



LEE'S SUMMIT MISSOURI

RELEASE FOR LAWN SPRINKLER SYSTEM IN CITY OF LEE'S SUMMIT RIGHT OF WAY (RESIDENTIAL)

In consideration for the City of Lee's Summit's permission to extend a Lawn Irrigation System into the City's right of way at (legal description of the property):

Lot No. 134 Plat Title Bailey Farms Address: 1304 SE Windbreak Dr County: Jackson State: Missouri

I, Kyle King, the undersigned, successors, and assigns do hereby release and forever discharge the City of Lee's Summit, its employees and/or agents from and against any and all liability, claims and demands for any use arising out of, relating to, or being in any way connected with work or service by the City, its employees or agents within the City's right of way for any purpose whatsoever.

NOW THEREFORE, the Undersigned hereby declares that said property described above shall be held, sold and conveyed subject to the release herein and said release shall run with the real property and be binding on all parties having any part thereof, their heirs, successors and assigns.

IN WITNESS WHEREOF, this release has been read, signed and sealed this 1st day of October, 2025

By: [Signature] Kyle King Printed or Typed Name

INDIVIDUAL ACKNOWLEDGMENT

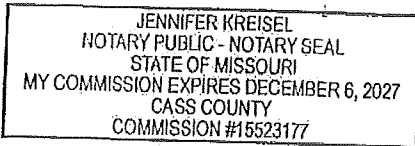
STATE OF MISSOURI COUNTY OF JACKSON

ON THIS, The 1st day of October, 2025 before me, a Notary Public, personally appeared:

Kyle King

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged that he he/she/they executed the same for the purposes stated therein and no other.

WITNESS my hand and official seal in the County and State aforesaid, the day and year first above written.

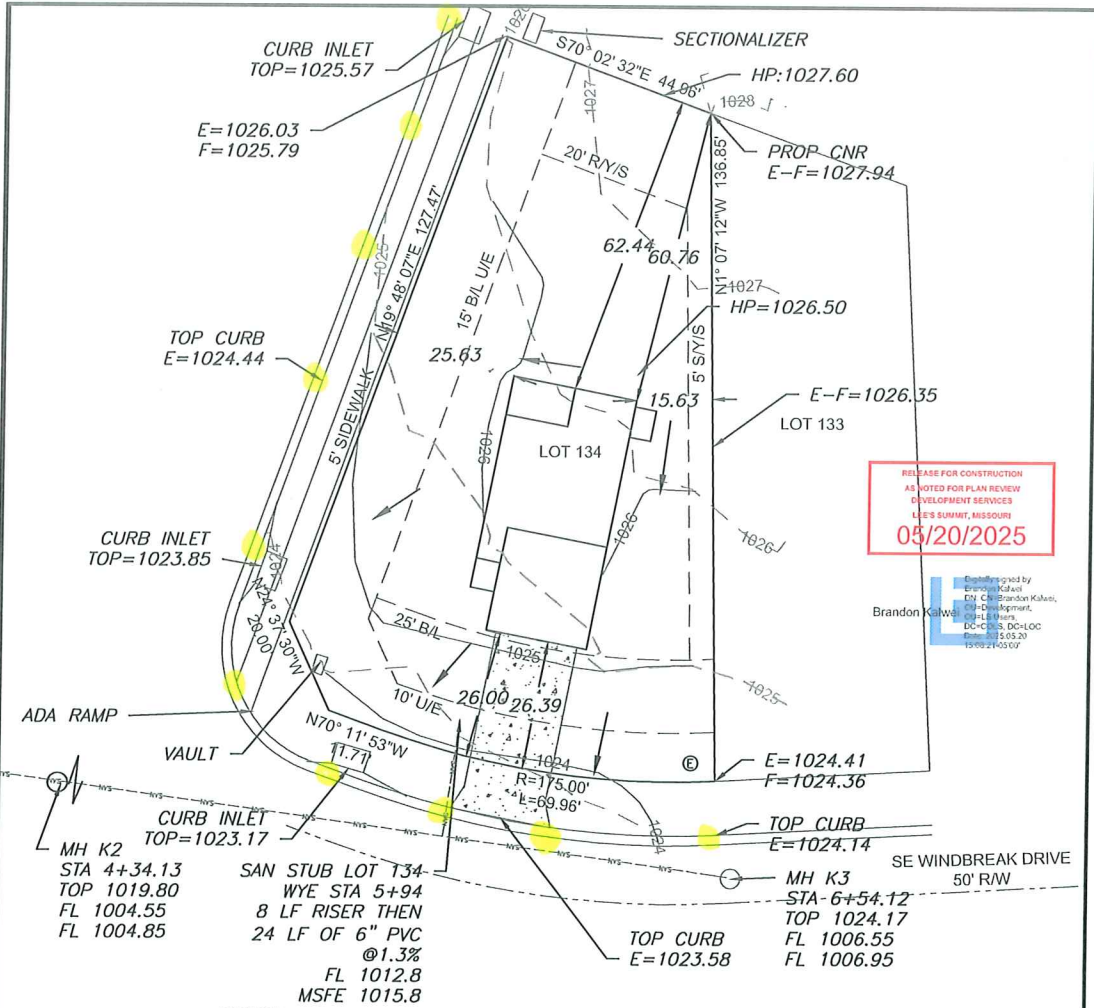


/s/ [Signature] Jennifer Kreisel Notary Public Signature Jennifer Kreisel Printed or Typed Name

My Commission Expires:

December 6, 2027

(Seal)



RELEASE FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
05/20/2025

Designed by
 Brandon Kuhn
 CIVIL ENGINEER
 License No. 15022
 Date: 05/20/2025

MH K2
 STA 4+34.13
 TOP 1019.80
 FL 1004.55
 FL 1004.85

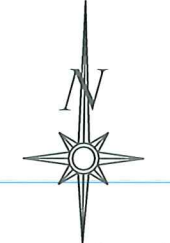
SAN STUB LOT 134
 WYE STA 5+94
 8 LF RISER THEN
 24 LF OF 6" PVC
 @ 1.3%
 FL 1012.8
 MSFE 1015.8

MH K3
 STA 6+54.12
 TOP 1024.17
 FL 1006.55
 FL 1006.95

LEGEND

- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve

EXTENDED LOT AREA = 12,479.8 SF
 DRIVE AREA = 447.4 SF
 APPROACH AREA = 193.0 SF
 SIDEWALK AREA = 726.3 SF
 HOUSE FOOTPRINT = 1208.0 SF
 PATIO/DECK = 104.0 SF
 SOD = 9,800.9 SF



Scale 1" = 30'

LOT INFORMATION

9,758.88 SQ. FT.
 MSFE = 1015.8
 ADDRESS
 1304 SE WINDBREAK DRIVE

LEGAL DESCRIPTION

LOT 134, RETREAT AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

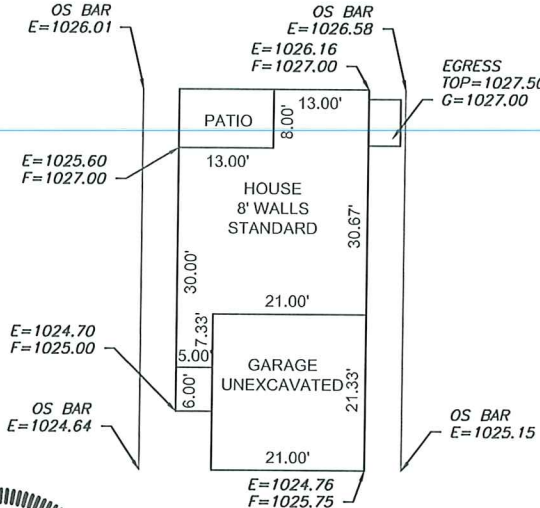
PROPOSED HOUSE

TOP FOUNDATION = 1027.75
 GARAGE FLOOR = 1025.75
 TOP FOOTING = 1019.75
 BASEMENT FLOOR = 1020.00
 DRIVE SLOPE = 7.8%

E = EXISTING ELEVATION
 F = PROPOSED FINAL ELEVATION
 G = ADJACENT GRADE AT EGRESS
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 S/Y/S = SIDE YARD SETBACK
 R/Y/S = REAR YARD SETBACK

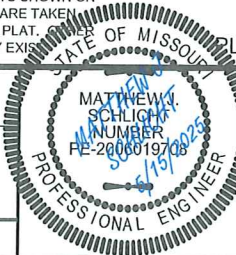
NOTES

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.



Scale 1" = 20'

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



PLOT PLAN - LOT 134

RETREAT AT BAILEY FARMS, FIRST PLAT
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SUMMIT HOMES
 71 SE 20TH TERR.
 LEE'S SUMMIT, MO 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 134, RETREAT AT BAILEY FARMS	4/24/25	1	1

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.