

City of Lee's Summit
Department of Planning & Development
Phone (816) 969-1600 Fax (816) 969-1619

Minor Plat Review

Date: Monday, June 11, 2012

To:

TOP STAR LLC

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From: Hector Soto, Planner

Re:

Application Number: PL2012071

Application Summary: Minor Plat "EXECUTIVE LAKES CENTER, LOTS 11B & 11C"

Location: 5000 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064

Review Status:

Corrections required. Resubmit 2 copies of the plat (folded to 8½" by 11") with the following corrections

Required Corrections:

| | | | | |
|---------------------------|----------------------|------------------------------|-----------------------|--------------------|
| Engineering Review | Gene Williams | Senior Staff Engineer | (816) 969-1812 | Corrections |
|---------------------------|----------------------|------------------------------|-----------------------|--------------------|

1. Please show existing public water lines and public sanitary sewer lines on the review copy. These utilities should be shown to determine whether they fall within the boundary of existing easements. They should be removed on the final version (i.e., the recorded version).

2. The plat for Executive Lakes Center Lot 11A (i.e., the existing plat) shows several utility easements as being vacated. Were these vacated and where are they recorded? This would also include a portion of the platted utility easement from Executive Lakes Center Lots 11, 12 and 13 between the "old" Lot 12 and the "old" Lot 11.

3. The Minor Plat shows a proposed 15' utility easement meant to contain the proposed sanitary sewer line. However, there are two "bump outs" on the proposed utility easement near the existing sanitary sewer manhole which do not appear to serve any purpose. Please square the easement off as close as possible in the vicinity of the existing sanitary sewer manhole.

5. According to our records, it would appear that the public sanitary sewer is contained within a small triangular easement on Lot 13 Executive Lakes Center. Please show this small triangular easement.

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| Planning Review | Hector Soto | Planner | (816) 969-1604 | Corrections |
|------------------------|--------------------|----------------|-----------------------|--------------------|

1. RIGHT-OF-WAY (ROW).

- The boundaries of the plat include a triangular piece of ROW that was vacated as part of Appl. #2008-135 via Ordinance No. 6699. However, the City has no documentation showing that the ordinance vacating the ROW was

recorded with the County. A copy of the recorded document vacating the ROW shall be provided for the City's records.

- Show the limits of the vacated ROW on the plat in half-tone and label it as such. Additionally, cite the recorded document information.

2. UTILITY EASEMENT (U/E). The east-west 15' U/E labeled as "to be vacated" that bisects Lot 11B has already been vacated and recorded with the County. Revise the label and cite the recorded document information.

3. RESTRICTED ACCESS NOTE. Revise General Note #5 to include Bowlin Road.

4. NOTARY PARAGRAPH. The notary paragraph under the Owners Certificate references the year 2008. Change the year to 2012.

5. SIGNATURE LINE.

- Revise the county department name listed below Curtis Koons so it reads "Jackson County Assessor/GIS Dept".

- Remove the name of Curtis Koons from the County Assessor signature line and simply leave the department name.

6. PROPERTY BOUNDARY INFORMATION.

- The plat for Executive Lakes Center, Lot 11A shows the dimension of the east-west property line that abuts the south end of Lot 13 as 152.25'. This measurement is different from that shown on this plat. Label both dimensions and differentiate them as measured and platted.

- The plat for Executive Lakes Center, Lot 11A shows a curve length of 176.35' and chord bearing of 35 degrees 58 minutes 59 seconds. These measurements are different from those shown on this plat. Label both dimensions and differentiate them as measured and platted.