

New Longview TIF Plan 2nd Amendment

Staff Presentation to City Council

April 2, 2019



LEE'S SUMMIT
MISSOURI



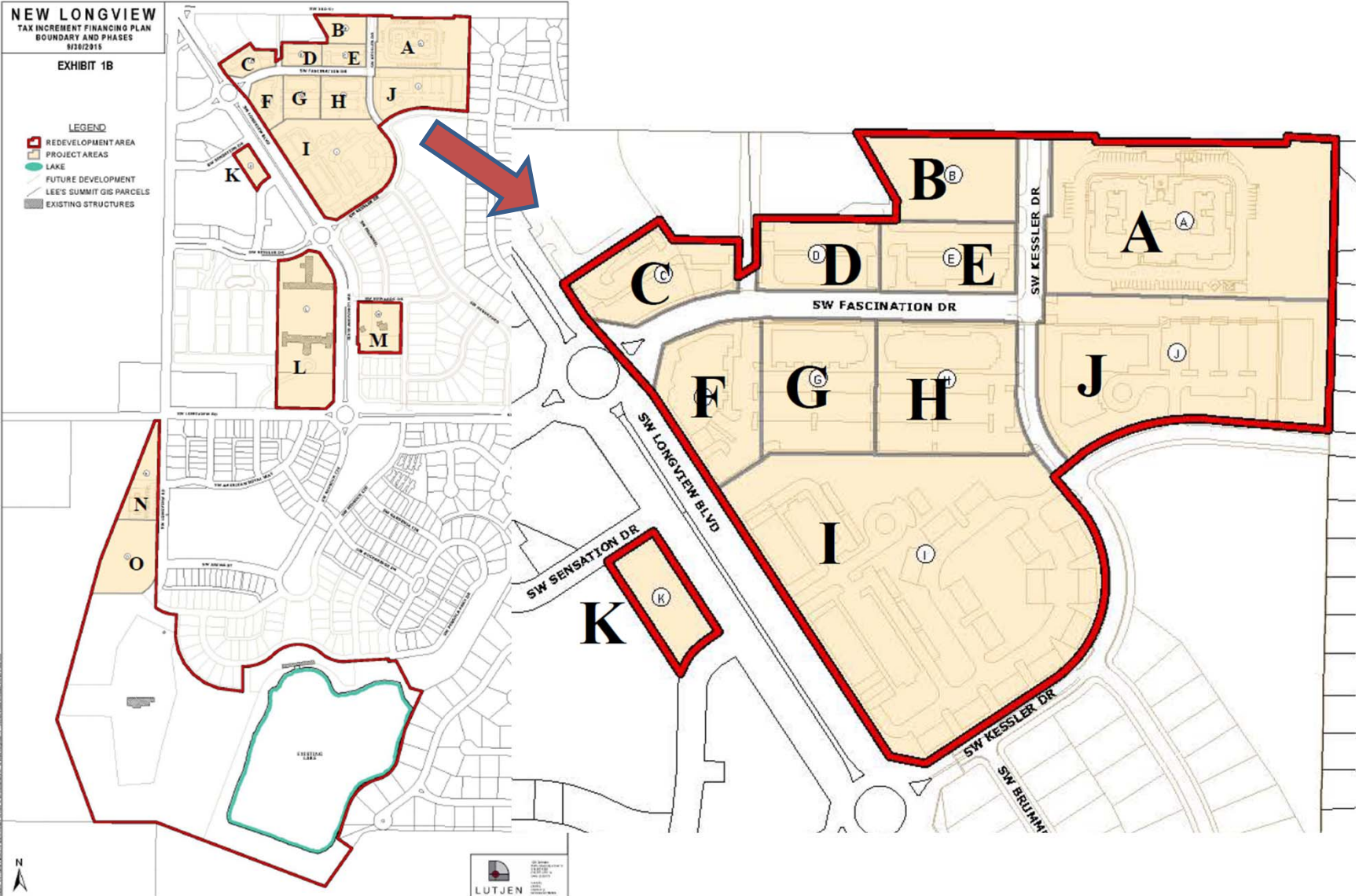
Yours Truly

NEW LONGVIEW
TAX INCREMENT FINANCING PLAN
BOUNDARY AND PHASES
11/21/2015

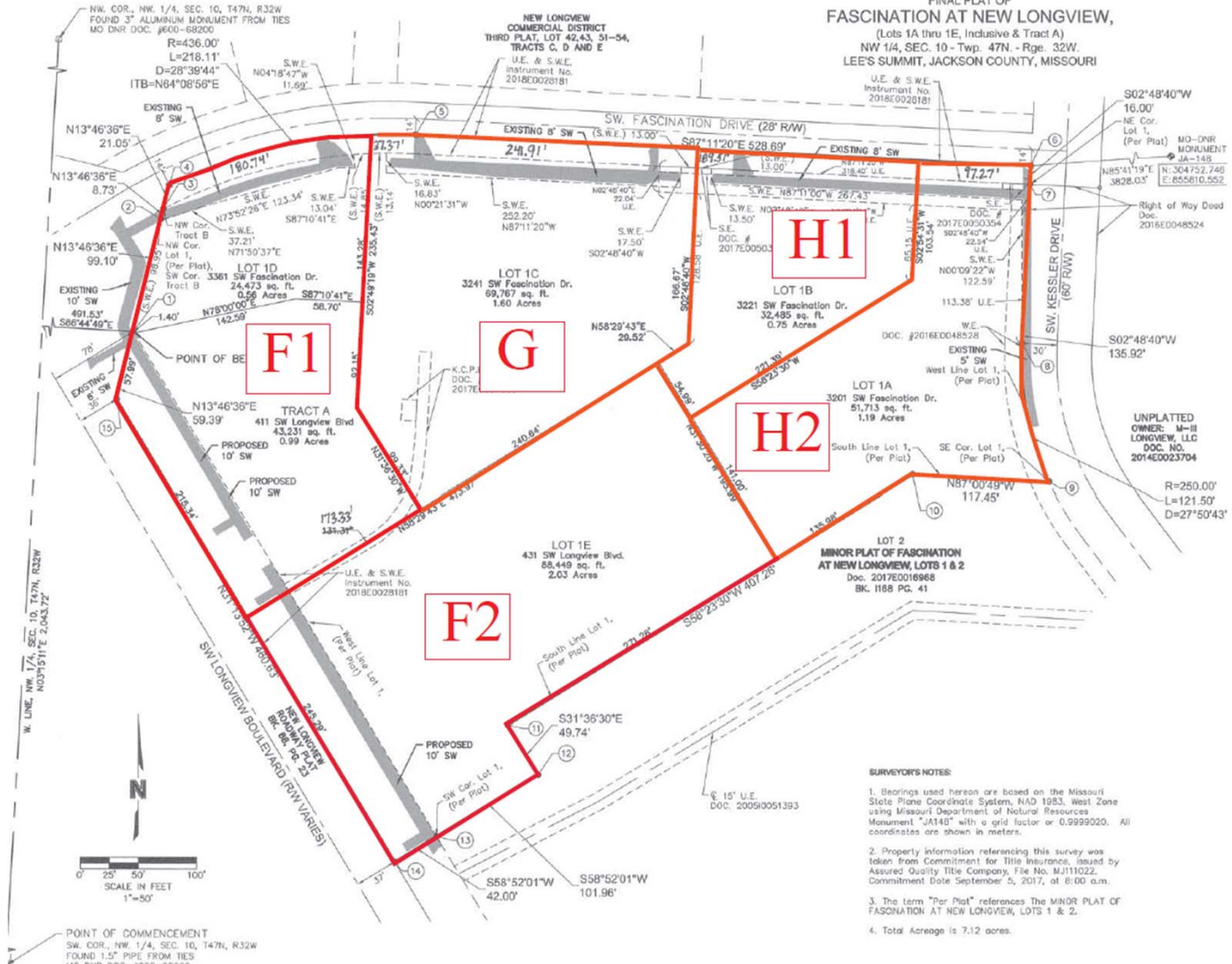
EXHIBIT 1B

LEGEND

-  REDEVELOPMENT AREA
-  PROJECT AREAS
-  LAKE
-  FUTURE DEVELOPMENT
-  LEE'S SUMMIT GIS PARCELS
-  EXISTING STRUCTURES

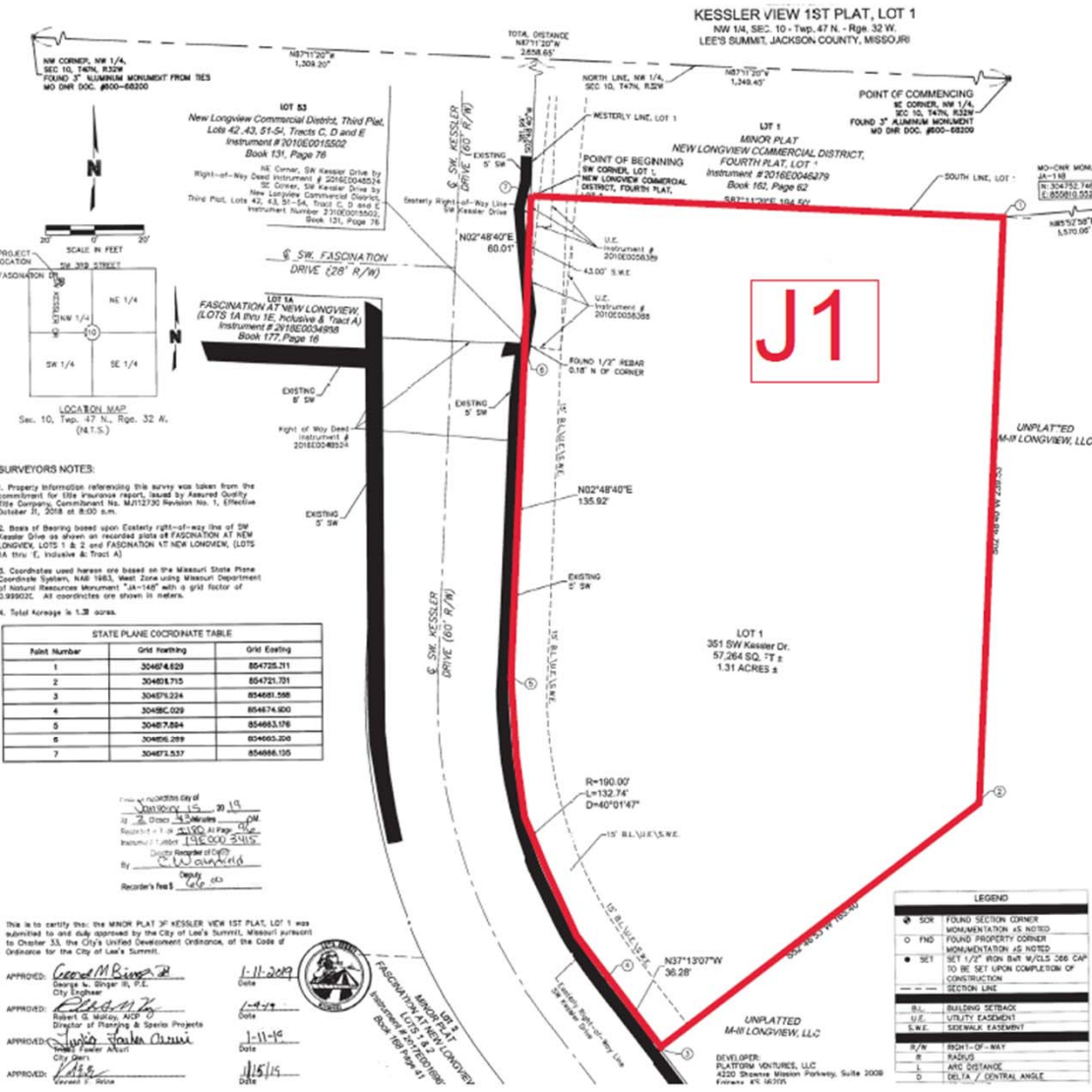


FINAL PLAT OF
FASCINATION AT NEW LONGVIEW,
 (Lots 1A thru 1E, Inclusive & Tract A)
 NW 1/4, SEC. 10 - Twp. 47N. - Rge. 32W.
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



- 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 "J4143" 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.

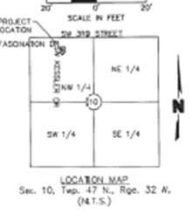




NEW CORNER, NW 1/4, SEC. 10, T47N, R32W
FOUND 3" ALUMINUM MONUMENT FROM TRS
NO DNR DOC. #000-00000

LOT 53
New Longview Commercial District, Third Plat,
Lots 42, 43, 51-54, Tracts C, D and E
Instrument # 2010E0015502
Book 131, Page 76

NE CORNER SW KESSLER DRIVE BY
SE CORNER SW KESSLER DRIVE BY
Right-of-Way Deed Instrument # 2010E0040214
New Longview Commercial District,
Third Plat, Lots 42, 43, 51-54, Tract C, D and E
Instrument Number 210E0008560,
Book 121, Page 76



- SURVEYORS NOTES:**
1. Property information referencing this survey was taken from the record for this previous report, issued by Absolute Quality Title Company, Commitment No. M212730 Revision No. 1, Effective October 31, 2018 at 8:00 am.
 2. Bases of Bearing based upon Eastern right-of-way line of SW Kessler Drive as shown on recorded plat # FASCINATION AT NEW LONGVIEW, LOTS 1 & 2 and FASCINATION AT NEW LONGVIEW, LOTS 1A thru E, inclusive of 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-140" with a grid factor of 0.99902. All coordinates are shown in meters.
 4. Total Area is 1.33 acres.

Point Number	Grid Northing	Grid Easting
1	30404.629	854725.211
2	304018.715	854721.701
3	304078.224	854681.588
4	304080.029	854674.800
5	30407.884	854683.176
6	304066.289	854660.206
7	304072.537	854686.190

THIS SURVEY WAS MADE ON THE 15th day of January, 2019, at Lee's Summit, Missouri.
BY: [Signature]
CITY ENGINEER
RECORDED IN BOOK 131, PAGE 76
RECORDED IN BOOK 131, PAGE 76

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 Ordinances by the City of Lee's Summit.

APPROVED: [Signature] 1-11-2019
City Engineer

APPROVED: [Signature] 1-11-2019
Director of Planning & Special Projects

APPROVED: [Signature] 1-11-19
City Clerk

APPROVED: [Signature] 1/15/19
Council P. Price

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

POINT OF COMMENCING
SE CORNER, NW 1/4,
SEC. 10, T47N, R32W
FOUND 3" ALUMINUM MONUMENT
NO DNR DOC. #000-00000

J1

A TRACT OF LAND in the Northwest Quarter of Section 10, Township 47 North, Range 32 West, in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Northwest Quarter, thence North 07°12'00" West, on the North line of said Northwest Quarter, 1,248.45 feet to a point on the Westerly extension of Lot 1, MINOR PLAT NEW LONGVIEW COMMERCIAL DISTRICT, FOURTH PLAT, LOT 1, a subdivision in said Lee's Summit recorded as instrument Number 2010E0040214 in Book 162, of Page 62 in Jackson County Recorder of Deeds Office, thence along said North line, South 02°48'40" West, along said Westerly extension and said Westerly line of said Lot 1, 389.99 feet to the Southeast corner of said Lot 1, then along the Point of Beginning of the tract of land to be herein described, thence along said Westerly line, South 87°11'00" East, on the South line of said Lot 1, 194.50 feet; thence along said South line, South 02°48'40" West, 239.33 feet, thence South 52°46'53" West, 162.40 feet to a point on the Existing Eastern right-of-way line of SW Kessler Drive, as evidenced by Right-of-Way Deed Instrument # 2010E0040214 in said Jackson County Recorder of Deeds Office, thence North 37°10'07" West, on said Existing Eastern right-of-way line, 36.20 feet; thence Northerly, on said Existing Eastern right-of-way line, on a curve to the right being formed by the last described course with a radius of 186.00 feet, a central angle of 47°05'47" and an arc distance of 112.74 feet; thence North 02°48'40" East, on said Existing Eastern right-of-way line, 132.92 feet to the northeast corner of said right-of-way line, said being the Southeast corner of SW Kessler as established by the New Longview Commercial District, Third Plat, Lots 42, 43, 51-54, Tract C, D and E, a subdivision in said Lee's Summit recorded as instrument Number 2010E0008560 in Book 121 at Page 76 in said Jackson County Recorder of Deeds Office, thence North 02°48'40" East, on said Existing Eastern right-of-way line, 60.01 feet to the Point of Beginning. Containing 57,284 square feet or 1.33 acres, more or less.

The abovesaid corners of the above described tract of land have located the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1

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 pipes, wires, conduits, cables, 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 agrees, to the fullest extent allowed by law including without limitation, Section 527.188 RSMo, (2008) any right to request restriction of rights previously exercised and vacation of the easements herein granted.

SEWERAGE EASEMENT:
The undersigned hereby dedicates a permanent Sewerage Easement (S.E.E.) over and across the land hereinafter specifically described for the purpose of constructing, using, repairing, and maintaining a public sewer and appurtenant work in any part of the easement, including the right to repair, maintain, and replace the sewer, 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 Profile 2906050100, revised January 20, 2011, 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).

UTILITY EASEMENTS:
There is no visible evidence, this date, of location of all gas wells located within the property boundaries, as defined in Missouri Department of Natural Resources, State Oil and Gas Control - Wells as of February 1, 2017.

SHARPER NOTE:
Individual lot owner(s) shall not charge or obstruct the drainage flow 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-B LONGVIEW, LLC, a limited liability company has caused these presents to be executed this 15th day of January, 2019.

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

[Signature]
Cory Weker, President

STATE OF MISSOURI 50
COUNTY OF JACOBSON 2019

Be it remembered that on this 15th day of January, 2019, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Cory Weker to his personal knowledge, who being by me duly sworn, did say that he is Secretary Vice President of PLATFORM INVESTMENTS, LLC, Manager of PLATFORM INVESTMENTS, LLC and Manager of M-B LONGVIEW, LLC and that said PLATFORM INVESTMENTS, LLC and M-B LONGVIEW, LLC are limited liability companies and that said PLATFORM INVESTMENTS, LLC and M-B LONGVIEW, LLC 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 official Notary Seal in the date herein last above written.

My Commission Expires: 12/31/2022
[Signature]
Notary Public

This plat and survey of MINOR PLAT OF KESSLER VIEW 1ST PLAT, LOT 1 were executed by Olsson, 131 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY that the Plat or 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 Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Land Surveyors and the Missouri Department of Agriculture. I further certify that I am well versed in all statutes, ordinances, and regulations governing the practicing and setting of subdivisions to the best of my professional knowledge and belief.



Drawn, MO GLE 306
Jason S. Boulevard, MO PLS 200274002
December 11, 2018.

DATE OF SURVEY	BY
12-12-2018	[Signature]
08-08-2018	[Signature]
12-12-2018	[Signature]
08-08-2018	[Signature]
12-12-2018	[Signature]
08-08-2018	[Signature]

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1821 E. 34th Street, Suite 1177
North Kansas City, MO 64116
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Fax: 816.451.1088

olsson

SHEET



