



**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 29 Plat Title Bailey Farms Address: 1216 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**

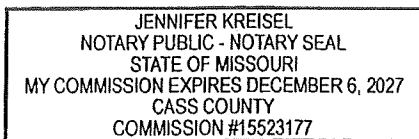
STATE OF MISSOURI  
COUNTY OF JACKSON

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

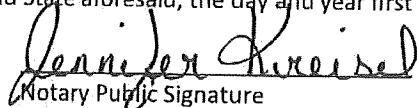
Kyle King

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/

  
Notary Public Signature

Jennifer Kreisel  
Printed or Typed Name

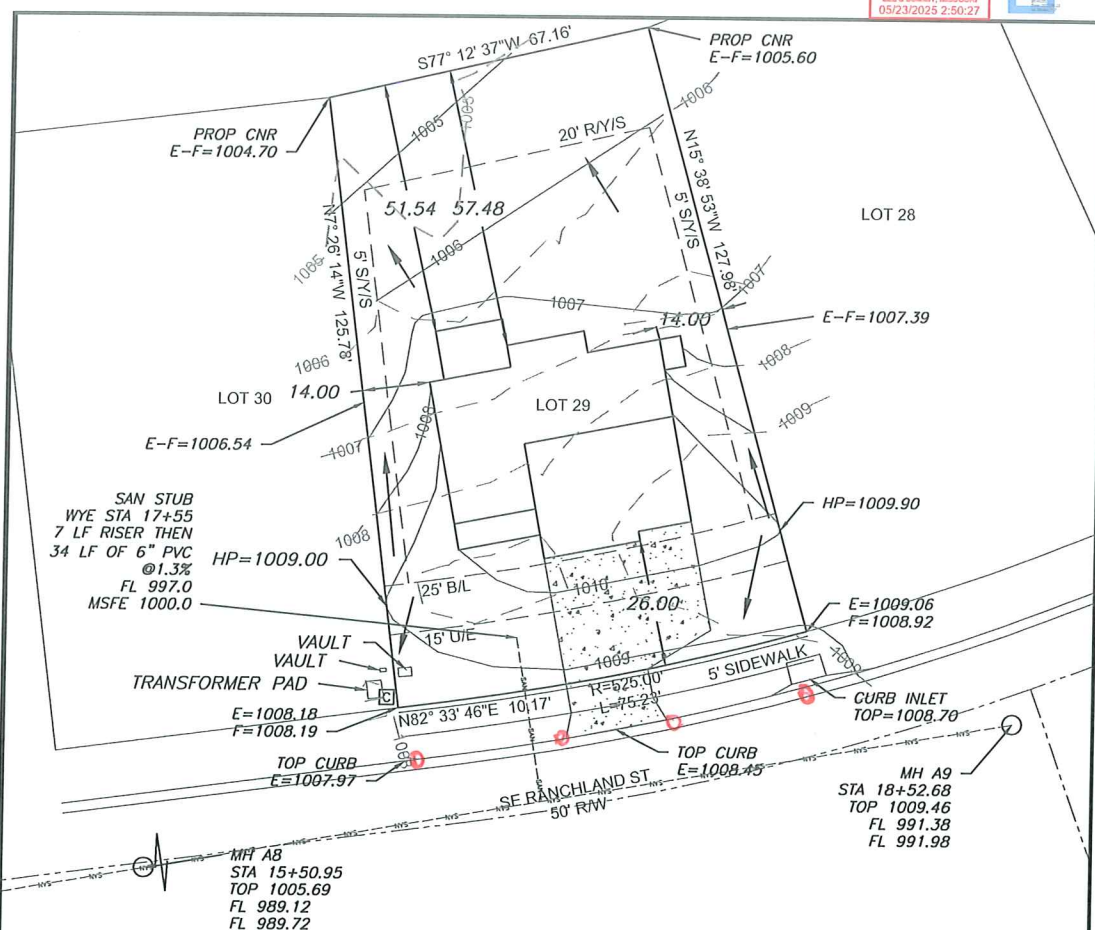
My Commission Expires:

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](http://cityofls.net)



**LEGEND**

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

PER MASTER DRAINAGE PLAN:  
AS-GRADED PLOT PLAN IS REQUIRED  
PRIOR TO SODDING.

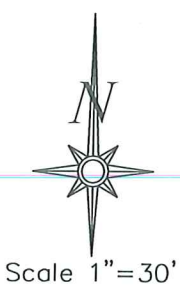
EXTENDED LOT AREA = 10,689.9 SF  
DRIVE AREA = 793.2 SF  
APPROACH AREA = 195.0 SF  
SIDEWALK AREA = 344.6 SF  
HOUSE FOOTPRINT = 1879.6 SF  
PATIO/DECK = 140.0 SF  
SOD = 7,337.5 SF

**PROPOSED HOUSE**  
TOP FOUNDATION = 1011.75  
GARAGE FLOOR = 1010.75  
TOP FOOTING = 1003.75  
BASEMENT FLOOR = 1004.08  
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**

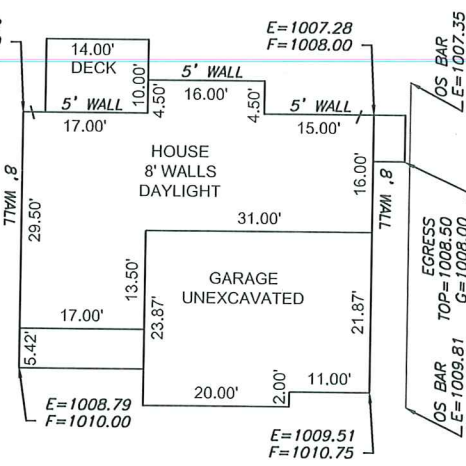
1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. EASEMENTS MAY EXIST.



**LOT INFORMATION**

9,742.16 SQ. FT.  
MBOE = 1008.0  
MSFE = 1000.0  
ADDRESS  
1216 SE RANCLAND ST

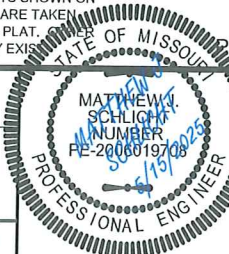
**LEGAL DESCRIPTION**  
LOT 29, MANOR AT BAILEY FARMS, FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



PLAN: SUNFLOWER

Scale 1"=20'

**ENGINEERING & SURVEYING SOLUTIONS**  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9883 F: (816) 623-9849  
WWW.ENGINEERINGANDSURVEYSOLUTIONS.COM



**PLOT PLAN - LOT 29**

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 29, MANOR 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.