

MINOR PLAT OF
POTTER SUBDIVISION – LOT 1

BEING IN THE NW1/4 OF SECTION 5 & THE E1/2 OF SECTION 6 , ALL IN T46N, R31W
CITY OF LEE'S SUMMIT, CASS COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 46 NORTH, RANGE 31 WEST, LEE'S SUMMIT, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE S82°13'12"W, 28.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAINTREE PARKWAY AS DESCRIBED IN DOCUMENT NO. 58181 RECORDED IN BOOK 646 AT PAGE 358, FILED AT THE OFFICE OF THE CASS COUNTY RECORDER; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID EAST RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TO WHICH THE PRECEDING COURSE IS RADIAL, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 82.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, N18°45'29"W, ALONG A LINE TANGENT TO THE PRECEDING COURSE, 14.18 FEET TO THE SOUTHWESTERLY CORNER OF THE EXCEPTED TRACT 2 AS DESCRIBED IN SCHEDULE "A" OF THE WARRANTY DEED RECORDED IN BOOK 805 AT PAGE 257; THENCE N60°54'36"E, 582.02 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 2 AND THE POINT OF BEGINNING; THENCE N29°05'24"W, 180.00 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 2; THENCE S60°54'36"W, 549.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID RAINTREE PARKWAY, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWESTERLY CORNER OF TRACT 3 AS DESCRIBED IN SCHEDULE "A" OF THE WARRANTY DEED RECORDED IN BOOK 805 AT PAGE 257; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 3, N10°08'46"E, 187.55 FEET; THENCE N23°17'35"E, 257.96 FEET; THENCE N54°06'32"E, 96.83 FEET; THENCE N18°17'22"E, 142.44 FEET; THENCE DEPARTING THE EASTERLY LINE OF SAID TRACT 3, S77°29'10"E, 601.46 FEET; THENCE N62°33'00"E, 251.86 FEET; THENCE S89°34'13"E, 440.09 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE S02°27'31"W, ALONG SAID EAST LINE, 70.04 FEET; THENCE DEPARTING SAID EAST LINE, N89°34'13"W, 187.65 FEET; THENCE S60°54'36"W, 859.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 379,384 SQUARE FEET, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

" POTTER SUBDIVISION - LOT 1 "

BUILDING LINES:

BUILDING LINES (B/L) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

IN WITNESS THEREOF:

CHAD O. POTTER AND JOANN POTTER, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEMSELVES THIS _____ DAY OF _____, A.D., 2017 AND ACKNOWLEDGES THAT THIS IS ALL PARTIES HAVING ANY RECORD, TITLE, OR INTEREST IN THE LAND SUBDIVIDED AND ARE CONSENTING TO THE PREPARATION AND RECORDING OF SAID SUBDIVISION MAP. CHAD POTTER ALSO DEDICATES OR RESERVES ALL PARCELS OF LAND SHOWN ON THE FINAL PLAT AND INTENDED FOR ANY PUBLIC OR PRIVATE USE INCLUDING EASEMENTS AND THOSE PARCELS WHICH ARE INTENDED FOR THE EXCLUSIVE USE OF THE LOT OWNERS OF THE SUBDIVISION, THEIR LICENSEES, VISITORS, TENANTS, AND SERVANTS.

CHAD O. POTTER

JOANN POTTER

NOTARY CERTIFICATION:

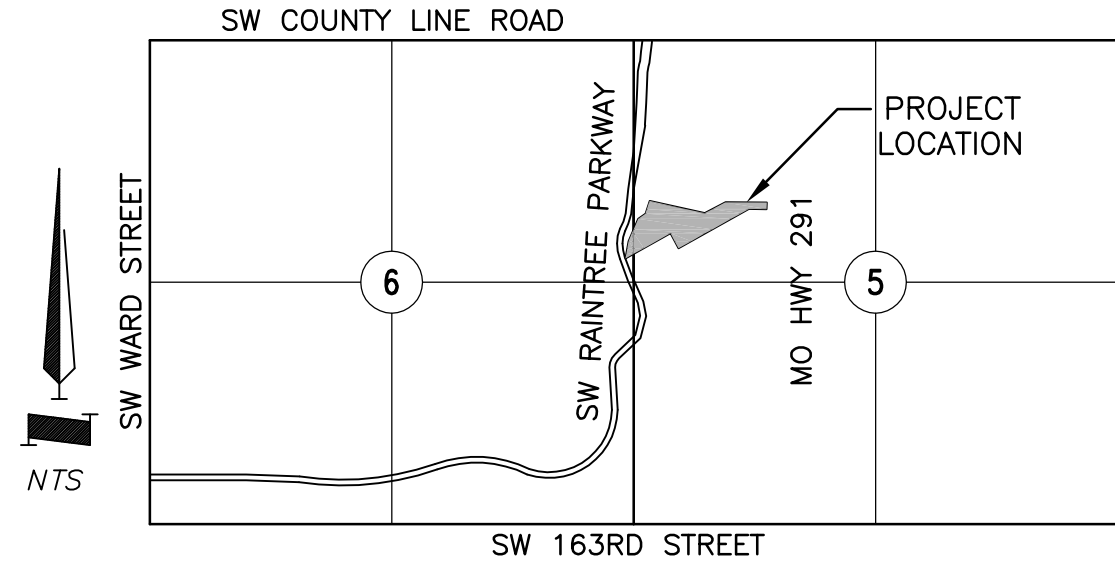
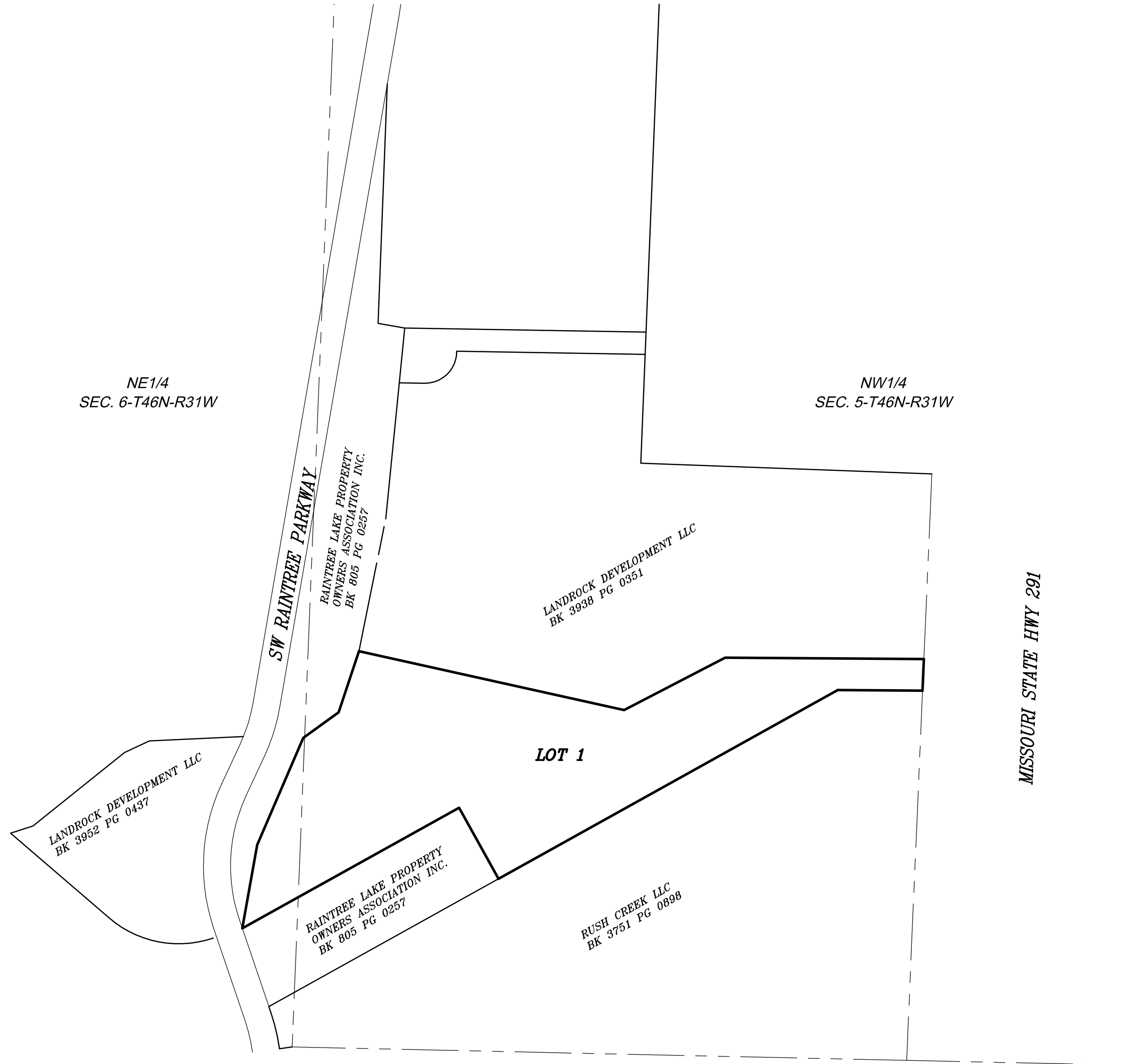
STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, _____ CAME _____

_____, TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY SKETCH

SEC.5--TWP.46N--RNG.31W AND
SEC.6--TWP.46N--RNG.31W
NOT TO SCALE

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF

" POTTER SUBDIVISION - LOT 1 "

WAS SUBMITTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 5209.

DENISE R. CHISUM, MMC
CITY CLERK

DATE

APPROVED: PUBLIC WORKS / ENGINEERING

GEORGE M. BINGER III, P.E.
CITY ENGINEER

DATE

APPROVED: DEPARTMENT OF PLANNING AND SPECIAL PROJECTS

ROBERT G. McKAY, AICP
DIRECTOR OF PLANNING
AND SPECIAL PROJECTS

DATE

APPROVED: CASS COUNTY ASSESSOR/GIS DEPARTMENT

BY: _____
DATE

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHNNY YAKLE, PLS-2001001917

DATE

HDR
HDR ENGINEERING, INC.
3741 N.E. TROON DRIVE
LEE'S SUMMIT, MO 64084
816-347-1100 FAX 816-347-1197
MISSOURI STATE CERTIFICATE
OF AUTHORITY #008856

MINOR PLAT
POTTER SUBDIVISION - LOT 1
CITY OF LEE'S SUMMIT, CASS COUNTY, MISSOURI

CHAD POTTER
4001 HIDDEN COVE COURT
LEE'S SUMMIT, MISSOURI 64082

PROJECT NO.

10052127

DRAWING NO.
1 of 2

SECS 5 & 6, T46N, R31W