MINOR PLAT OF POTTER SUBDIVISION - LOT 1 SW COUNTY LINE ROAD PROJECT LOCATION 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 CA - 09 — 15' SAN. SEWER ESMT — EXISTING 3/8" IRON BAR BK. 789, PG. 84 SW 163RD STREET VICINITY SKETCH SEC.5-TWP.46N-RNG.31W AND SEC.6-TWP.46N-RNG.31W NOT TO SCALE 40' GAS EASEMENT BK. 682, PG. 132 TRACT 5 15' WATER LINE ESMT BK. 759, PG. 148 - 15' SANITARY SEWER ESMT BK. 618, PG. 85 — FEMA FLOODPLAIN BOUNDARY S89°34'13"E S2°27'31"W 440.09' - 15' SANITARY SEWER ESMT BK. 618, PG. 85 N89°34'13"W DESIGNED BY: DRAWN BY: CHECKED BY: JFJ JRY SCALE IN FEET **SURVEYOR'S NOTES:** N54°06'32"E ─ 20' SANITARY SEWER ESMT BK. 4089, PG. 127 4801 SW RAINTREE PKWY 1) PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) 8.71 ACRES OR 379,384 SF ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0535G 15' SANITARY SEWER ESMT BK. 3280, PG. 655 EFFECTIVE DATE JANUARY 20, 2017. 2) NO ABANDONED OIL OR GAS WELL IS IDENTIFIED ON THIS DRAWING. LOCATION PER MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE, DATED 2014. FUTURE 25'—— UTILITY ESMT (BY SEPARATE 3) THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE DOCUMENT) CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER. SEMI-PERMANENT MONUMENTS: 1/2" IRON BAR WITH PLASTIC CAP STAMPED "HDR INC " SET AT ALL LOT CORNERS, CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE. FUTURE 50'-INGRESS/EGRESS EASEMENT (BY SEPARATE DOCUMENT) 4) THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, UTILIZING CASS COUNTY, MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT CA-09 (1997 ADJUSTMENT) WITH AN OVERALL GRID SCALE FACTOR FEMA FLOOD ZONE A OF 0.9999034. 5) THE PROPERTY SHOWN HEREON IS CLASSIFIED AS URBAN PROPERTY BY 10 CSR 30-2.030 AND 4 CSR 30-16.030. TRACT 5 6) INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOT UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER. **CITY OF LEE'S SUMMIT:** MINOR PLAT POTTER SUBDIVISION - LOT 1 LEE'S SUMMIT, CASS COUNTY, MI N18°45'29"W THIS IS TO CERTIFY THAT THE MINOR PLAT OF 14.18' CHAD POTTER 4001 HIDDEN COVE COURT E'S SUMMIT, MISSOURI 640 "POTTER SUBDIVISION - LOT 1 " -*R=430.00* ' OF LOT 1 OF THE NW1/4 WAS SUBMITTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO THE UNIFIED L=82.37' DF SEC. 5-T46N-R31W DEVELOPMENT ORDINANCE NO. 5209. N88°44'51"W 1360.63 DENISE R. CHISUM, MMC CITY CLERK EXISTING 2" ALUMN. MON. W1/4 C□RNER SEC. 5-T46N-R31W **SURVEYOR'S DECLARATION:** PUBLIC WORKS / ENGINEERING STATE PLANE COORDINATES DATE GEORGE M. BINGER III, P.E. I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT **LEGEND** (METERS) CITY ENGINEER 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 NO. NORTHING | EASTING | NO. | NORTHING | EASTING ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE 295823.352 860323.240 7 295976.917 860229.004 **BUILDING LINE** DEPARTMENT OF PLANNING AND SPECIAL PROJECTS ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL 295871.291 860296.569 8 295937.198 860407.957 N.R. NON-RADIAL BEARING SURVEY AND RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED S.F. SQUARE FEET 295789.921 | 860150.316 | | 9 | 295972.583 | 860476.075 ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. DATE ROBERT G. McKAY, AICP U/E UTILITY EASEMENT 295846.187 | 860160.385 | | 10 | 295971.577 | 860610.196 DIRECTOR OF PLANNING A/E ACCESS EASEMENT 295918.397 | 860191.473 | | 11 | 295950.250 | 860609.280 AND SPECIAL PROJECTS \otimes STATE PLANE COORDINATE 295935.698 | 860215.381 | 12 | 295950.679 | 860552.096 СН CHORD OF CURVE

DATE

JOHNNY YAKLE, PLS-2001001917

CASS COUNTY ASSESSOR/GIS DEPARTMENT

DATE

10052127

2 of 2

REFERENCE MONUMENT: CA - 09

296119.662 | 860723.319 |

METERS

SET MONUMENT

EXISTING MONUMENT (AS NOTED)