18-47-31
21-05-42853-1
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DESCRIPTION:
LOT 1D, ***GOPPERT 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 ***GOPPERT 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.

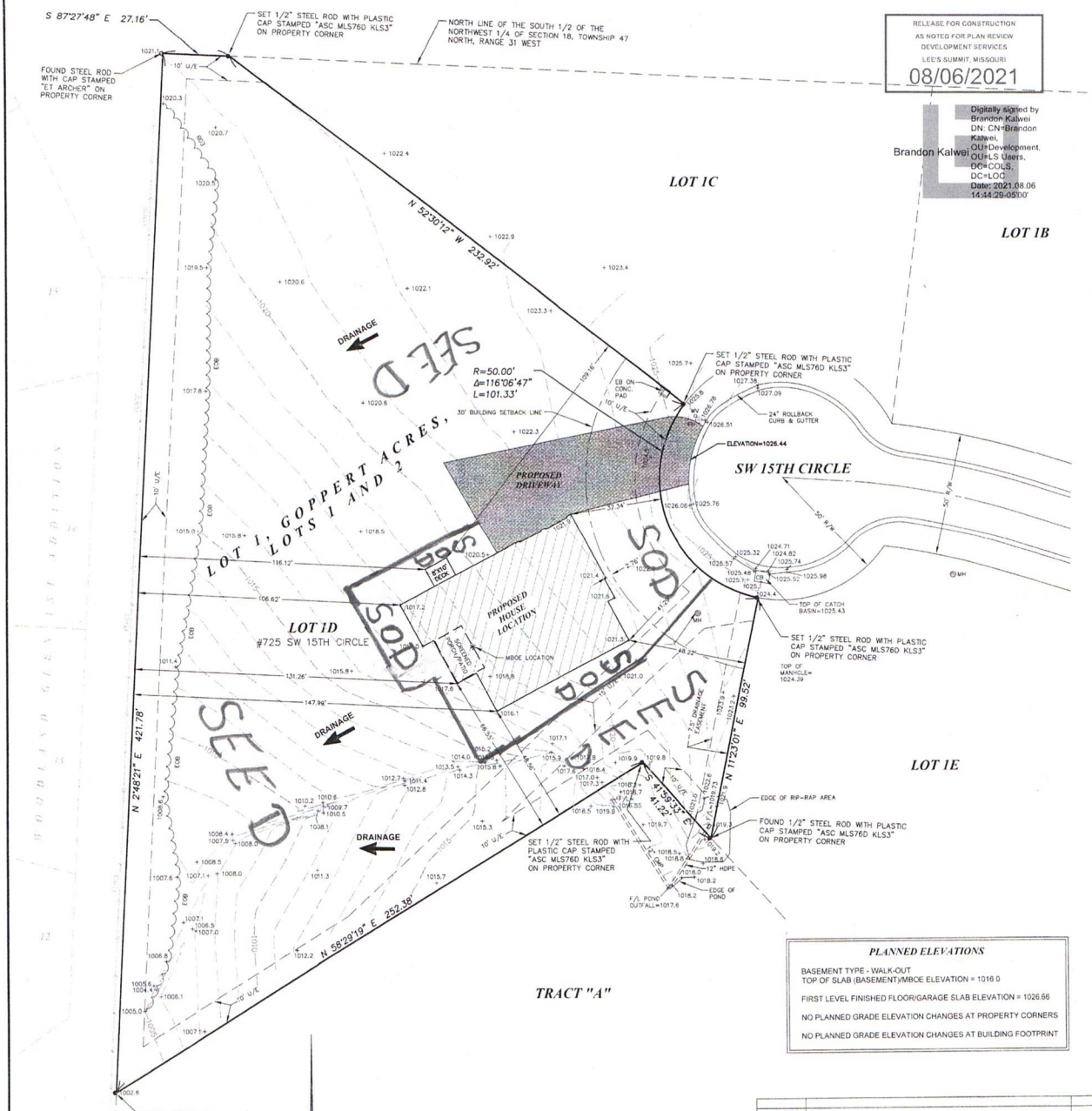
FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0419G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

NOTES:
THE SUBJECT PROPERTY CONTAINS 65,638 SQUARE FEET OR 1.057 ACRES, MORE OR LESS.

THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 AS ESTABLISHED USING GPS ON THE MODOT VRS SYSTEM.

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/06/2021

Brandon Kalwei
Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2021.08.06 14:44:29-05'00'



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

SCALE 1 INCH = 20 FEET
20 10 0 20 40 60
SCALE IN FEET

PLANNED ELEVATIONS

BASEMENT TYPE - WALK-OUT
TOP OF SLAB (BASEMENT)/MBOE ELEVATION = 1016.0

FIRST LEVEL FINISHED FLOOR/GARAGE SLAB ELEVATION = 1026.66

NO PLANNED GRADE ELEVATION CHANGES AT PROPERTY CORNERS

NO PLANNED GRADE ELEVATION CHANGES AT BUILDING FOOTPRINT

LEGEND

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

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 FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS URBAN 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 64064
(816) 246-5050
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

STATE OF MISSOURI
ROBERT J. ANDERSON
NUMBER
PROFESSIONAL LAND SURVEYOR
7/26/2021
ROBERT J. ANDERSON,
PLS #2010000242

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