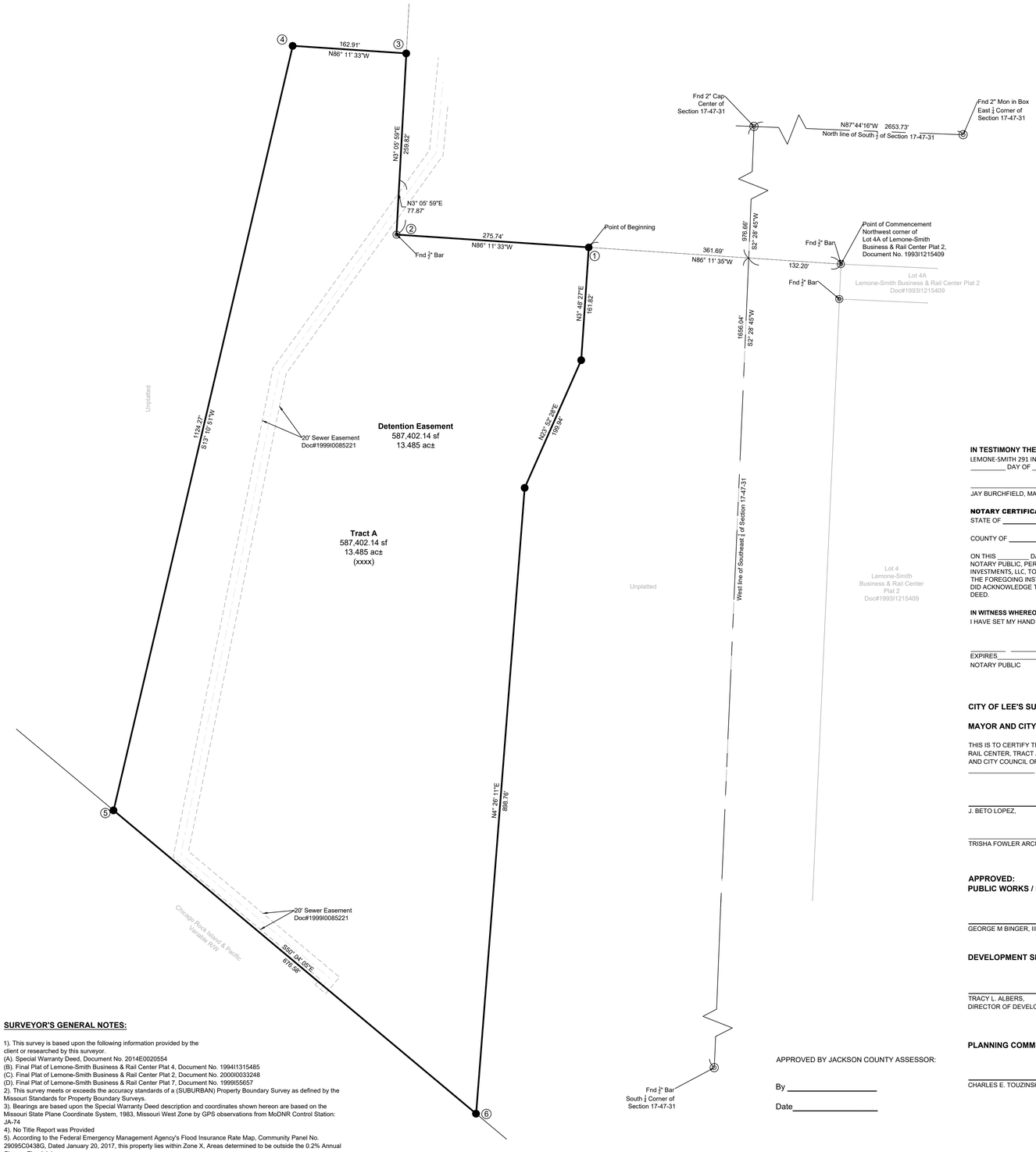
Final Plat

Lemone-SmithBusiness & Rail Center, Tract A

Section 17, Township 47, Range 31

Lee's Summit, Jackson County, Missouri



SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Special Warranty Deed, Document No. 2014E0020554
(B). Final Plat of Lemone-Smith Business & Rail Center Plat 4, Document No. 1994I1315485
(C). Final Plat of Lemone-Smith Business & Rail Center Plat 2, Document No. 2000I0033248
(D). Final Plat of Lemone-Smith Business & Rail Center Plat 7, Document No. 1999I55657
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). Bearings are based upon the Special Warranty Deed description and coordinates shown hereon are based on the Missouri State Plane Coordinate System, 1983, Missouri West Zone by GPS observations from MoDNR Control Station: JA-74
4). No Title Report was Provided
5). According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No. 29095C0438G, Dated January 20, 2017, this property lies within Zone X, Areas determined to be outside the 0.2% Annual Chance Floodplain.

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

	NORTHING	EASTING
1	301801.120	861321.767
2	301807.647	861240.730
3	301885.780	861242.189
4	301889.078	861192.643
5	301555.426	861114.504
6	301423.057	861272.636
JA-74	298235.597	856321.461

Coordinates Shown in Meters

IN TESTIMONY THEREOF:
LEMONE-SMITH 291 INVESTMENTS, LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2026.

JAY BURCHFIELD, MANAGER DATE

NOTARY CERTIFICATION
STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAY BURCHFIELD, MANAGER OF LEMONE-SMITH 291 INVESTMENTS, 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 EXECUTED THE FOREGOING INSTRUMENT AS HIS FREE ACT AND DEED.

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

_____ _____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF LEMONE-SMITH BUSINESS & RAIL CENTER, TRACT A, WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____ 2026, BY ORDINANCE NO._____

J. BETO LOPEZ, MAYOR DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

APPROVED:
PUBLIC WORKS / ENGINEERING

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

DEVELOPMENT SERVICES DEPARTMENT

TRACY L. ALBERS, DATE
DIRECTOR OF DEVELOPMENT SERVICES

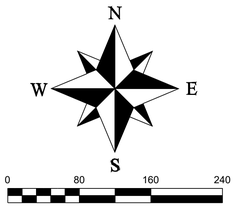
PLANNING COMMISSION

CHARLES E. TOUZINSKY, III, SECRETARY DATE

APPROVED BY JACKSON COUNTY ASSESSOR:

By _____

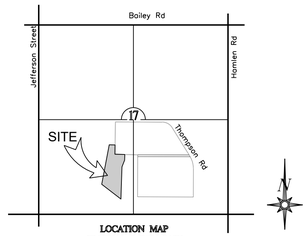
Date_____



LEGEND

These standard symbols will be found in the drawing.

- ◎ Found Survey Monument (As Noted)
- ● Set ½" Bar and Cap (2005008319-D)
- (#) State Plane Coordinate Identification
- U/E Utility Easement
- B/L Building Line
- (###) Address



LOCATION MAP
SECTION 17-T47N-R31W

PROPERTY DESCRIPTION

All that part of Section 17, Township 47, Range 31, More particularly described as follows:

Commencing at the Northwest corner of Lot 4A of Lemone-Smith Business & Rail Center Plat 2, Document No. 1993I1215409; thence N86°11'35"W, a distance of 361.69 feet to the Point of Beginning; thence N86°11'33"W, a distance of 275.74 feet; thence N3°05'59"E, a distance of 259.82 feet; thence N86°11'33"W, a distance of 162.91 feet; thence S13°10'51"W, a distance of 1124.27 feet; thence S50°04'05"E, a distance of 676.58 feet; thence N4°26'11"E, a distance of 898.76 feet; thence N23°52'28"E, a distance of 199.94 feet; thence N3°48'27"E, a distance of 161.82 feet to the point of beginning.

Containing: 587,402.14 sf or 13.485 ac±.

OWNER / DEVELOPER:
Lemone-Smith Development Co
PO Box 7688
Columbia Mo 65205

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

"LEMONE-SMITH BUSINESS & RAIL CENTER, TRACT A"

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 EASEMENTS" (U/E) 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.

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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0438G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

TRACT A OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL RUN WITH THE PROPERTY OWNERS ASSOCIATION. PRIOR TO THE RECORDING OF THE PLAT OR CONVEYANCE OF ANY OWNERSHIP INTEREST IN THIS PROPERTY, SUBDIVIDER SHALL RECORD COVENANTS THAT ARE REVIEWED AND APPROVED BY THE CITY WHICH COMPLY WITH SECTION 4.290 OF THE UDO, AS APPLICABLE TO THIS PROPERTY AND TRACT A.

ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORM WATER DETENTION FACILITIES SHALL BE INSPECTED BY THE PROPERTY OWNERS ASSOCIATION ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEES SUMMIT PROPERTY MAINTENANCE CODE.

PLAT CERTIFICATION:

I HEREBY CERTIFY THAT THE FINAL PLAT OF "LEMONE-SMITH BUSINESS & RAIL CENTER, TRACT A", A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT 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. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING AND ALL PLATTING OF SUBDIVISIONS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS TO THE BEST OF MY PROFESSIONAL ABILITIES, KNOWLEDGE AND BELIEFS.

_____ DATE:_____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC LS-2005008139-D

REVISIONS

DATE	
5/5/25	Staff Review Comments

Lemone-Smith Business & Rail Center,
Tract A
Section 17, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	17	47 N	31 W	Jackson	Mid-States

DRAWN BY	DATE OF PREPARATION	SCALE
M. Schlicht, PLS, PE	April 7, 2026	1"=80'

PROFESSIONAL SEAL

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