



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. 380 Plat Title Bailey Farms Address: 1122 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 24th day of February, 2020

By: [Signature] Kyle King Printed or Typed Name

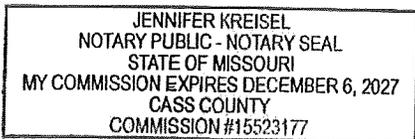
INDIVIDUAL ACKNOWLEDGMENT

STATE OF MISSOURI COUNTY OF JACKSON

ON THIS, The 24th day of February, 2020 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/ Jennifer Kreisel Notary Public Signature

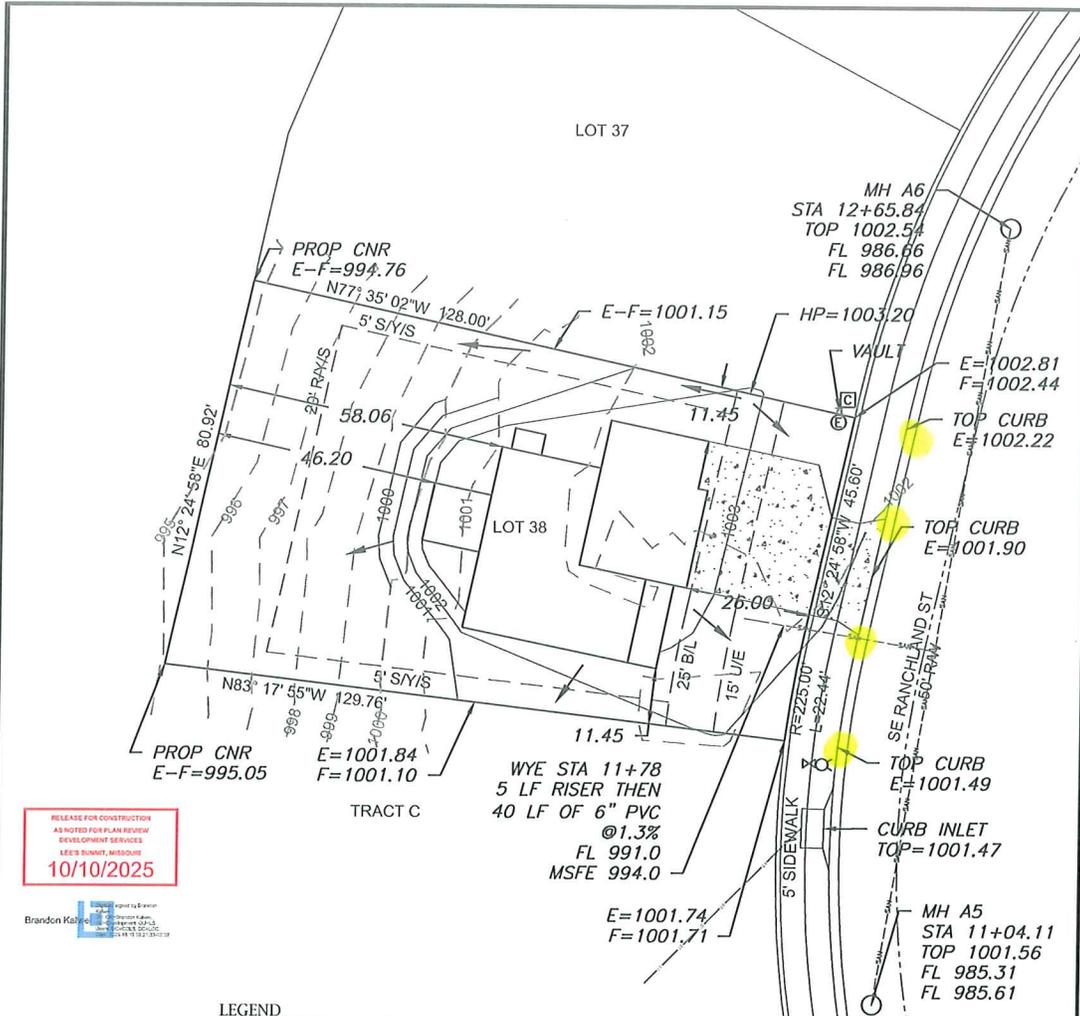
Jennifer Kreisel Printed or Typed Name

My Commission Expires:

December 6, 2027

(Seal)

Development Services



RELEASE FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
10/10/2025

Brandon Klapp
 Registered Professional Engineer
 License No. 000000000
 State of Missouri
 Exp. 10/10/2025

LEGEND

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

AS-GRADED PLOT PLAN IS
 REQUIRED PRIOR TO SODDING.

EXTENDED LOT AREA = 10,289.1 SF
 DRIVE AREA = 794.2 SF
 APPROACH AREA = 235.5 SF
 SIDEWALK AREA = 236.0 SF
 HOUSE FOOTPRINT = 1,819.4 SF
 PATIO/DECK = 144.0 SF
 SOD = 7,060.0 SF



Scale 1" = 30'

LOT INFORMATION

9,546.70 SQ. FT.
 MBOE = 1002.00
 MSFE = 994.0
 ADDRESS
 1122 SE RANCHLAND ST
LEGAL DESCRIPTION
 LOT 38, MANOR AT BAILEY
 FARMS, FIRST PLAT, A
 SUBDIVISION AS RECORDED IN
 LEE'S SUMMIT, JACKSON
 COUNTY, MISSOURI.

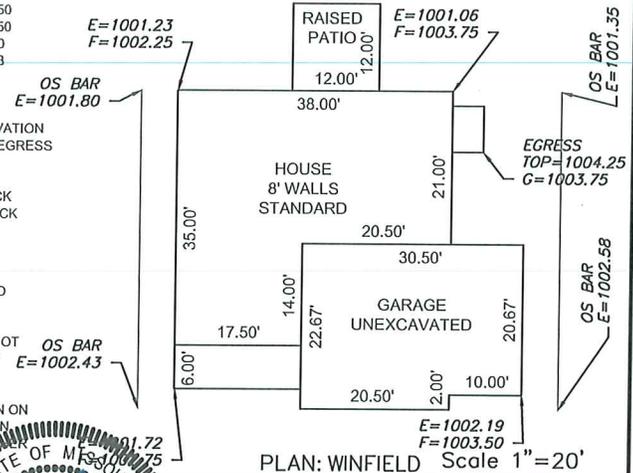
PROPOSED HOUSE

TOP FOUNDATION = 1004.50
 GARAGE FLOOR = 1003.50
 TOP FOOTING = 996.50
 BASEMENT FLOOR = 996.83
 DRIVE SLOPE = 5.3%

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

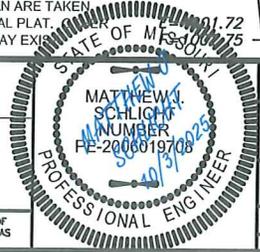
NOTES

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 PRIOR TO THIS PLOT PLAN.



PLAN: WINFIELD Scale 1" = 20'

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



PLOT PLAN - LOT 38

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

SUMMIT HOMES
 10450 HOLMES RD, STE 100
 KANSAS CITY, MO 64131

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 38, MANOR AT BAILEY FARMS	9/3/23	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.