

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

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 RAINTEREE 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 NORTHWESTLY 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", 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", 549.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID RAINTEREE 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", 187.55 FEET; THENCE N23°17'35"E, 257.96 FEET; THENCE N54°06'32"E, 96.83 FEET; THENCE N18°22'12", 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.

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:

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.

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. DOES HEREBY DEDICATE OR RESERVE ALL PARCELS OF LAND SHOWN ON THE FILIP 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

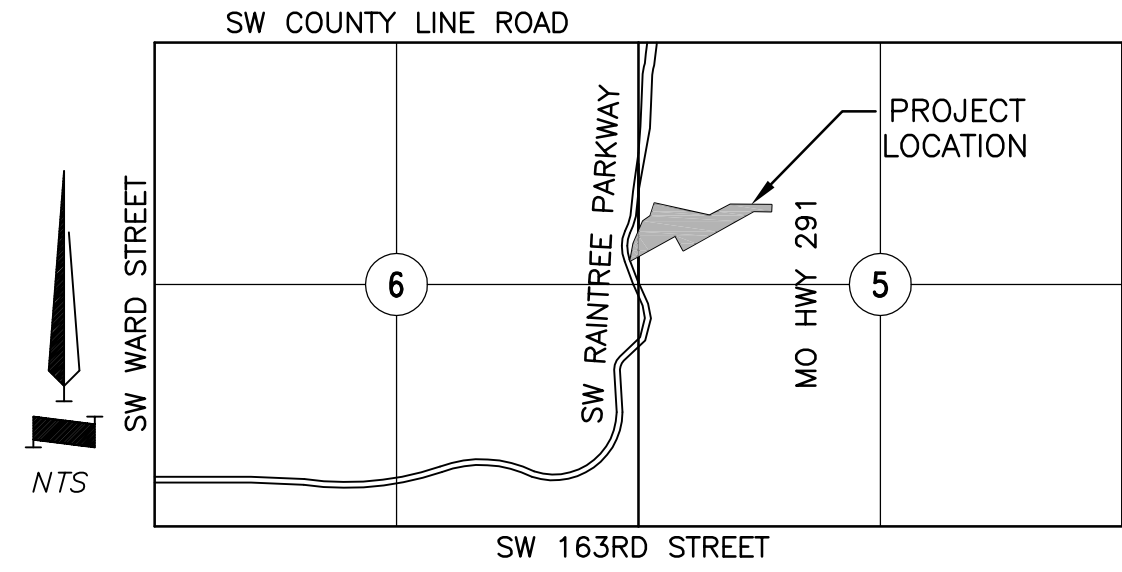
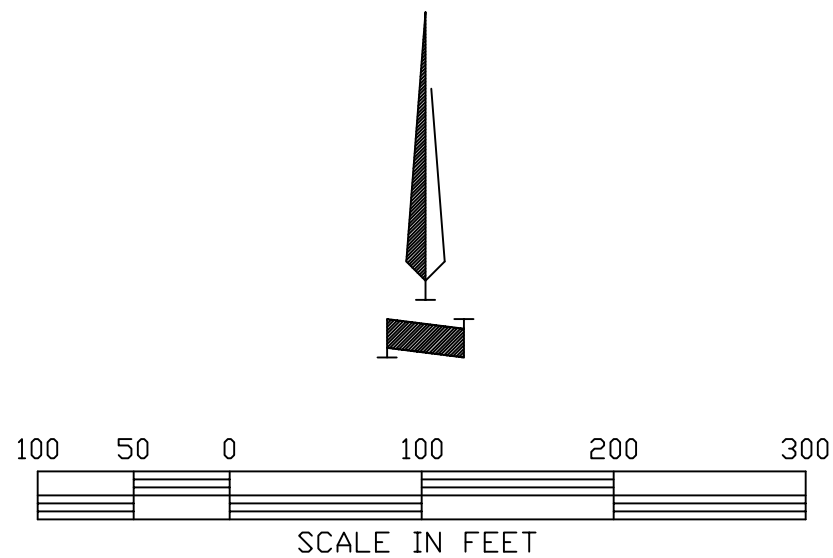
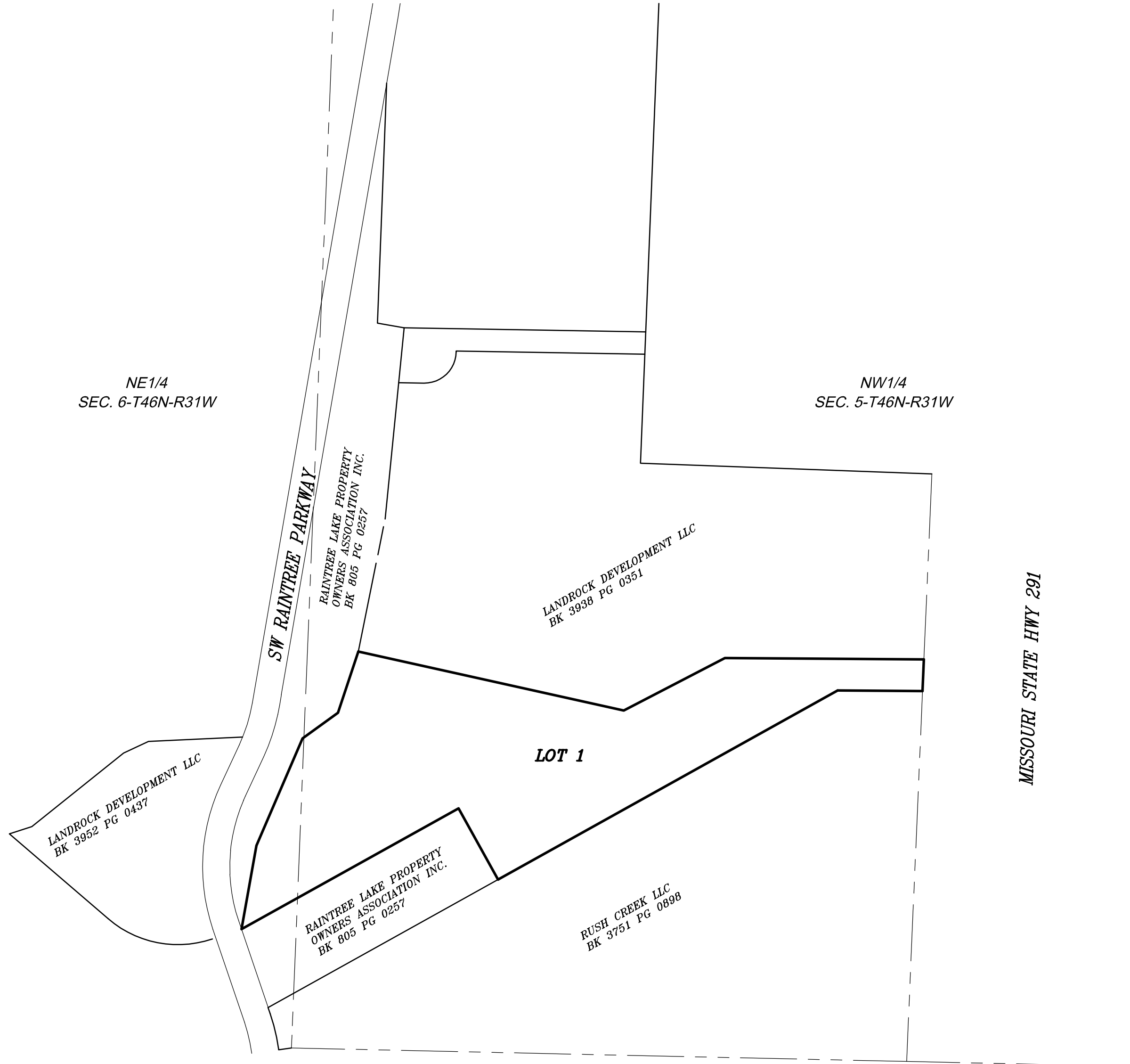
JOANN POTTER

STATE OF _____)
) SS
COUNTY OF _____)

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

THIS IS TO CERTIFY THAT THE MINOR PLAT OF

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

TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: PUBLIC WORKS / ENGINEERING

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

APPROVED: DEPARTMENT OF PLANNING AND SPECIAL PROJECTS

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


APPROVED: CASS COUNTY ASSESSOR/GIS DEPARTMENT

BY: _____ DATE: _____

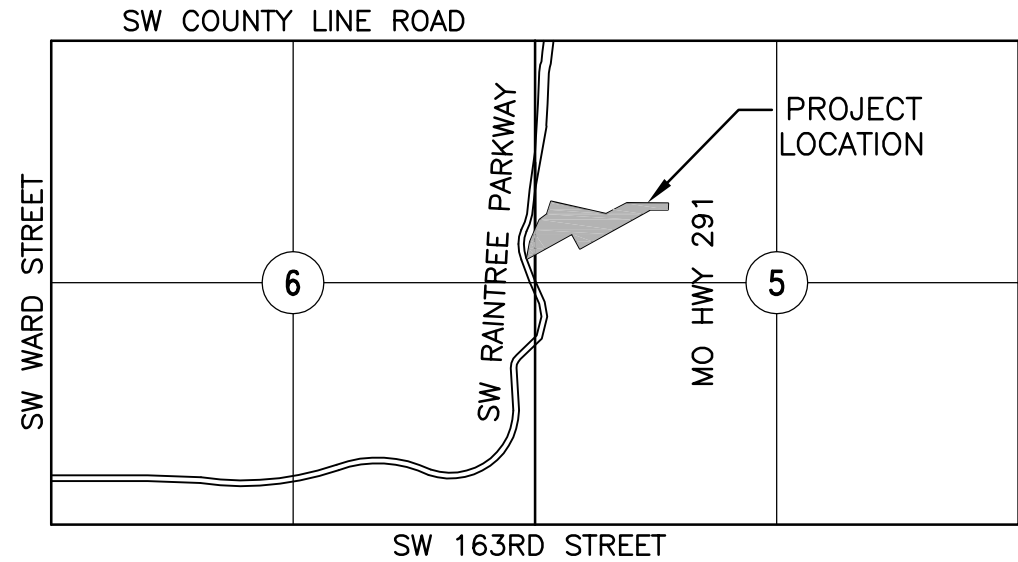
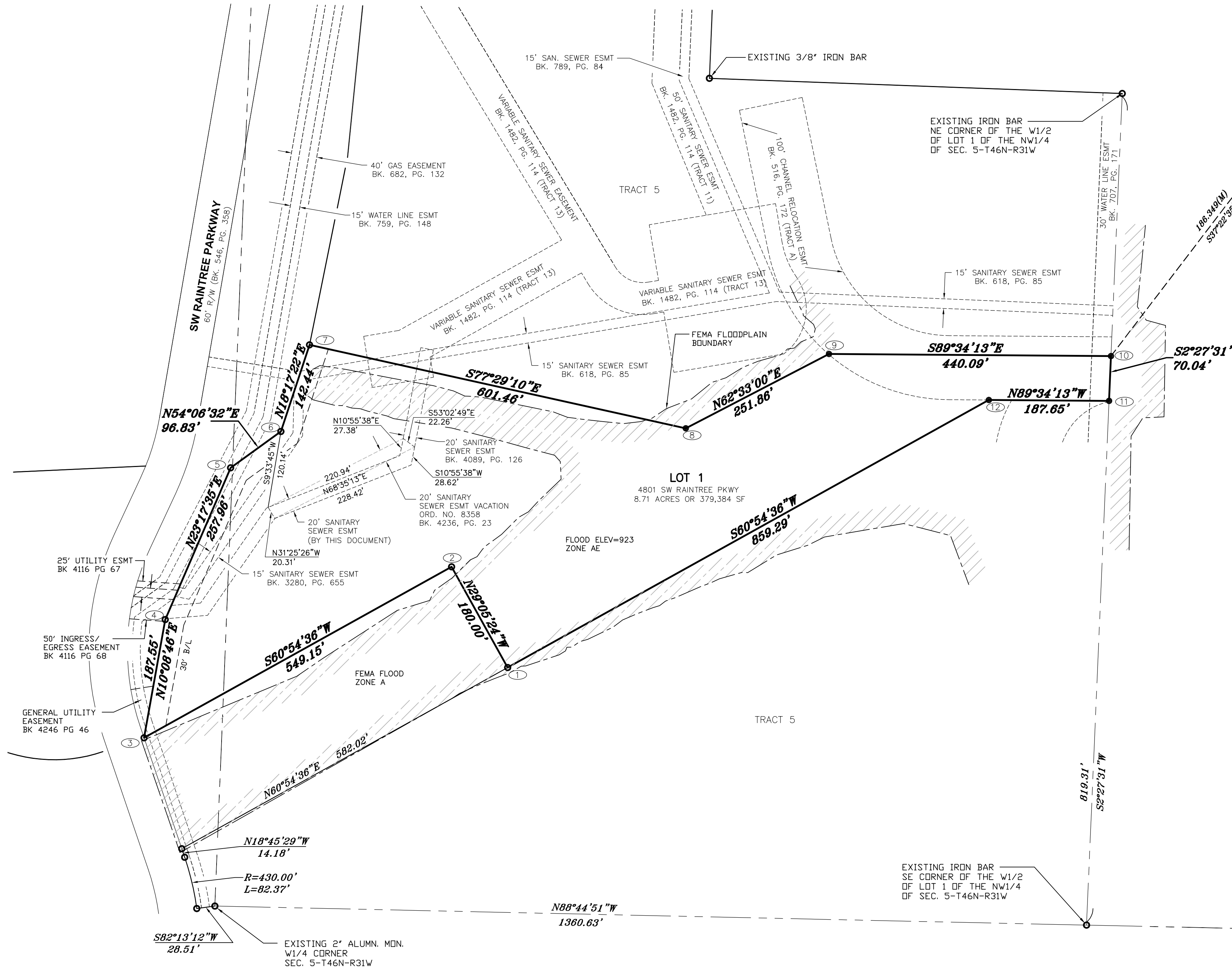
I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS, LANDSCAPE 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

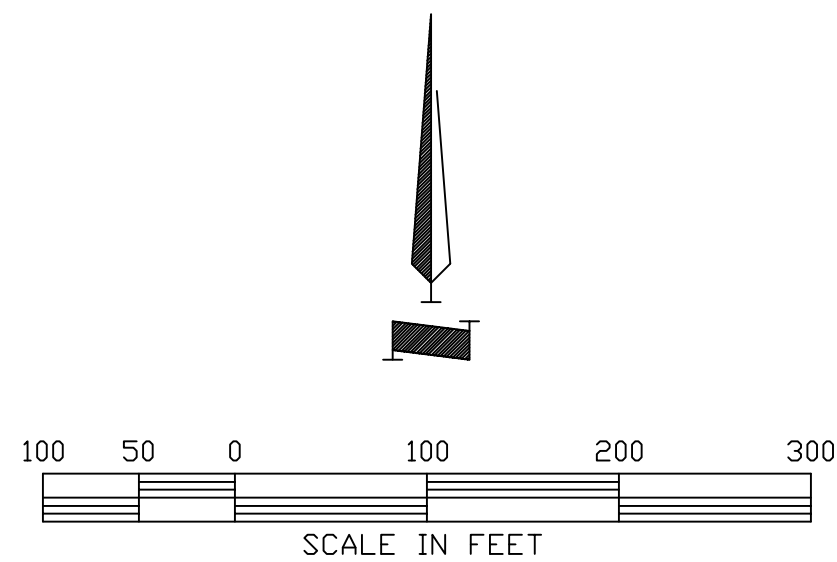
DATE _____

PROJECT NO.		10052127	
DRAWING NO.		1 of 2	
SECC A & TANK R/W			
MINOR PLAT POTTER SUBDIVISION - LOT 1 CITY OF LEE'S SUMMIT, CASS COUNTY, MISSOURI		 HDR ENGINEERING, INC. 816-347-1100 • FAX 816-347-1197 4001 HIDDEN COVE COURT LEE'S SUMMIT, MISSOURI 64082	
CHAD POTTER 4001 HIDDEN COVE COURT LEE'S SUMMIT, MISSOURI 64082		DESIGNED BY: JFY DRAWN BY: JFY CHECKED BY: JRY DATE: May 14, 2018	
EXTERNAL REFERENCE		MAGAL REFERENCE	

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



VICINITY SKETCH
SEC. 5—TWP. 46N—RNG. 31W AND
SEC. 6—TWP. 46N—RNG. 31W
NOT TO SCALE



SURVEYOR'S NOTES:

- PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0535G, EFFECTIVE DATE JANUARY 20, 2017.
- 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.
- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE 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.
- 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 OF 0.9999034.
- THE PROPERTY SHOWN HEREON IS CLASSIFIED AS URBAN PROPERTY BY 10 CSR 30-2.030 AND 4 CSR 30-16.030.
- 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:

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.

TRISHA FOWLER ARCURI
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

LEGEND

- B/L BUILDING LINE
N.R. NON-RADIAL BEARING
S.F. SQUARE FEET
U/E UTILITY EASEMENT
A/E ACCESS EASEMENT
X STATE PLANE COORDINATE
CH CHORD OF CURVE
(M) METERS
O EXISTING MONUMENT (AS NOTED)
● SET MONUMENT

**STATE PLANE COORDINATES
(METERS)**

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	295823.352	860323.240	7	295976.917	860229.004
2	295871.291	860296.569	8	295937.198	860407.957
3	295789.921	860150.316	9	295972.583	860476.075
4	295846.187	860160.385	10	295971.577	860610.196
5	295918.397	860191.473	11	295950.250	860609.280
6	295935.698	860215.381	12	295950.679	860552.096
REFERENCE MONUMENT: CA - 09					
	296119.662	860723.319			

HDR
HDR ENGINEERING, INC.
3724 S.E. TROON DRIVE
DES MOINES, IOWA 50315
816-347-1100 • FAX 816-347-1197
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000856

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.
2 of 2
SEC. 5 & 6, T46N, R31W