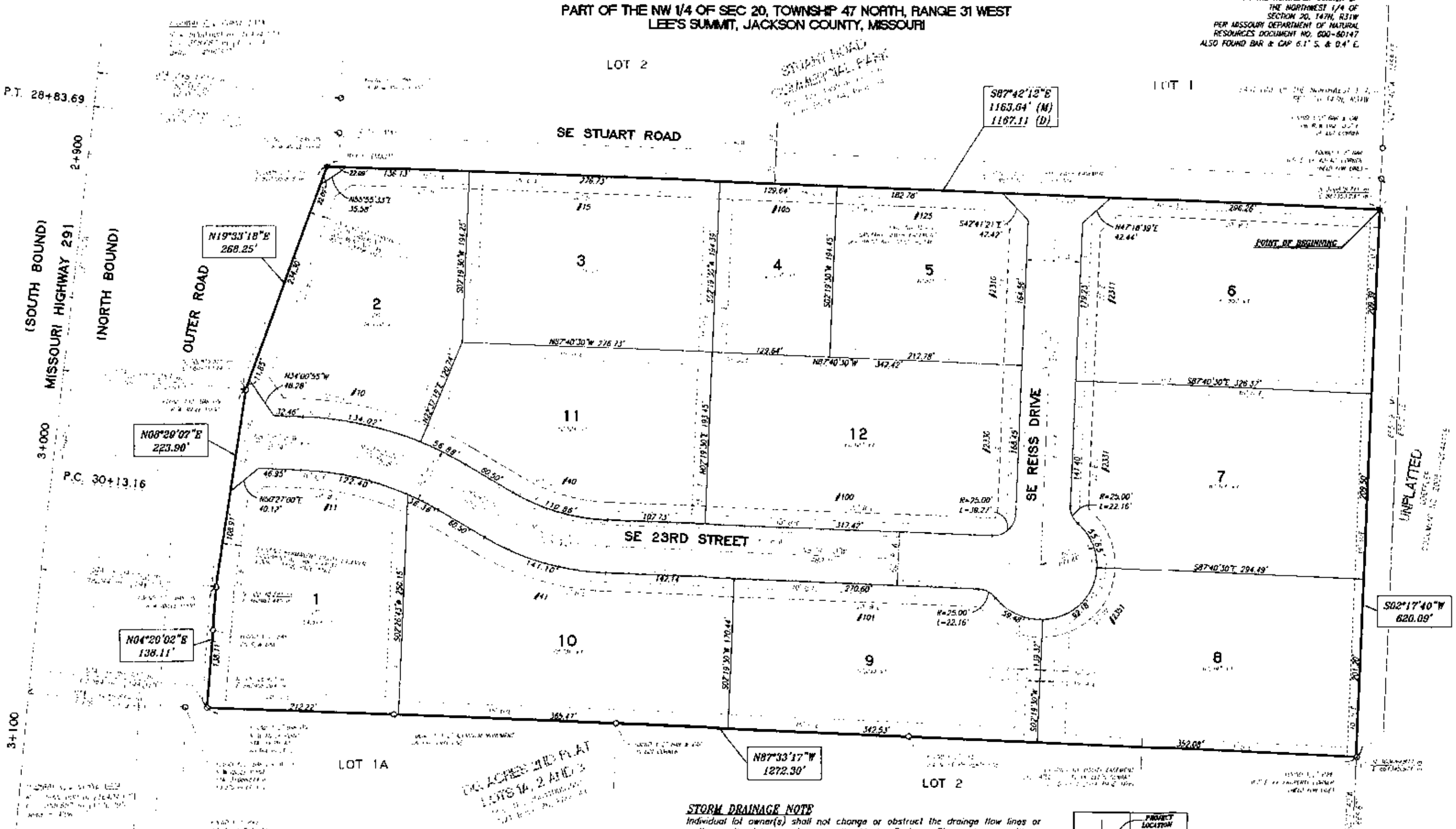
2008E0124331 12-02-08

FINAL PLAT
REISS INDUSTRIAL PARK
LOTS 1 - 12

PART OF THE NW 1/4 OF SEC 20, TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE PLANE TRAVERSE TABLE

[illegible]



BOUNDARY DESCRIPTION

[illegible]

DEDICATION

The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "REISS INDUSTRIAL PARK LOTS 1 - 12".

[illegible]

IN TESTIMONY WHEREOF, the undersigned owners have hereunto set their hands the 4th day of November, 2008

Thomas E. Reiss

Elsie E. Reiss

NOTARY'S ACKNOWLEDGEMENT

State of MO
County of Jackson } SS

On this 4 day of November 2008, before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last written above.

Notary Public in and for said County and State
My commission expires 2-23-10

Notary Public - Notary Seal, State of Missouri, Jackson County, My Commission Expires Feb 23 2010

CITY OF LEE'S SUMMIT APPROVAL

This is to certify that the within plat of "REISS INDUSTRIAL PARK LOTS 1 - 12" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this 12th day of June, 20__ by Ordinance No. 6651.

Karen R. Messerli - Mayor, Date 11/17/08

Denise R. Chisum - City Clerk, Date 11/7/08

Planning Commission Sec., Date 11/11/08

Dena Mezger, PE - City Engineer, Date 11/10/08

Robert McKay, AICP - Director of Planning & Development, Date 11-6-08

JACKSON COUNTY ASSESSOR'S APPROVAL

By ______

Date 11/24/08

STORM 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.

NOTES

1) Bearings shown hereon are referenced to the Missouri State Plane Coordinate System of 1983, West Zone. [illegible]

2) This plat was prepared based on the information contained in Chicago Title Company's Commitment for Title Insurance Commitment No. [illegible], effective August 14, 2007 at 8:00 a.m.

3) – 8) [illegible]

9) Item No. 18 of the above referenced Title Commitment references a Water Line Easement granted to the City of Lee's Summit, Missouri, filed May 23, 1975 as Document No. I-211264 in Book I-586, Page 171. Said Easement does not cross the Subject Property and is therefore not shown.

10) Item No. 19 of the above referenced Title Commitment references a Water Line Easement granted to the City of Lee's Summit, Missouri, filed May 15, 1975 as Document No. I-584, Page 472. Said Easement does not cross the Subject Property and is therefore not shown.

11) Item No. 20 of the above referenced Title Commitment references several Easements granted to Missouri Public Service Corporation, [illegible] properties within Section 20, Township 47, Range 31.

12) The Subject Property lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Emergency Management Agency Flood Insurance Rate Map No. 29095C0315F dated September 29, 2006.

13) The Subject Property is classified as "URBAN", per the Missouri Department of Natural Resources, Division of Geology and Land Survey.

14) No lot shall directly access Missouri Highway 291 or its Outer Road. Lots adjoining Missouri Highway 291 Right-of-Way are indicated by the symbol "(*)".

15) Street address numbers were provided by the City of Lee's Summit Department of Planning and Development.

16) Following construction all rear lot corners shall be monumented with 1/2" iron bars with stamped plastic caps unless noted otherwise, and curbs shall be notched at the extension of lot lines.

17) Each lot will have an individual stormwater detention facility which will be owned and maintained by the individual lot owners and installed in conjunction with the development of each lot.

LEGEND

- FOUND SECTION CORNER / QUARTER SECTION CORNER AS NOTED
- FOUND SURVEY MONUMENT AS NOTED
- SET 5/8" IRON BAR w/ 2" MO2000151303 ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- 5' SIDEWALK
- B/L = BUILDING LINE
- R = RADIUS
- L = ARC LENGTH
- R/W = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- C/L = CENTERLINE
- D/E = DRAINAGE EASEMENT
- A/E = ACCESS EASEMENT
- M = MEASURED DIMENSION
- D = DEED DIMENSION
- P = PLAT DIMENSION
- m = METERS
- #2311 = STREET ADDRESS NUMBER
- (*) = NO DIRECT ACCESS TO HIGHWAY 291 OR OUTER ROAD

SECTION 20, T47N, R31W VICINITY MAP

FOUND 1" SQUARE BAR ON THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, T47N, R31W PER MISSOURI DEPARTMENT OF NATURAL RESOURCES DOCUMENT NO. 600-60150

SCALE IN FEET 1"=60'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that to the best of my professional knowledge and belief the Subdivision Plat of "REISS INDUSTRIAL PARK LOTS 1 - 12", is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri.

Wesley Strophorp, L.S. 2184
As agent of Phoenix Engineering & Surveying, LLC., Corp. L.S. 2000-151303

JANUARY 15, 2007
Date of Survey

PREPARED FOR:
THOMAS & ELSIE REISS
[illegible]
LEE'S SUMMIT, MO 64082

PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC

00044 LAST REVISION: 7-28-08
REISS INDUSTRIAL PARK
H:/projects/00044/dwg/00044-Final Plat.dwg

M4731-20

SHEET 1 OF 1

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