAT, LOT 1
 NW 1/4, SEC. 10 - Twp. 47 N. - Rge. 32 W.
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LOT 53
 NW Corner, SW Kessler Drive by
 NE Corner, SW Kessler Drive by
 SE Corner, SW Kessler Drive by
 New Longview Commercial District,
 Instrument # 2010E0015502
 Book 131, Page 76

LOT 1A
 FASCINATION AT NEW LONGVIEW,
 (LOTS 1A thru 1E, Inclusive & Tract A)
 Instrument # 2018E0034938
 Book 177, Page 16

LOT 1
 NEW LONGVIEW COMMERCIAL DISTRICT,
 FOURTH PLAT, LOT 1
 Instrument # 2016E0046879
 Book 162, Page 62

LOT 1
 MINOR PLAT
 NEW LONGVIEW COMMERCIAL DISTRICT,
 FOURTH PLAT, LOT 1
 Instrument # 2016E0046879
 Book 162, Page 62

LOT 1
 MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1

UNPLATTED
 M-III LONGVIEW, LLC



LOCATION MAP
 Sec. 10, Twp. 47 N., Rge. 32 W.
 (N.T.S.)

SURVEYOR'S NOTES:
 1. Property information referencing this survey was taken from the commitment for title insurance report, issued by Assured Quality Title Company, Commitment No. MJ112730 Revision No. 1, Effective October 31, 2018 at 8:00 a.m.
 2. Basis of Bearing based upon Easterly right-of-way line of SW Kessler Drive as shown on recorded plats of FASCINATION AT NEW LONGVIEW, LOTS 1 & 2 and FASCINATION AT NEW LONGVIEW, (LOTS 1A thru 1E, Inclusive & Tract A)
 3. Coordinates used herein are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument, "JA-148" with a grid factor of 0.999020. All coordinates are shown in meters.
 4. Total Acreage is 1.31 acres.

STATE PLANE COORDINATE TABLE

| Point Number | Grid Northing | Grid Easting |
|--------------|---------------|--------------|
| 1 | 304674.829 | 854725.311 |
| 2 | 304601.715 | 854721.731 |
| 3 | 304571.224 | 854681.588 |
| 4 | 304580.029 | 854674.900 |
| 5 | 304617.894 | 854663.176 |
| 6 | 304658.269 | 854665.208 |
| 7 | 304677.537 | 854666.105 |

LEGEND

- SR FOUND SECTION CORNER MONUMENTATION AS NOTED
- FND FOUND PROPERTY CORNER MONUMENTATION AS NOTED
- SET SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
- SECTION LINE
- B.L. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- R/W RIGHT-OF-WAY
- R RADIUS
- L ARC DISTANCE
- D DELTA / CENTRAL ANGLE

MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1

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:

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, anchors, conduits and/or structure for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other 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 527.186 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

SIDEWALK EASEMENT:
 The undersigned hereby dedicates a permanent Sidewalk Easement (S.W.E.) over and across the land hereinafter specifically described, for the purpose of constructing, using, replacing, and maintaining a public sidewalk and appurtenant work in any part of the easement, including the right to repair, maintain and replace the sidewalk, and for any reconstruction and future expansion of such facility within the area of the easement.

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 29095C04125, 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 abandon oil or gas wells located within the property boundary, as identified in Missouri Department of Natural Resources, State Oil and Gas Council - Wells as of February 1, 2017.

DRAINAGE NOTE:
 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.

IN WITNESS WHEREOF:
 M-III LONGVIEW, LLC, a limited liability company has caused these presents to be executed this 3rd day of January, 2019.

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

Corey Walker, Senior Vice President

STATE OF MISSOURI
 COUNTY OF JACKSON
 SS:
 Be it remembered that on this 3rd day of January, 2019, 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 INVESTMENTS, 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 Corey Walker 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: 8/21/20

Notary Public

This plat and survey of MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1 were executed by Olsson, 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1 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 Standards for Proper Boundary Surveys as established by the Missouri Board of Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Transportation. I further certify that I have compiled with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

Olsson, MO CLS 366
 Jason S. Roudsbush, MO PLS 2002014092
 December 13, 2018

APPROVED:
 George M. Binger III, P.E.
 City Engineer

APPROVED:
 Robert C. McKay, AICP
 Director of Planning & Special Projects

APPROVED:
 Joshua Taylor
 City Clerk

APPROVED:
 Vincent F. Price
 Recorder

1-11-2019 Date
 1-9-19 Date
 1-11-19 Date
 1/15/19 Date

Recorder's Fee \$ 60.00

This is to certify that the MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1 was submitted to and duly approved by the City of Lee's Summit, Missouri pursuant to Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinance for the City of Lee's Summit.

Olsson
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
 www.olsson.com

DATE OF SURVEY
 11-14-2018
REVISIONS
 12-13-2018

Drawn by: NRV
 Surveyed by: JPM
 Checked by: JRS
 Project no.: 018-363
 File name: V_FPT_81363.DWG

Olsson
 SHEET

Dec 13, 2018 10:41am
 USER: jreons

NEW LONGVIEW
COMMERCIAL DISTRICT
FOURTH PLAT LOT 1

3053

3049

3045

3041

3039

3035

SW CURRY RD

400

404

408

SW KE

SW KESSLER DR

SW KESSLI

KESSLER VIEW

351

J1

J2

KESSLER
RIDGE AT NEW
LONGVIEW