

# Final Plat Princeton, Lots 1 and 2

## An unplatted tract of land lying in the Southwest Quarter of Section 10, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri

**Property Description**

All that part of the Southwest Quarter of Section 10, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of Section 10, Township 47 North, Range 31 West, said point also lying on the centerline of Westbound U.S. Route 50 right of way, as established in MoDOT Job No. J4P1191, dated 12/14/98; thence South 87 degrees 49 minutes 47 seconds East, on the North line of said Southwest Quarter, and on said centerline, a distance of 1938.21 feet to a point; thence South 02 degrees 10 minutes 13 seconds West, departing said North line and said centerline, a distance of 246.56 feet to a point on the South line of said U.S. Route 50 right of way, as established in said MoDOT Job No. J4P1191, dated 12/14/98, the POINT OF BEGINNING; thence South 87 degrees 48 minutes 47 seconds East, on said South line, a distance of 375.44 feet to a point; thence South 82 degrees 16 minutes 26 seconds East, continuing on said South line, a distance of 72.52 feet to a point; thence North 79 degrees 54 minutes 16 seconds East, continuing on said South line, a distance of 94.02 feet to a point; thence South 87 degrees 48 minutes 47 seconds East, continuing on said South line, a distance of 162.49 feet to a point on the East line of said Southwest Quarter; thence South 02 degrees 13 minutes 14 seconds West, departing said South line, on said East line, a distance of 769.10 feet to the Northeast corner of Princeton Heights 3rd Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 87 degrees 51 minutes 04 seconds West, departing said East line, on the North line of said Princeton Heights 3rd Plat, and on the North line of Princeton Heights 2nd Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, a distance of 701.97 feet to a point; thence North 02 degrees 13 minutes 14 seconds East, departing said North line, a distance of 756.57 feet to the POINT OF BEGINNING, containing 533,062 Square Feet or 12.2374 Acres, more or less.

**Dedication**

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying Plat, which subdivision shall be hereafter known as "Princeton, Lots 1 and 2".

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 television, or any other necessary public utility or services, any or all of them, upon, over, 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. 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 easement herein granted.

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 structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/E) or within any street or thoroughfare dedicated to 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 limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

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 structures for storm sewer, surface drainage channel, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Storm Sewer Easement" (SSE) or within any street or thoroughfare dedicated to 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 limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

**Execution**

OWNER of Lots 1 & 2: Central Bank of the Midwest, a Corporation, formerly known as Metcalf Bank

In testimony whereof, the OWNER of Lots 1 & 2, Central Bank of the Midwest, a Corporation, formerly known as Metcalf Bank, has caused this instrument to be executed by a duly authorized representative of said corporation, on this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

By: \_\_\_\_\_  
Signature Printed Name, Title

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )SS:

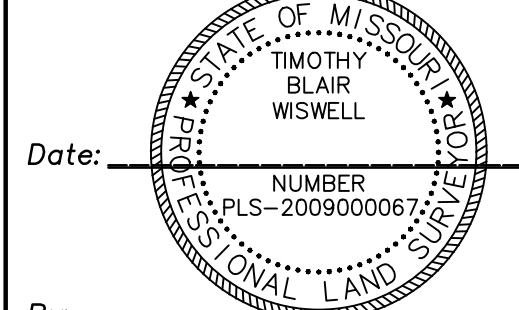
BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned, a Notary Public in and for said County and State, came \_\_\_\_\_ who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said Central Bank of the Midwest, a Corporation.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: \_\_\_\_\_

**Certification**

I hereby certify that the within Final Plat of "Princeton, Lots 1 and 2", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



Date: \_\_\_\_\_  
By: Timothy Blair Wiswell, MO PLS No. 2009000067  
Olsson, LC-366  
twiswell@olsson.com

**Approvals**

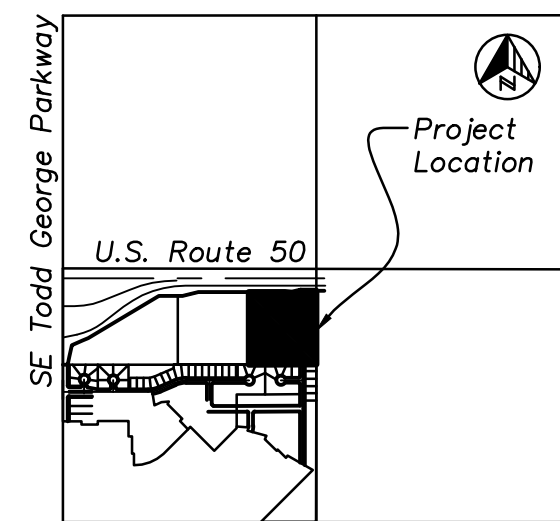
This is to certify that the within plat "Princeton, Lots 1 and 2" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_ 2019 by Ordinance No. \_\_\_\_\_

William A. Baird - Mayor Trisha Fowler Arcuri - City Clerk

George M. Binger III, P.E. - City Engineer

Ryan A. Elam, PE - Director of Development Services Dana Arth - Planning Commission Secretary

Approved by the Assessor's Office of Jackson County, Missouri.



Section 10, T47N, R31W  
VICINITY MAP  
Scale: 1" = 2000'

under those areas outlined or designated upon this plat as "Drainage Easement" (D/E) or within any street or thoroughfare dedicated to 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 limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

A private easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of pipes, inlets, manholes, surface drainage facilities, underground detention and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Best Management Practices Easement" (BMP), is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

The sanitary, storm, and water utilities not installed within the utility easements, and contained within this plat, are private utilities and shall be owned and maintained by the property owner.

Roads, streets and drives shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

**Building Lines**

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

**Surveyor's Notes**

1. Basis Of Bearings: Held the West line of the Southwest Quarter of Section 10, Township 47 North, Range 31 West at S02°12'18"W, Missouri Coordinate System 1983, West Zone. Distances shown hereon are ground distances in US Survey feet
2. Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0439G, Map Revised January 20, 2017.
3. Subject Property contains 533,062 Square Feet or 12.2374 Acres, more or less.
4. Access to U.S. Route 50 is prohibited.
5. To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., dated 1995.
6. Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.
7. Subject Property meets or exceeds the current standards for "Urban" Class Property Surveys, as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
8. Subject Property is a portion of the Parent Tracts contained in Instrument Numbers 2010E0048281 and 2010E0048282.

Lot #	Area (S.F.)	Area (Ac.)
Lot 1	455,406 S.F.	10.4547 Ac.
Lot 2	30,129 S.F.	0.6916 Ac.
SE Princeton Drive R/W	47,527 S.F.	1.0911 Ac.
<b>Total</b>	<b>533,062 S.F.</b>	<b>12.2374 Ac.</b>

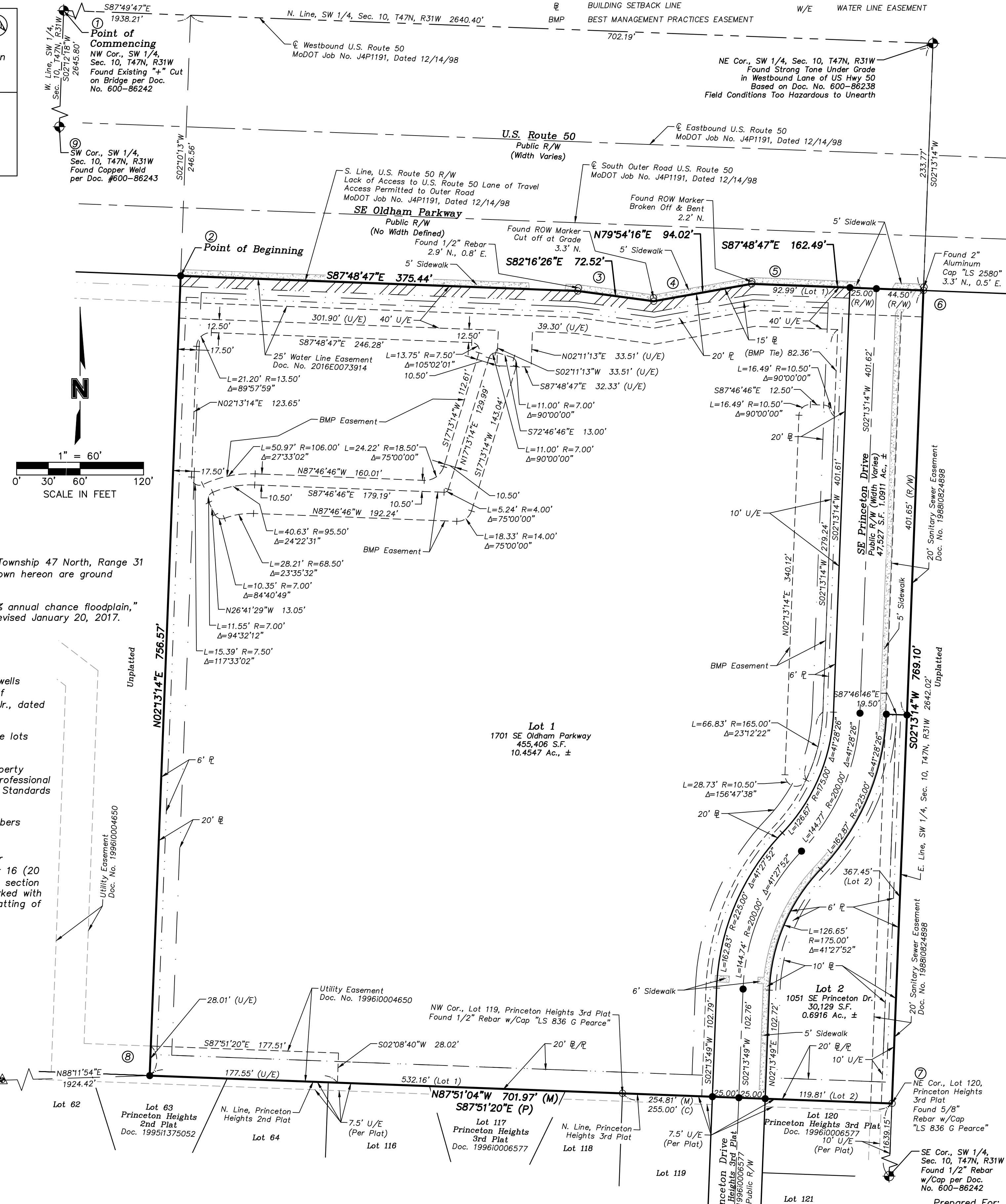
MO DNR JA-45: KC Metro Aluminum GRS Disk Set in Concrete 3"± below Pavement on the Shoulder of SE Ranson Road Stamped "JA-45" (2003 Adjustment) N: 303273.664m E: 863885.886m Grid Factor: 0.9998986

POINT #	Grid Northing (m)	Grid Easting (m)
1	303619.966	863893.539
2	303522.506	864480.978
3	303518.139	864595.318

POINT #	Grid Northing (m)	Grid Easting (m)
4	303515.168	864617.218
5	303520.191	864645.428
6	303518.301	864694.915

POINT #	Grid Northing (m)	Grid Easting (m)
7	303284.077	864685.833
8	303292.099	864472.044
9	302814.204	863862.516

SECTION CORNER	D/E	DRAINAGE EASEMENT
SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366"	---	LIMITS OF NO ACCESS TO RIGHT OF WAY
FOUND MONUMENT AS NOTED	⊙	PARKING SETBACK LINE
MEASURED DIMENSION - THIS PLAT	M	RIGHT OF WAY
PREVIOUSLY PLATTED DIMENSION	P	SANITARY SEWER EASEMENT
CALCULATED DIMENSION FROM RECORD	C	PUBLIC SIDEWALK
PREVIOUSLY DEEDED DIMENSION	D	UTILITY EASEMENT
BUILDING SETBACK LINE	B	WATER LINE EASEMENT
BEST MANAGEMENT PRACTICES EASEMENT	BMP	



Prepared For:  
Lee's Summit Senior Community, LLC  
5051 S. National Avenue, Ste 4-110  
Springfield, Missouri 65810  
Telephone: (417) 893-6006

Property Owner:  
Central Bank of the Midwest,  
Formerly Known as Metcalf Bank  
609 NE 291 Hwy  
Lee's Summit, Missouri 64086  
Telephone: (816) 525-5300

Prepared By:  
Olsson  
7301 W. 133rd Street, Suite 200  
Overland Park, Kansas 66213  
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REV. NO.	DATE	DESCRIPTION	BY
1	2019.07.17	Rev North U/E Within & City Approval Language, Added Street Label & Addresses	MJB

Final Plat  
Princeton, Lots 1 and 2  
An unplatted tract of land lying in the Southwest Quarter of Section 10, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

REVISIONS  
2019

drawn by: MJB  
checked by: TBW  
approved by: TBW  
QA/QC by: TBW  
project no.: 018-1450  
drawing no.: V 19-1450  
date: 2019.06.05

SHEET  
1 of 1

USER: m.jogina  
F:\2018\1001-1500\18-1450\Design\Survey\SRV\Streets\V-FP-B1450.dwg  
DATE: Jul 18, 2019 2:56pm  
XREFS: C:\PBASE\B1450