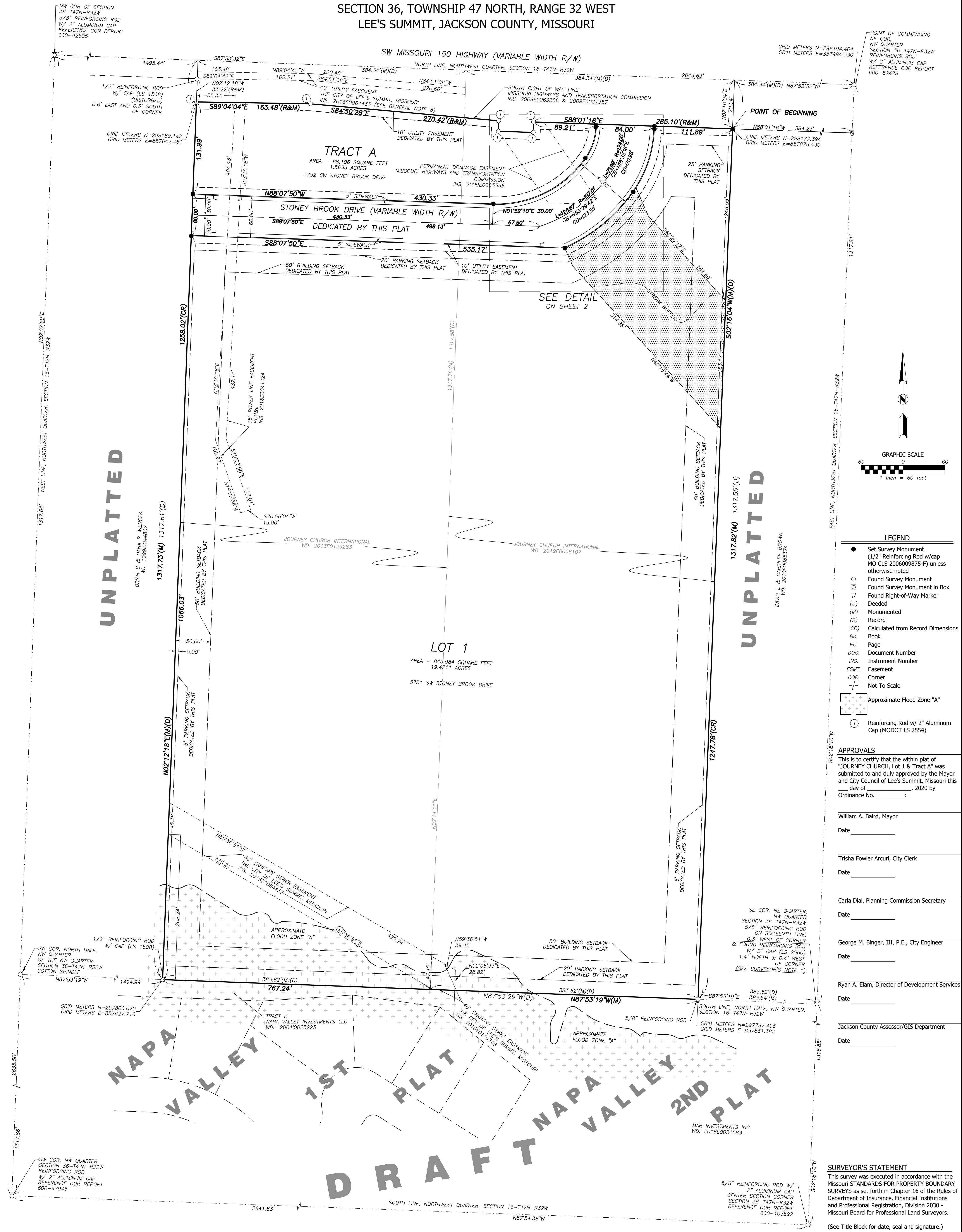
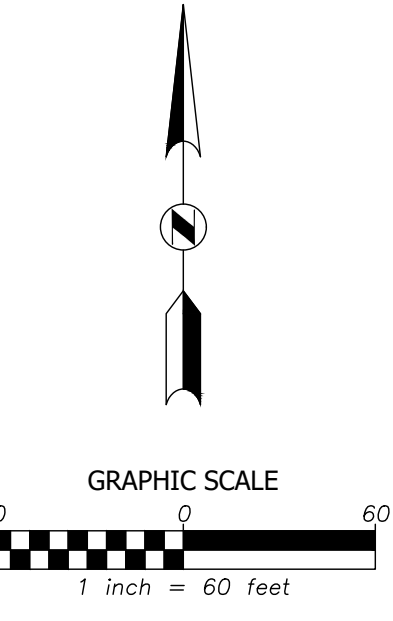


Final Plat of:
JOURNEY CHURCH, Lot 1 & Tract A
 PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
 SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



POINT OF COMMENCING NE COR. NW QUARTER SECTION 36-T47N-R32W REINFORCING ROD W/ 2" ALUMINUM CAP REFERENCE COR REPORT 600-82478
 GRID METERS N=298194.404
 GRID METERS E=857994.330

POINT OF BEGINNING
 GRID METERS N=298177.394
 GRID METERS E=857876.430



- LEGEND**
- Set Survey Monument (1/2" Reinforcing Rod w/cap MO CLS 200609875-F) unless otherwise noted
 - Found Survey Monument
 - ⊠ Found Survey Monument in Box
 - ⊞ Found Right-of-Way Marker
 - (M) Monumented
 - (R) Record
 - (CR) Calculated from Record Dimensions
 - BK. Book
 - PG. Page
 - DOC. Document Number
 - INS. Instrument Number
 - ESMT. Easement
 - COR. Corner
 - Not To Scale
- Approximate Flood Zone "A"
- ① Reinforcing Rod w/ 2" Aluminum Cap (MODOT LS 2554)

APPROVALS

This is to certify that the within plat of "JOURNEY CHURCH, Lot 1 & Tract A" was submitted to and duly approved by the Mayor and City Council of Lee's Summit, Missouri this day of _____, 2020 by Ordinance No. _____

William A. Baird, Mayor
 Date _____

Trisha Fowler Arcuri, City Clerk
 Date _____

Carla Dial, Planning Commission Secretary
 Date _____

George M. Binger, III, P.E., City Engineer
 Date _____

Ryan A. Elam, Director of Development Services
 Date _____

Jackson County Assessor/GIS Department
 Date _____

SURVEYOR'S STATEMENT

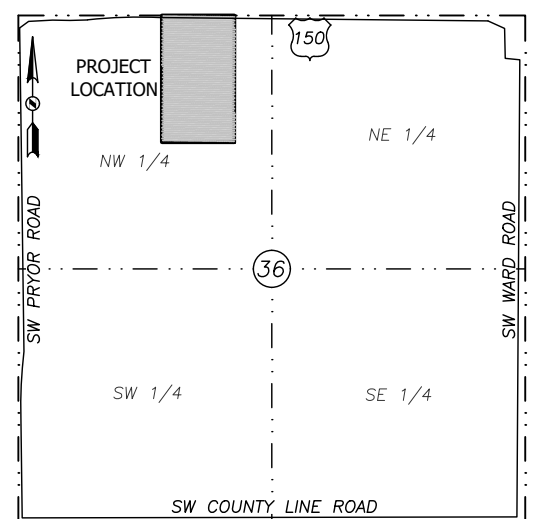
This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.

(See Title Block for date, seal and signature.)

BHC RHODES, MO CLS 200609875-F
 Joseph H. McLaughlin, PLS - 2012018392

Sheet: 1 OF 2	Issue Date: 7/27/2020	Drawn By: KCB	Project: Final Plat of JOURNEY CHURCH, Lot 1 & Tract A Part of the Northeast Quarter of the Northwest Quarter Section 36-T47N-R32W Lee's Summit, Jackson County, Missouri	Client: JOURNEY CHURCH INTERNATIONAL 1601 SW MISSOURI 150 HWY LEE'S SUMMIT, MISSOURI, 64082	 Civil Engineering • Surveying • Utilities 712 State Avenue Kansas City, Kansas 66101 p. (913) 371-5300 f. (913) 371-2677 <small>BHC RHODES is a trademark of Brunsgras Horanich & Company, P.A.</small>		Rev.	Date	Description	Drawn	Checked
	Field Date: 2/7/2020	Field Crew: MAAMS					Project No: 027740				

Final Plat of:
JOURNEY CHURCH, Lot 1 & Tract A
 PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
 SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION MAP
 SECTION 36-T47N-R32W
 (NOT TO SCALE)

DESCRIPTION

A Tract of land, lying and situated in the Northeast Quarter of the Northwest Quarter of Section 36, Township 47 North, Range 32 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, being inclusive of a parcel previously described in a Warranty Deed recorded as Instrument Number 2013E0129283 and a parcel previously described in a Warranty Deed recorded as Instrument Number 2019E006107, said Tract as surveyed by Joseph H. McLaughlin, PLS 2012018392, of BHC RHODES, CLS 2006009875-F, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North line of the Northwest Quarter of said Section 36, having a bearing of North 87° 53' 32" West as determined by Global Positioning System observations and reference to the Missouri State Plane Coordinate System, West Zone, NAD83.)

Commencing at the Northeast Corner of the Northwest Quarter of said Section 36, monumented by a reinforcing rod with a 2 inch aluminum cap;

Thence North 87° 53' 32" West, 384.34 feet, on the North line of said Northwest Quarter, to its intersection with the Northerly prolongation of the East line of said Instrument Number 2019E006107;

Thence South 02° 16' 04" West, 70.04 feet, on said Northerly prolongation, to its intersection with South Right-of-Way line of Missouri 150 Highway and the POINT OF BEGINNING of said Tract herein described, monumented by a 1/2 inch reinforcing rod with cap (MO CLS 2006009875-F);

Thence South 02° 16' 04" West, 1247.78 feet, on said East line, to its intersection with the South line of the North Half of the Northwest Quarter, monumented by a found 5/8 inch reinforcing rod;

Thence North 87° 53' 19" West, 767.24 feet, on said South line of said North Half, to the West line of a Tract described in said Instrument Number 2013E0129283, monumented by a found 1/2 inch reinforcing rod with a cap stamped L.S. 1508;

Thence North 02° 12' 18" East, 1258.02 feet, on said West line, to its intersection with the South Right-of-Way of Missouri 150 Highway, monumented by a reinforcing rod with a 2 inch aluminum cap stamped MODOT L.S. 2554;

Thence South 89° 04' 04" East, 163.48 feet, on said Right-of-Way line, to a reinforcing rod with a 2 inch aluminum cap stamped MODOT L.S. 2554;

Thence South 84° 50' 28" East, 270.42 feet, on said Right-of-Way line, to a reinforcing rod with a 2 inch aluminum cap stamped MODOT L.S. 2554;

Thence South 01° 58' 44" West, 15.00 feet, on said Right-of-Way line, to a reinforcing rod with a 2 inch aluminum cap stamped MODOT L.S. 2554;

Thence South 88° 01' 16" East, 50.00 feet, on said Right-of-Way line, to a reinforcing rod with a 2 inch aluminum cap stamped MODOT L.S. 2554;

Thence North 01° 58' 44" East, 15.00 feet, on said Right-of-Way line, to a reinforcing rod with a 2 inch aluminum cap stamped MODOT L.S. 2554;

Thence South 88° 01' 16" East, 285.10 feet, on said Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 960,994 square feet or 22.0614 acres.

GENERAL NOTES

1. Basis of Bearings: South 87° 53' 32" East along the North line of the Northwest Quarter of Section 36, Township 47 North, Range 32 West.
2. This survey is based on fieldwork completed on or before the date shown in the title block and the following plat or survey:
 - The plat of "Prairie Valley Lots 1-25" recorded March 10, 2006 and filed as Instrument Number 200610016585 in Book 192, Page 28.
 - The plat of "Napa Valley 1st Plat" recorded June 13, 2005 and filed as Instrument Number 200510049801 in Book 187, Page 40.
 - An ALTA/NSPS Land Title Survey by Engineering Solutions, for Journey Church International, dated January 4, 2019, as project number 1551 M 150 Hwy.
 - The plat of "Parkwood at Stoney Creek 2nd Plat" recorded October 24, 2002 and filed as Instrument Number 200210096382 in Book 173, Page 25.
 - The plat of "Parkwood at Stoney Creek 3rd Plat" recorded April 14, 2004 and filed as Instrument Number 200410034458 in Book 181, Page 8.
 - Missouri Highways and Transportation Commission Plans for Proposed State Highway recorded July 9, 2009 and filed as Instrument Number 2009E0068194 in Book 33, Page 54.
3. Tract A contains 68,106 square feet or 1.5635 acres
 Lot 1 contains 845,984 square feet or 19.4211 acres
 Right of Way contains 46,904 square feet or 1.0768 acres
 Total contains 960,994 square feet or 22.0614 acres
4. Accuracy standard of this survey: Type Urban.
5. The majority of the subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), a portion of said subject property lies within Flood Zone "A" (No Base Flood Elevations determined), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
 Map Number: 29095C0531G
 Panel No: 531 of 625
 Map Revised Date: January 20, 2017

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

6. According to Edward Alton May Jr's Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri in 1995, there are no oil or gas wells located within 185 feet of the property as surveyed hereon.
7. In accordance with the regulations of the Missouri Department of Natural Resources, the coordinates shown herein are based on the Missouri State Plane Coordinate System, West Zone, NAD83, in meters. 1 meter equals 3.28083333 US Survey Feet
8. 10 foot Utility Easement as described in Instrument Number 2016E0064433, Recorded July 18, 2016, lies entirely within the existing Right-of-Way of SW Missouri 150 Highway, which was granted in Instrument number 2009E0027357, Recorded March 24, 2009. This is an apparent scrivener's error in the easement description. If the intent of this easement is to lie on the South side of the South Right-of-Way line of SW Missouri 150 Highway, a 10 foot Easement dedicated to the City of Lee's Summit by this plat shall serve that purpose.

SURVEYOR'S NOTES

1. Two survey monuments were found over the course of this survey that mark the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 36. A 5/8-inch reinforcing rod held by this survey for the North-South position of the South line of said Northeast Quarter of the Northwest Quarter, and a 5/8-inch reinforcing rod with a 2-inch aluminum cap stamped LS 2560 that appears to have been set for an adjoining plat, PARKWOOD AT STONEY CREEK 2ND PLAT. The 5/8-inch reinforcing rod held by this survey agrees with other monumentation found along said South line and, in this surveyor's opinion, predates said adjoining plat. It is possible the reinforcing rod with cap has been tampered with but was left in its position as it was not held for this survey.

PLAT DEDICATION

The undersigned representatives for the owners of the herein described Tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "JOURNEY CHURCH".

RESTRICTIONS

DRAINAGE

Individual Lot or Tract owner/s shall not change or obstruct the drainage flow lines on said Lots or Tracts as shown by the master draining plan unless specific application is made and approved by the city engineer.

TRACT A PRIVATE OPEN SPACE

Private open space is herein dedicated over and upon that portion shown hereon as "Tract A". Responsibility for the maintenance of this area, including mowing and periodic removal and disposal of accumulated particulate material and debris, shall remain with the owner of "Lot 1".

PUBLIC STREET / ROAD RIGHT-OF-WAY DEDICATION

That portion reserved for public use for street and/or road Right-of-Way and designated hereon as "RIGHT OF WAY DEDICATED BY THIS PLAT", the extent and direction of which is shown on the accompanying plat, is hereby dedicated for public use.

STREAM BUFFER

No construction or disturbance of any type, including clearing, grubbing, stripping, fill, excavation, linear grading, paving, or building is allowed in the stream buffer zone. Said stream buffer zone is shaded hereon, designated "Stream Buffer", and is dimensioned herein being 128 feet wide. The natural drainage through the stream buffer is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined, said stream buffer shall be 60 feet on each side of the stream bed as measured from the ordinary high water mark.

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, anchors, 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 EASEMENT" 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.

SETBACK LINES

BUILDING

Building setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between these lines and the boundary lines.

PARKING

Parking setback lines are hereby established as shown on the accompanying plat and no parking lot or portion thereof shall be constructed between these lines and the boundary lines.

EXECUTION

IN TESTIMONY WHEREOF: JOURNEY CHURCH INTERNATIONAL, a Missouri Non-Profit Corporation has by authority of its _____, caused this instrument to be executed this _____ day of _____, 20____.

JOURNEY CHURCH INTERNATIONAL

By: _____
 Name: _____
 Title: _____

ACKNOWLEDGMENT

STATE OF: _____
 COUNTY OF: _____

This instrument was acknowledged before me on this _____ day of _____, 2020, a notary public in and for said County and State came _____ of JOURNEY CHURCH INTERNATIONAL, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

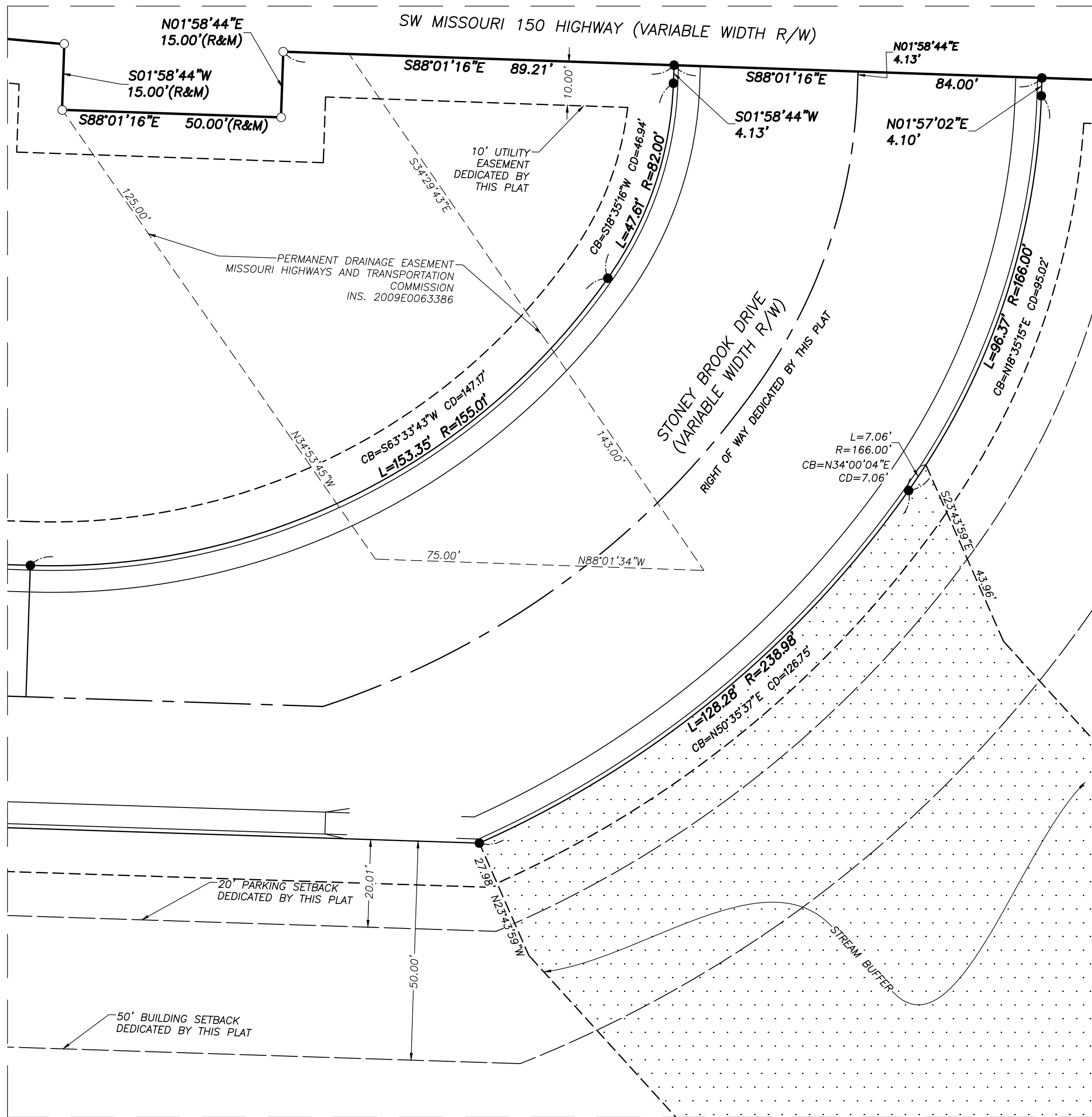
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date last above written.

My commission expires: _____ Notary Public

APPROVALS

This is to certify that the within plat of "JOURNEY CHURCH, Lot 1 & Tract A" was submitted to and duly approved by the Mayor and City Council of Lee's Summit, Missouri this _____ day of _____, 2020 by Ordinance No. _____:

William A. Baird, Mayor	_____	Date	_____
Trisha Fowler Arcuri, City Clerk	_____	Date	_____
Carla Dial, Planning Commission Secretary	_____	Date	_____
George M. Binger, III, P.E., City Engineer	_____	Date	_____
Ryan A. Elam, Director of Development Services	_____	Date	_____
Jackson County Assessor/GIS Department	_____	Date	_____



DRAFT

SURVEYOR'S STATEMENT
 This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors. (See Title Block for date, seal and signature.)

BHC RHODES, MO CLS 2006009875-F
 Joseph H. McLaughlin, PLS - 2012018392

Sheet: 2 OF 2	Issue Date: 7/27/2020	Drawn By: KCB	Project: Final Plat of JOURNEY CHURCH, Lot 1 & Tract A Part of the Northeast Quarter of the Northwest Quarter Section 36-T47N-R32W Lee's Summit, Jackson County, Missouri	Client: JOURNEY CHURCH INTERNATIONAL 1601 SW MISSOURI 150 HWY LEE'S SUMMIT, MISSOURI, 64082	 Civil Engineering • Surveying • Utilities 712 State Avenue Kansas City, Kansas 66101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Burgardt Monarch & Company, P.A.		Rev.	Date	Description	Drawn	Checked
	Field Date: 2/7/2020	Field Crew: MAMS					Project No: 027740				