

LEGEND

These standard symbols will be found in the drawing.

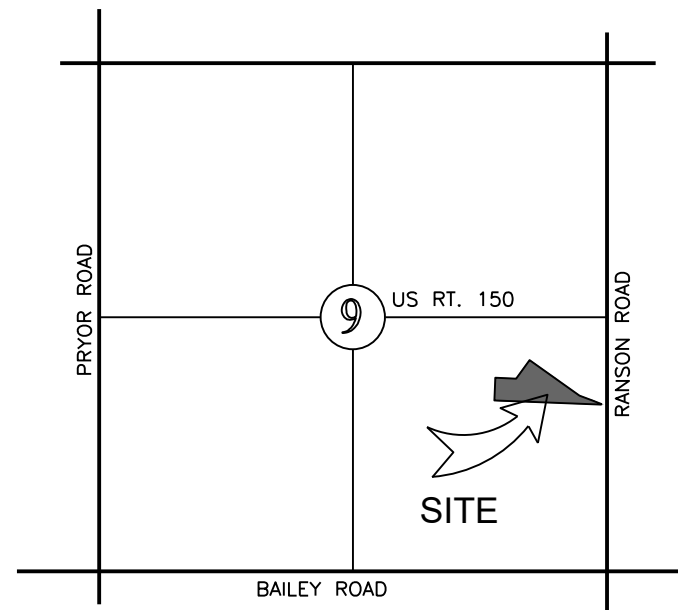
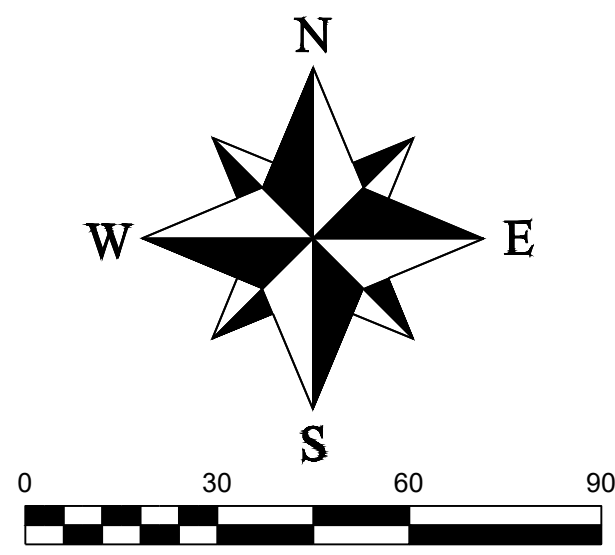
- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- ① Exception Document Location
- Existing Fence Line - Wood
- - - Existing Water Line
- ss — Existing Sanitary Sewer Main
- STM — Existing Storm Sewer
- GAS — Existing Gas Line
- T — Existing Underground Telephone
- - - uk - - - Existing Underground Electric
- Shrub/Bush
- ☼ Coniferous Tree
- Deciduous Tree

PROPERTY DESCRIPTION

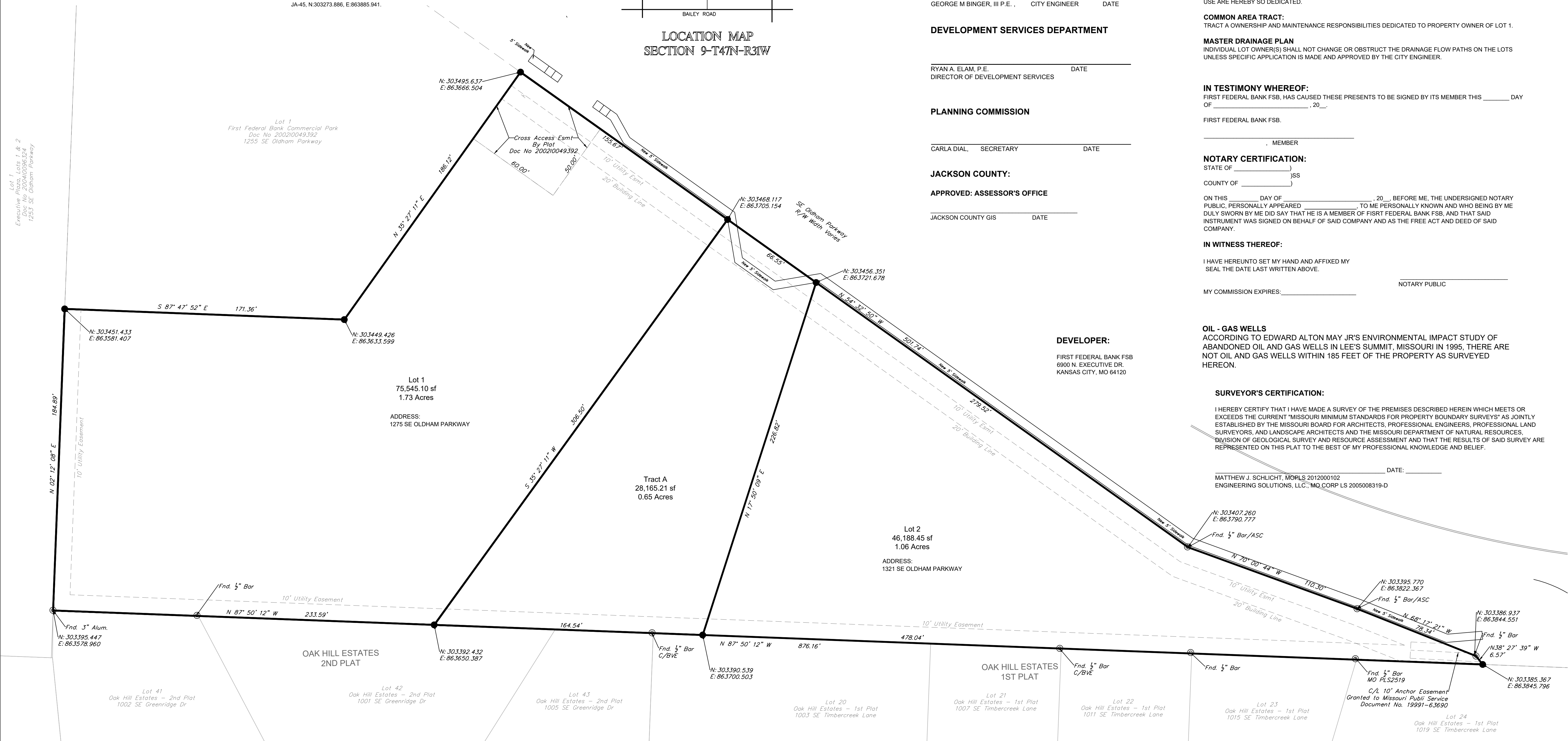
All of Lot 2, First Federal Bank Commercial Park, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
 - (A) Final Plat of First Federal Bank Commercial Park, Doc No. 200210049392
 - (B) Minor Plat of Executive Plaza, Lots 1 and 2, Doc. No. 200410096324
 - (C) Final Plat of Oak Hill Estates - 1st Plat
 - (D) Final Plat of Oak Hill Estates - 2nd Plat
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished.
- Bearings shown hereon are based upon bearings shown on the Final Plat of First Federal Commercial Park
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned. Missouri One Call Ticket 192600543, 192600544 & 192600545
- Property has direct pedestrian and vehicular access to and from SE Oldham Parkway, public right of way.
- The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0439G, dated January 20, 2017
- The coordinates shown hereon are in meters and refer to the Missouri State Plane Coordinate System of 1983-West Zone, based on Kansas City Metro Control Point JA-45 using a grid factor of 0.9999888. JA-45, N:303273.886, E:863885.941.



LOCATION MAP SECTION 9-T47N-R31W



FINAL PLAT

Lots 2 - 3 & Tract A, Culvers

Replat of Lot 2, First Federal Bank Commercial Park

Lee's Summit, Jackson County, Missouri

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF LOTS 3 - 4 & TRACT A, CULVERS WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____ 20____, BY ORDINANCE NO. _____

WILLIAM A. BAIRD, MAYOR DATE _____

TRISHA FOWLER ARCURI, CITY CLERK DATE _____

APPROVED: PUBLIC WORKS / ENGINEERING

GEORGE M BINGER, III P. E., CITY ENGINEER DATE _____

DEVELOPMENT SERVICES DEPARTMENT

RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES DATE _____

PLANNING COMMISSION

CARLA DIAL, SECRETARY DATE _____

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY GIS DATE _____

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

LOTS 1-2 & TRACT A, CULVERS

EASEMENTS:

AN EASEMENT OR LICENSE 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 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 EASEMENTS" (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 527.1888 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

STREETS:

THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

COMMON AREA TRACT:

TRACT A OWNERSHIP AND MAINTENANCE RESPONSIBILITIES DEDICATED TO PROPERTY OWNER OF LOT 1.

MASTER DRAINAGE PLAN

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY WHEREOF:

FIRST FEDERAL BANK FSB, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 20____.

FIRST FEDERAL BANK FSB,

MEMBER

NOTARY CERTIFICATION:

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF FIRST FEDERAL BANK FSB, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HERELUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DEVELOPER:

FIRST FEDERAL BANK FSB
6900 N. EXECUTIVE DR.
KANSAS CITY, MO 64120

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC. - MQ CORP LS 2005008319-D

REVISIONS
DATE

1275 SE Oldham Parkway
Lot 2, First Federal Bank Commercial Park
Lee's Summit, Jackson County, Missouri

Final Plat	SHEET	1	SECTION	9	TOWNSHIP	47 N	RANGE	31 E	COUNTY	Jackson	JOB NO.	Culvers L&M
	DRAWN BY	M. Schlicht, PLS., PE	DATE OF PREPARATION	March 23, 2020	SCALE	1"=30'						

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
50 SE 10TH STREET
LEE'S SUMMIT, MO 64082
PHONE: 660.222.8888
WWW.ESOLUTIONS.COM