



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 44 Plat Title Bailey Farms Address: 1131 SE Ranchland St.

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:

Kyle King
Printed or Typed Name

INDIVIDUAL ACKNOWLEDGMENT

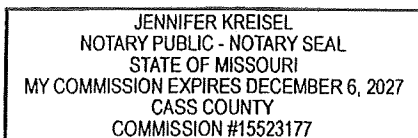
STATE OF MISSOURI
COUNTY OF JACKSON

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/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/ Jennifer Kreisel
Notary Public Signature

Jennifer Kreisel
Printed or Typed Name

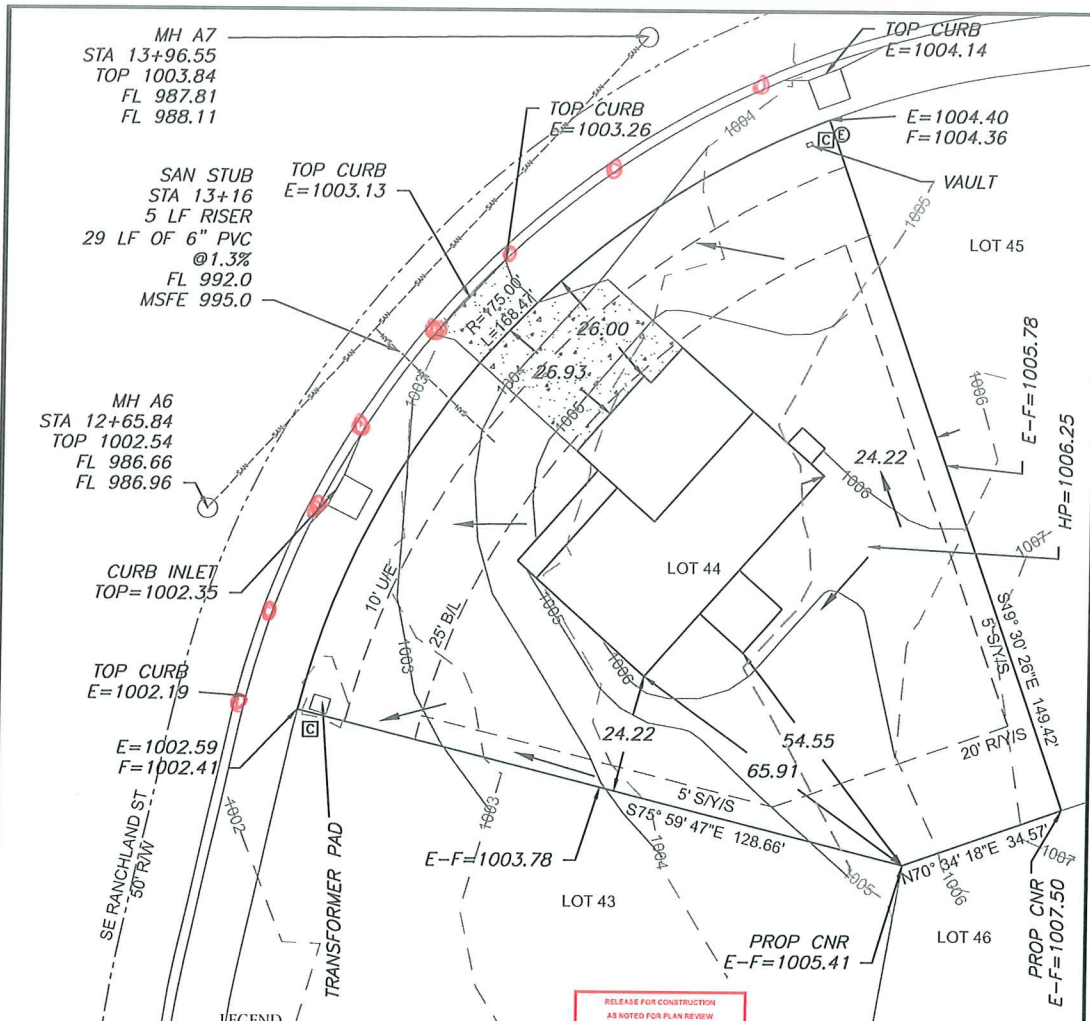
My Commission Expires:

December 6, 2027

(Seal)

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816. 969.1201 | cityofls.net



LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1007.50
 GARAGE FLOOR = 1005.50
 TOP FOOTING = 999.50
 BASEMENT FLOOR = 999.83
 DRIVE SLOPE = 8.0%

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

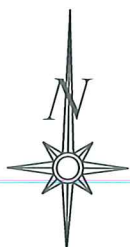
NOTES

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

RELEASE FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
05/13/2025

Brandon Kellum
 Licensed Professional Engineer
 State of Missouri
 License No. 000000000
 Date: 05/13/2025

EXTENDED LOT AREA = 15,908.9 SF
 DRIVE AREA = 774.1 SF
 APPROACH AREA = 191.0 SF
 SIDEWALK AREA = N/A SF
 HOUSE AREA = 2104.8 SF
 PATIO/DECK = 144.0 SF
 SOD = 12,695 SF



Scale 1" = 30'

LOT INFORMATION

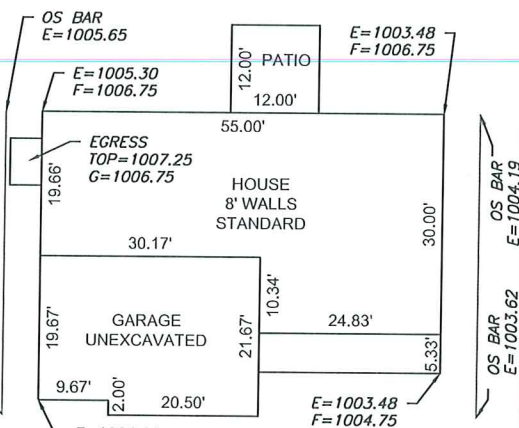
13,996.42 SQ. FT.
 MSFE = 995.0

ADDRESS

1131 SE RANCHLAND ST

LEGAL DESCRIPTION

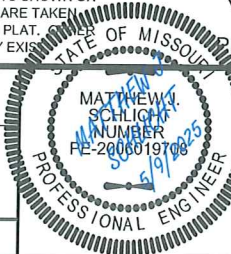
LOT 44, MANOR AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



Scale 1" = 20'

ENGINEERING & SURVEYING SOLUTIONS
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9349
 WWW.ENGINEERINGANDSURVEYSOLUTIONS.COM

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



PLOT PLAN - LOT 44

MANOR 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 44, MANOR AT BAILEY FARMS	4/24/25	1	1