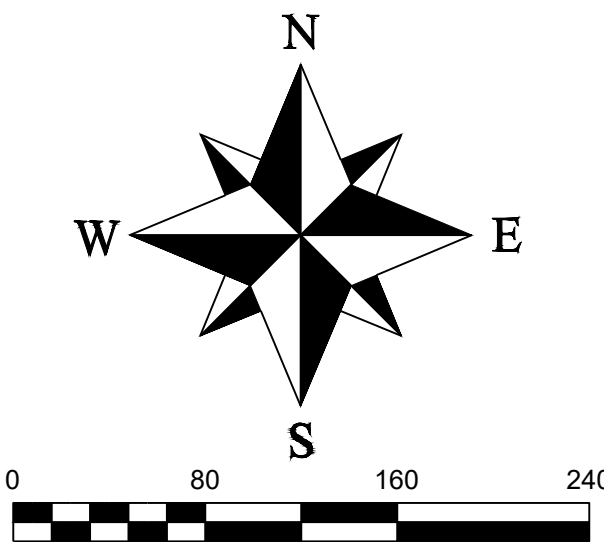


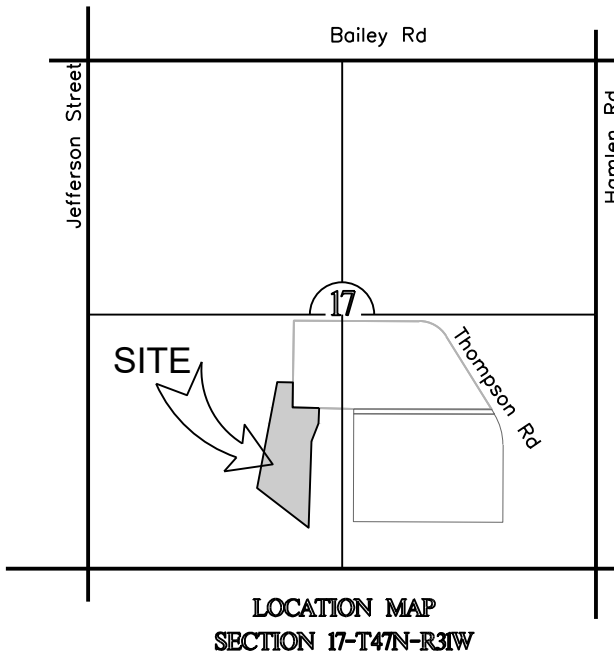
Final Plat
Lemone-Smith Business
& Rail Center, Tract A
Section 17, Township 47, Range 31
Lee's Summit, Jackson County, Missouri



LEGEND

These standard symbols will be found in the drawing.

- ⊙ Found Survey Monument (As Noted)
● Set 1/2" Bar and Cap (2005008319-D)
④ State Plane Coordinate Identification
U/E Utility Easement
B/L Building Line
Address



Missouri State Plane Coordinate System
1983, Missouri West Zone

Reference Monument: JA-74
Combined Scale Factor: 0.99989961

	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)
JSS

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.

EXPIRES MY COMMISSION

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, DIRECTOR OF DEVELOPMENT SERVICES DATE

PLANNING COMMISSION

CHARLES E. TOUZINSKY, III, SECRETARY DATE

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.

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

SURVEYOR'S GENERAL NOTES:

- 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. 199411315485
(C). Final Plat of Lemone-Smith Business & Rail Center Plat 2, Document No. 200000033248
(D). Final Plat of Lemone-Smith Business & Rail Center Plat 7, Document No. 1999055657
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- 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
- No Title Report was Provided
- 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.

REVISIONS

DATE	Staff Review Comments
5/5/25	

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

Final Plat

JOB NO.	COUNTY	RANGE	TOWNSHIP	SECTION	SHEET	DATE OF PREPARATION
31	Jackson	31 W	47 N	17	1 OF 1	April 7, 2026
					SCALE 1"=80'	

PROFESSIONAL SEAL

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