

PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF SECTIONS 7 & 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S87°43'36"E ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 30.34 FEET TO THE POINT OF BEGINNING; THENCE S1°59'34"W, A DISTANCE OF 50.00 FEET; THENCE S87°43'36"E, A DISTANCE OF 385.11 FEET; THENCE N23°09'32"E, A DISTANCE OF 102.58 FEET; THENCE N8°07'34"W, A DISTANCE OF 1338.91 FEET; THENCE N87°50'52"W, A DISTANCE OF 62.80 FEET; THENCE N2°37'19"E, A DISTANCE OF 112.83 FEET; THENCE N87°50'52"W, A DISTANCE OF 217.36 FEET; THENCE S2°41'24"W, A DISTANCE OF 112.83 FEET; THENCE N87°50'52"W, A DISTANCE OF 155.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N87°30'14"W AND A RADIUS OF 423.04 FEET, AN ARC DISTANCE OF 35.67 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 23.00 FEET, AN ARC DISTANCE OF 35.97 FEET; THENCE ALONG A COMPOUND CURVE HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 191.98 FEET; THENCE S44°24'57"E, A DISTANCE OF 143.30 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 270.46 FEET; THENCE S2°32'32"W, A DISTANCE OF 332.53 FEET; THENCE S87°48'35"E, A DISTANCE OF 238.92 FEET; THENCE S11°46'29"E, A DISTANCE OF 101.41 FEET; THENCE N87°44'40"W, A DISTANCE OF 263.95 FEET; THENCE S2°33'14"W, A DISTANCE OF 127.21 FEET; THENCE S87°56'48"E, A DISTANCE OF 95.00 FEET; THENCE S2°23'25"W, A DISTANCE OF 244.92 FEET; THENCE N87°59'45"W, A DISTANCE OF 34.99 FEET; THENCE S1°59'34"W, A DISTANCE OF 33.91 FEET TO THE POINT OF BEGINNING.
 CONTAINING 514,705.26 SQ. FT. OR 11.816 ACRES, MORE OR LESS.

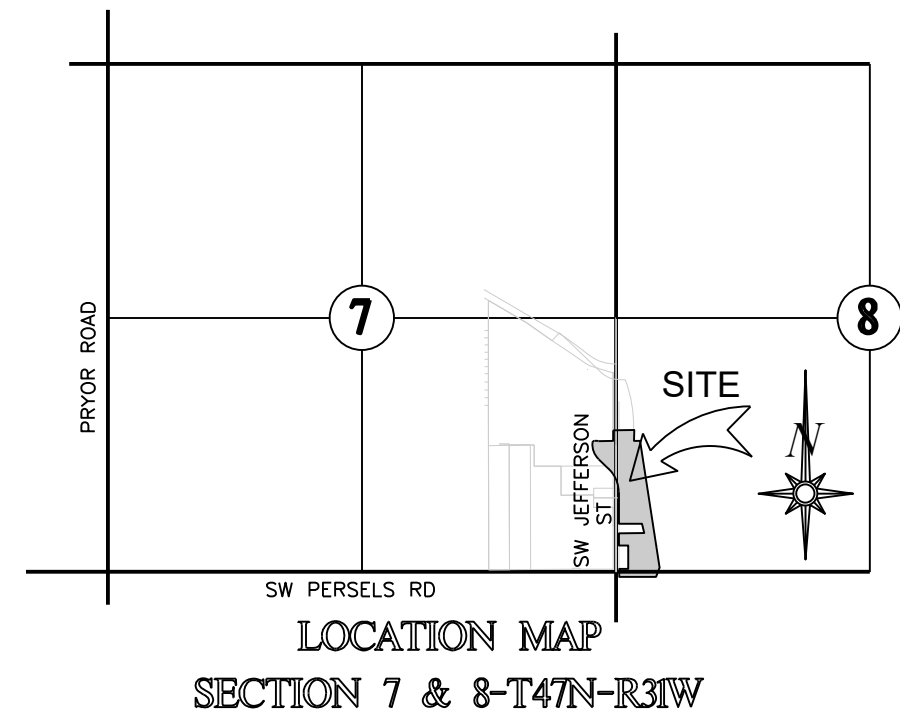
Final Plat

Oldham Village Second Plat

Lots 12A - 18 & Tract E

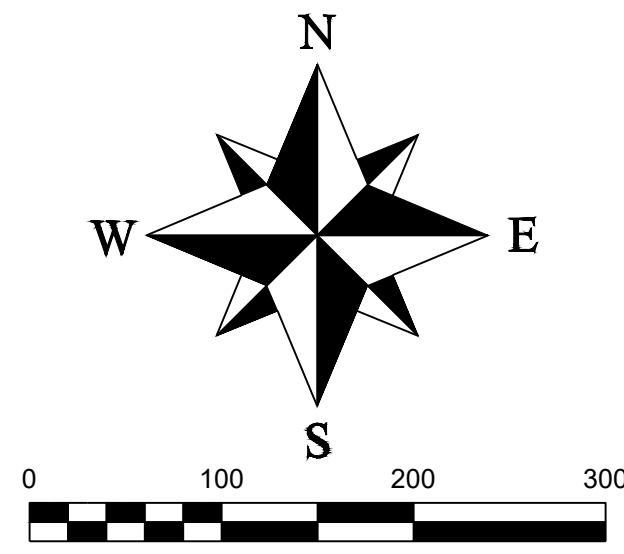
Section 7 & 8, Township 47, Range 31

Lee's Summit, Jackson County, Missouri



LEGEND

- ⊙ Found Survey Monument (As Noted)
- Set 1/2" Bar and Cap (2005008319-D)
- ⓔ State Plane Coordinate Identification
- U.E. Utility Easement
- S.E. Sanitary Sewer Easement
- P.C.A.E. Public Common Area Easement
- BL Building Line
- (###) Address



OWNER:
 OLDHAM INVESTORS LLC
 1700 W 132ND ST STE 150
 OVERLAND PARK, KS 66213

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 PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"OLDHAM VILLAGE-SECOND PLAT"

EASEMENTS:
 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, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (UE) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED. CROSS ACCESS EASEMENTS SHALL BE SUBMITTED BY SEPARATE DOCUMENT WHEN CC&R'S ARE SUBMITTED.

SANITARY SEWER EASEMENT:
 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 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.

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.

OIL - GAS WELLS:
 THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN MDNR OIL AND GAS WELL LIST UPDATED FEBRUARY 14, 2024.

FLOODPLAIN:
 ACCORDING TO FIRM MAP 29095C0419G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMON AREA:
 TRACT E SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

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

IN TESTIMONY THEREOF:
 OLDHAM INVESTORS LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 20__.

DAVID OLSON,

NOTARY CERTIFICATION
 STATE OF _____)
 I, _____)
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID OLSON, _____ OF OLDHAM INVESTORS LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF
 I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

EXPIRES _____ MY COMMISSION
 NOTARY PUBLIC

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:
 THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF OLDHAM VILLAGE-SECOND PLAT 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

AIMEE NASSIF, AICP _____ DATE _____
 DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

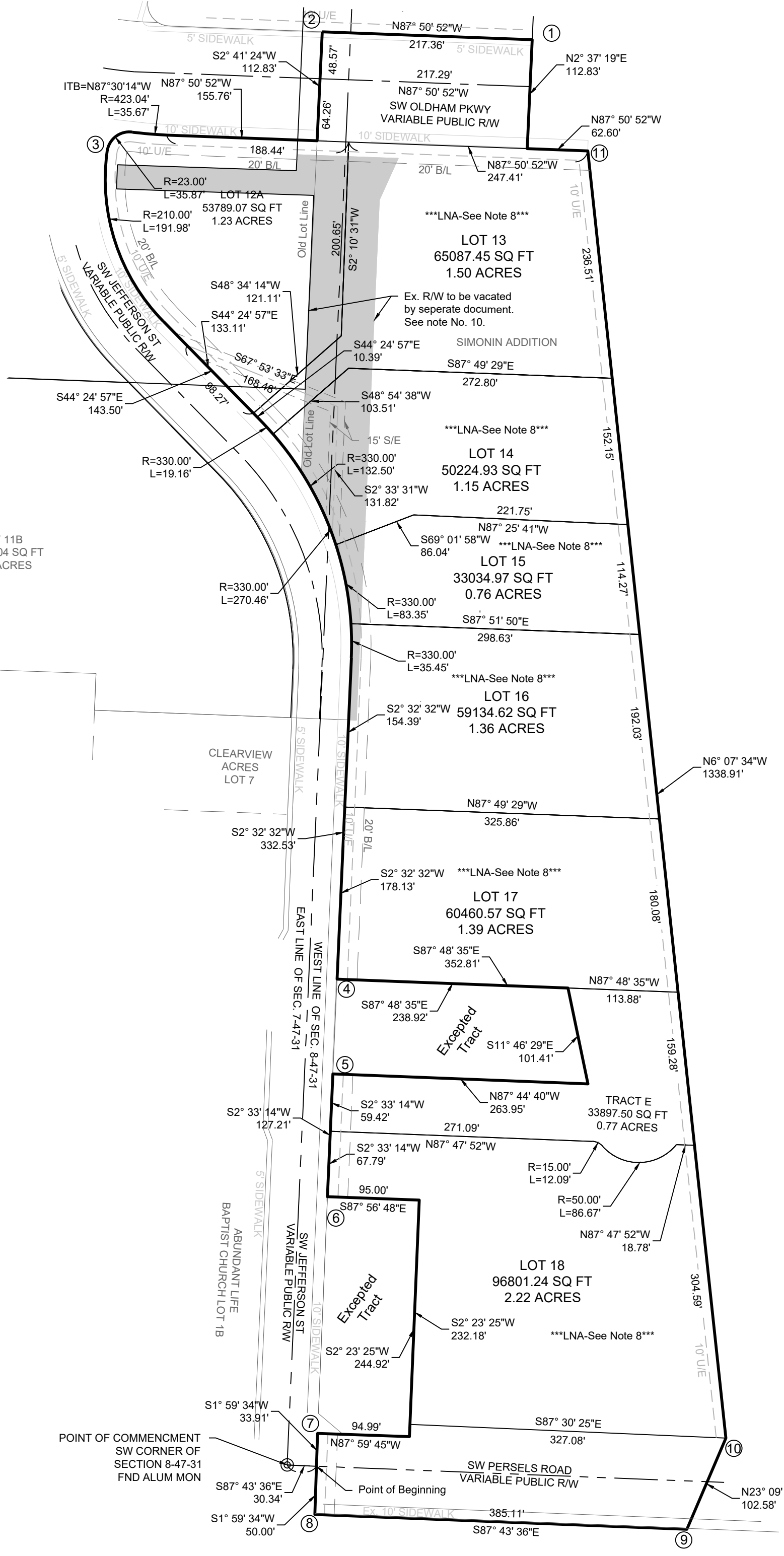
PLANNING COMMISSION

TERRY TRAFTON, SECRETARY _____ DATE _____

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.

DATE: _____
 MATTHEW J. SCHLICHT, MOPLS 2012000102
 ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D



Missouri State Plane Coordinate System
 1983, Missouri West Zone
 Reference Monument: JA-74
 Combined Scale Factor: 0.9998961

POINT	NORTHING	EASTING
1	303377.543	860708.858
2	303380.031	860642.654
3	303342.409	860574.932
4	303081.392	860647.358
5	303051.517	860646.046
6	303012.782	860644.319
7	302938.171	860641.208
8	302912.611	860640.319
9	302907.955	860757.607
10	302936.702	860769.904
11	303342.472	860726.353
JA-74	298235.597	856321.461

Coordinates Shown in Meters

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor.
 - (A) Final Plat of Adesa - Lots 1, 2, & 3, Document No. 2009E0045659.
- 2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- 3) No Title report was furnished.
- 4) Bearings shown hereon are based upon bearings described on the Final Plat of Adesa - Lots 1, 2, & 3, Document No. 2009E0045659.
- 5) Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-74 (Meters)
- 6) 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.
- 7) 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 of 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.
- 8) There shall be no direct access onto M-291 Highway from lots 13-18.
- 9) Cross access easements shall be dedicated with CC&R's.
- 10) Right of Way to be described and vacated by separate document.

REVISIONS

DATE	City Comments	City Comments
1/17/2024		
1/21/2024		

Final Plat
 Oldham Village Second Plat
 Lots 12A - & Tract E
 Section 7 & 8, Township 47, Range 31
 Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	7 & 8	47	31	Jackson	Oldham

DATE OF PREPARATION: August 13, 2024
 SCALE: 1" = 100'
 DRAWN BY: M. Schlicht, PLS., PE

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849