

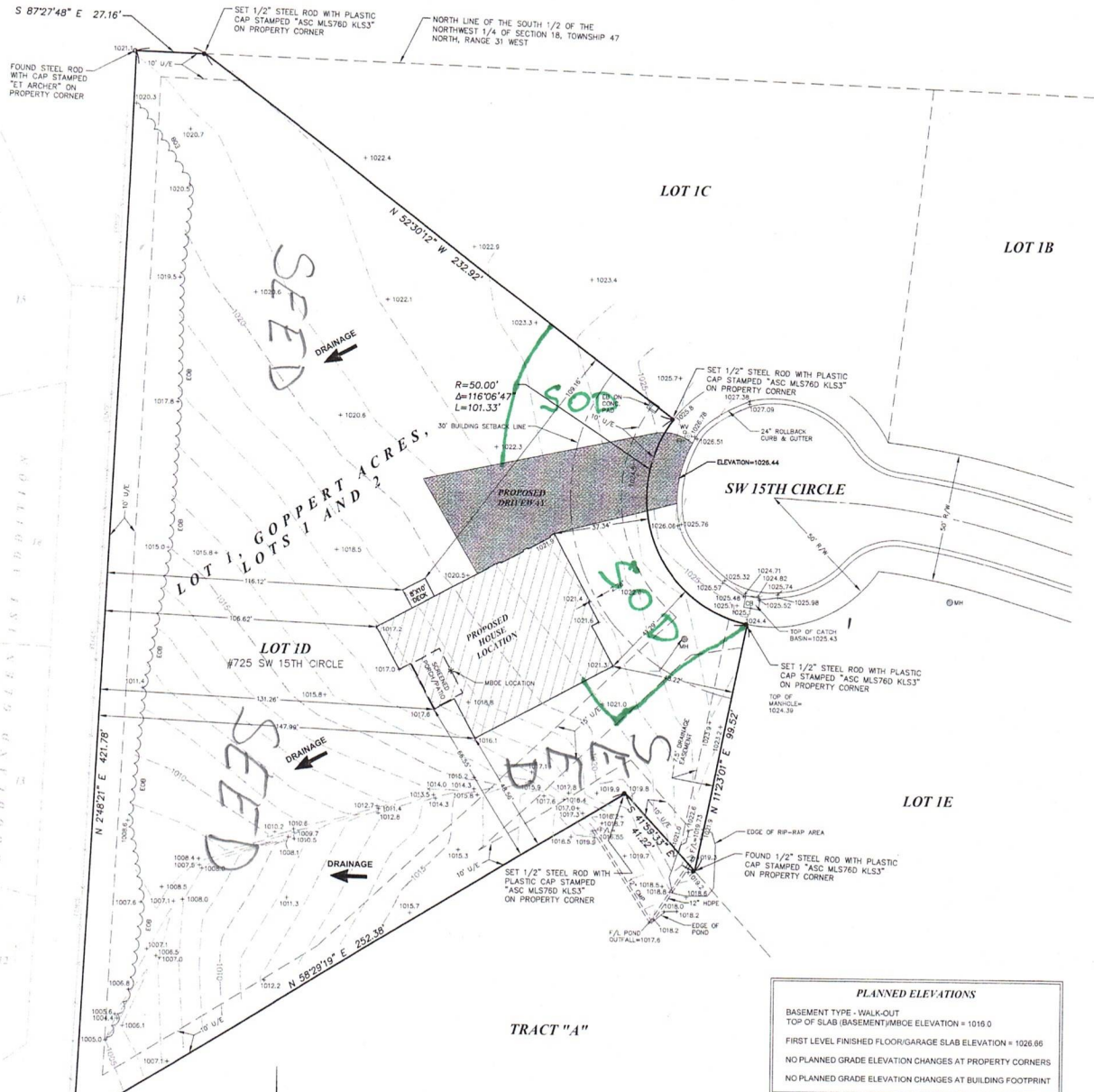
DESCRIPTION:
LOT 1D, GOPPERS ACRES, LOTS 1A-1F & TRACT A, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EASEMENT INFORMATION:
THE EASEMENTS SHOWN HEREON HAVE BEEN TAKEN FROM THE PLAT OF GOPPERS ACRES, LOTS 1A-1F & TRACT A, A TITLE SEARCH MAY REVEAL OTHER EASEMENTS OF RECORD AFFECTING THIS PROPERTY.

UTILITY INFORMATION:
THE UTILITY INFORMATION SHOWN HEREON IS THAT WHICH IS OBSERVABLE FROM THE GROUND SURFACE. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES MUST BE OBTAINED AND CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS THAT MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20505C0415G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

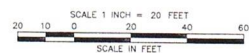
NOTES:
THE SUBJECT PROPERTY CONTAINS 65,638 SQUARE FEET OR 1.507 ACRES, MORE OR LESS.
THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83 AS ESTABLISHED USING GPS ON THE MODOT VRS SYSTEM.

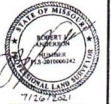


LEGEND

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
ED	EDGE OF BRUSH
EB	ELECTRIC BOX
FI	FIRE HYDRANT
FL	FLOWLINE
HDPE	HIGH DENSITY POLYETHYLENE
MH	MANHOLE
R/W	RIGHT OF WAY
WV	WATER VALVE
U/E	UTILITY EASEMENT

THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE



DATE	REVISION	BY
SITE PLAN		
THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS SURVEY.		
DATE: MAY 19, 2021 FOR: KELLE BOYER 725 SW 15TH CIRCLE LEE'S SUMMIT, MISSOURI 64081	PROJECT LOCATION: LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
ANDERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64084 (816) 246-5050		 MISSOURI STATE CERTIFICATE OF AUTHORITY: 000076