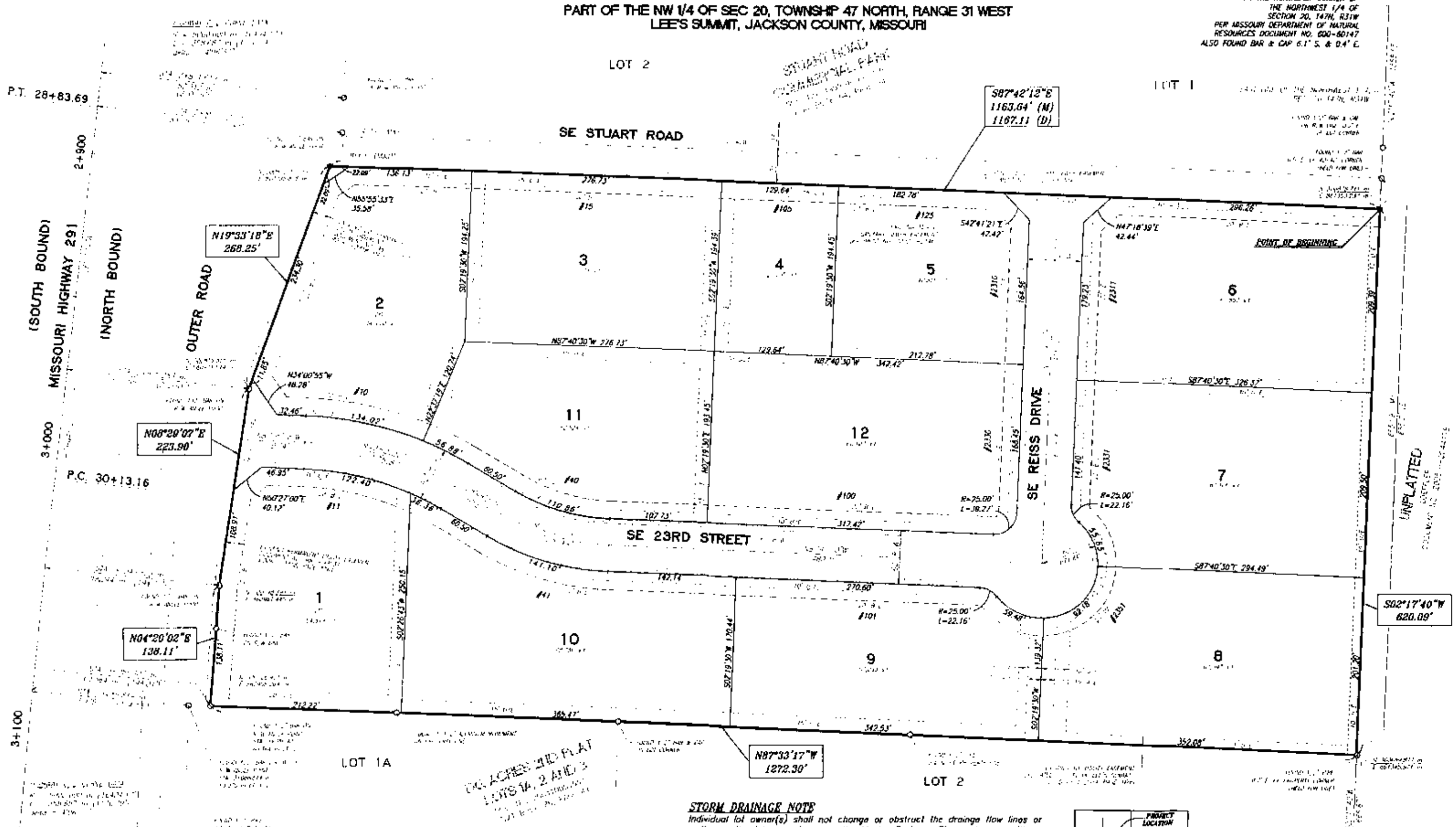
2008E0124331 12-02-08

STATE PLANE TRAVERSE TABLE

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



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

NOTES

1) Bearings shown hereon are referenced to the Missouri State Plane Coordinate System of 1983, West Zone. Said Bearing System was established using Missouri Department of Natural Resources Metro Control Monuments JA-46 JA-46A.

2) This plat was prepared based on the information contained in Chicago Title Company's Commitment for Title Insurance Commitment No. 200232200, effective August 16, 2002 at 8:00 a.m.

3) Item No. 12 of Schedule B of the above referenced Title Commitment references a Storm Sewer Easement granted to the City of Lee's Summit, Missouri, filed May 18, 2002 as Document No. 2002-1-40404. Said Easement crosses the Subject Property and is shown hereon.

4) Item No. 13 of Schedule B of the above referenced Title Commitment references a Sanitary Sewer Easement granted to the City of Lee's Summit, Missouri, filed March 20, 2002 as Document No. 2002-1-21483. Said Easement crosses the Subject Property and is shown hereon.

5) Item No. 14 of Schedule B of the above referenced Title Commitment references a Temporary Construction Easement granted to Geiger Ready-Mix Company, filed September 18, 2000 as Document No. 2000-1-61600. Said Easement crosses the Subject Property, however, said Easement has terminated as construction of Stuart Road has been completed and Stuart Road has been open for public use for more than 1 year since the execution of said Easement on September 15, 2000, according to the terms and conditions contained in said Easement.

6) Item No. 15 of Schedule B of the above referenced Title Commitment references Easements acquired by the Missouri Highway and Transportation Commission, filed November 23, 1998 as Document No. 98-1-93531 in Book I-3316, Page 1161. Said Easements consist of a Permanent Utility Easement and two Temporary Easements, all of which cross the Subject Property. The Permanent Utility Easement is shown hereon, and the two Temporary Easements have terminated as construction of the Route 291 project is completed and the highway is open for public use, according to the terms and conditions contained in said Easement.

7) Item No. 16 of the above referenced Title Commitment references a Loss of Direct Access to Highway 291 from the Subject Property acquired by the Missouri Highway and Transportation Commission, filed November 23, 1998 as Document No. 98-1-93531 in Book I-3316, Page 1161. According to the terms and conditions of said recorded document, the Subject Property has usual direct access to the adjacent outer roadway.

8) Item No. 17 of the above referenced Title Commitment references a Water Line Easement granted to the City of Lee's Summit, Missouri, filed June 9, 1975 as Document No. I-212694 in Book I-569, Page 1227. Said Easement does not cross the Subject Property and is therefore not shown.

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-566, 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, filed May 5, 1987 as Document No. I-760947 in Book I-1873, Page 1402, June 24, 1950 as Document No. 583,388 in Book 958, Page 644, June 26, 1950 as Document No. 582387 in Book 956, Page 646, June 27, 1950 as Document No. 582388 in Book 958, Page 648, and June 28, 1950 as Document No. 582389 in Book 958, Page 650. Said documents grant rights to Missouri Public Service Corporation to install and maintain electrical transmission and communication facilities within 24-inches of the property line of various undescribed 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. 29095C0313F 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.

STORM DRAINAGE NOTE

Individual lot owner(s) shall not change or obstruct the drainge 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.

SECTION 20, T47N, R31W
VICINITY MAP

SCALE IN FEET
1"=60'

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 20, Township 47 North, Range 31 West of the 5th Principal Meridian, Lee's Summit, Jackson County, Missouri, described as follows: COMMENCING at the Northeast corner of said Northwest Quarter; THENCE South 02°17'40" West on the East Line of said Northwest Quarter, 1,058.55 feet to the POINT OF BEGINNING; THENCE continuing South 02°17'40" West on said East Line, 620.09 feet to the Northeast corner of Lot 2, "DG ACRES 2ND PLAT", a Jackson County Subdivision of record; THENCE North 87°33'17" West on the North line of said Lot 2 and Lot 1, "DG ACRES 2ND PLAT", 1272.30 feet to the East Right-of-Way Line of Missouri Highway 291, being 60.364 meters (198.04 feet) Left of Highway 291 Centerline Station 3+086.407; THENCE North 04°20'02" East on said East Right-of-Way Line, 138.11 feet to an Angle Point in said East Right-of-Way Line, being 58.344 meters (191.37 feet) Left of Highway 291 Centerline Station 3+043.825; THENCE North 08°29'07" East on said East Right-of-Way Line, 223.90 feet to an Angle Point in said East Right-of-Way Line, being 61.758 meters (202.61 feet) Left of Highway 291 Centerline Station 2+975.253; THENCE North 19°33'18" East on said East Right-of-Way Line, 268.25 feet to the South Right-of-Way Line of Stuart Road as dedicated in Document No. 2002-1-0103198 at the Jackson County Recorder's Office; THENCE South 87°42'12" East on said South Right-of-Way Line, 1163.64 feet (1167.11 feet Deed) to the POINT OF BEGINNING, containing 17.56 acres.

DEDICATION

The undersigned owner(s) of the property described hereon 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".

All thoroughfares shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

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 television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U/E) or within any street or thoroughfare dedicated to 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 limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

STREETS: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

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.

Areas designated hereon as "Access Easement" (A/E) are hereby reserved to provide emergency access to Lot 2, "DG ACRES 2ND PLAT LOTS 1A, 2 AND 3" for City of Lee's Summit emergency response personnel and for the construction and maintenance of a paved driveway within said Access Easement used for emergency access purposes. Said paved driveway is to be maintained by the owner(s) of Lot 2, "DG ACRES 2ND PLAT LOTS 1A, 2 AND 3", and no fence, wall, planting or other obstruction may be placed in or maintained in said easement hereby dedicated.

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

Thomas E. Reiss   Elsie E. Reiss

NOTARY'S ACKNOWLEDGEMENT

State of MO) ss
County of Jackson)

On the 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 — Lora A. Hussey

LORA A. HUSSEY, Notary Public - Notary Seal, State of Missouri, Jackson County, Commission # 06439544, My Commission Expires Feb 22, 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 13th day of June, 20__ by Ordinance No. 6451

Karen R. Messerli - Mayor, 11/11/08   Denise R. Chisum - City Clerk, 11/11/08

Planning Commission Sec, 11/11/08   Dena Mezger, PE - City Engineer, 11/10/08

Robert McKay, AICP - Director of Planning & Development, 11.6.08

JACKSON COUNTY ASSESSOR'S APPROVAL

By ________
Date 11/24/08

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 Stoneham, 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
LEE'S SUMMIT, MO 64082

PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC
CIVIL ENGINEERS · SURVEYORS · PLANNERS

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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