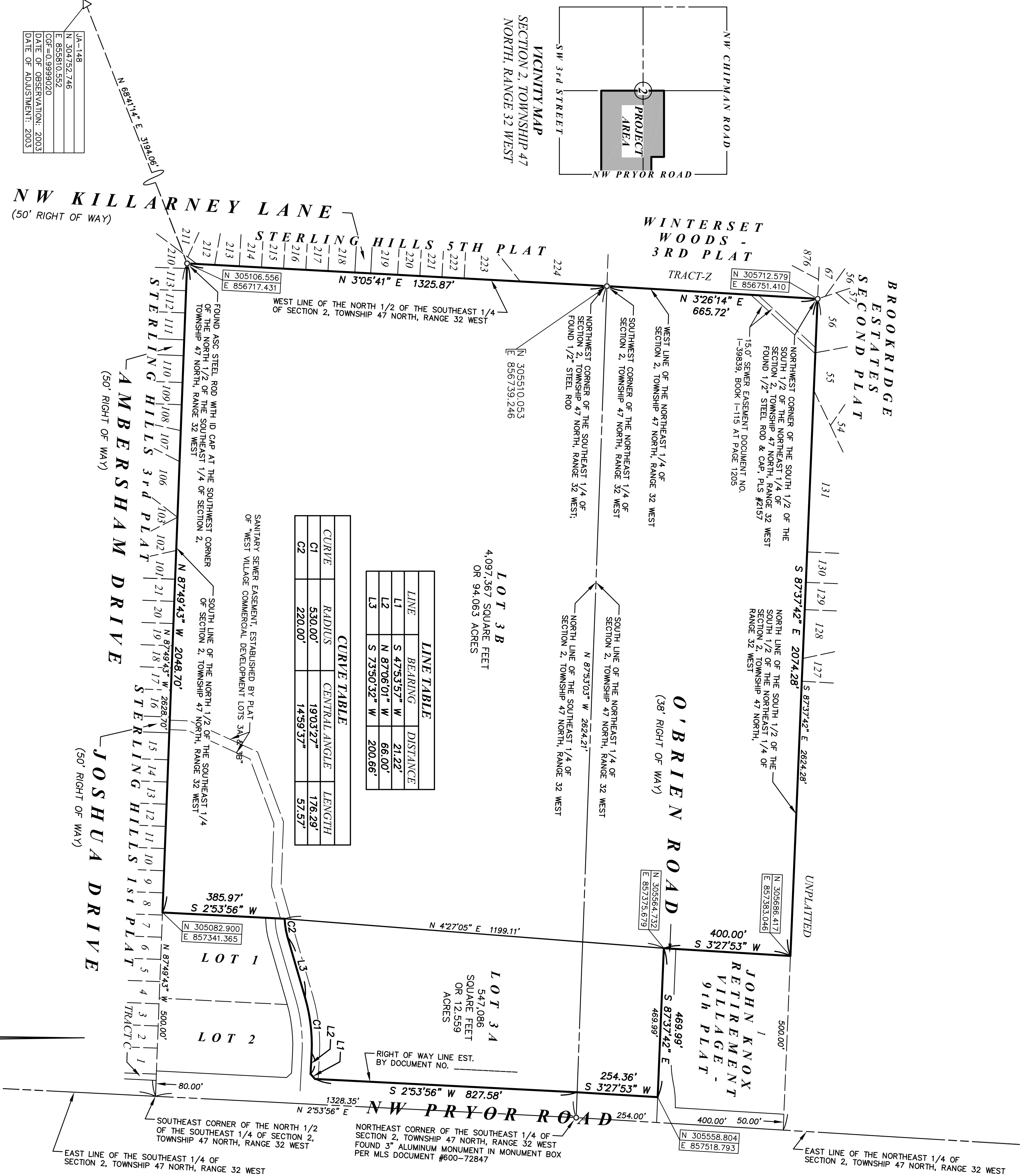


MINOR PLAT OF
WEST VILLAGE COMMERCIAL DEVELOPMENT LOTS 3A & 3B
A MINOR SUBDIVISION IN THE EAST 1/2 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST,
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



OWNERS/DEVELOPERS:
THE CITY OF LEE'S SUMMIT, MISSOURI
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
ROBERT MCKAY
(816) 969-1601

SURVEYOR:
ANDERSON SURVEY COMPANY
203 NW EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64063
ATTENTION: JAMES S. ANDERSON
(816) 246-5050
jsa@andersonsurvey.com

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

SCALE 1 INCH = 200 FEET

200 100 0 200 400 600

SCALE IN FEET

DESCRIPTION:
LOT 3, WEST VILLAGE COMMERCIAL DEVELOPMENT, A MINOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREFTER KNOWN AS:
"WEST VILLAGE COMMERCIAL DEVELOPMENT LOTS 3A & 3B"

ROAD RIGHT-OF-WAY DEDICATION:
THE STREETS, ROADS, AND/OR THOROUGHFARES SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

UTILITY EASEMENT DEDICATION:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

FLOOD INFORMATION:
ACCORDING TO THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C04166, REVISED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

NOTES:
ACCORDING TO AN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, BY EDWARD ALTON MAY, JR., P.E., THERE ARE NO OIL AND GAS WELLS WITHIN THE PROPERTY SHOWN HEREON.

THE INDIVIDUAL LOT OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATTERNS ON THE LOT UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY WHEREOF:
THE UNDERSIGNED PROPRIETOR OF A PORTION OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2017.

BY _____
RANDALL L. RHODS, MAYOR
STATE OF MISSOURI)
COUNTY OF JACKSON) S.S.

ON THIS ____ DAY OF _____, 2017 BEFORE ME APPEARED RANDALL L. RHODS, WHO BEING DULY SWORN DID SAY THAT HE IS MAYOR OF THE CITY OF LEE'S SUMMIT, MISSOURI, A MUNICIPAL CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CITY AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CITY BY AUTHORITY OF ITS CITY COUNCIL.

IN WITNESS WHEREOF:
I HAVE HERETO UNTO SET MY HAND AND AFFIXED MY SEAL, AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____ PRINT NAME _____

APPROVED:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "WEST VILLAGE COMMERCIAL DEVELOPMENT LOTS 3A & 3B" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO THE UNITED DEVELOPMENT ORDINANCE NO. 3209:

GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE _____
ROBERT G. MCKAY DIRECTOR OF PLANNING & CODES ADMINISTRATION	DATE _____
DENISE R. CHISUM, MMC CITY CLERK	DATE _____
JACKSON COUNTY ASSESSOR GIS DEPARTMENT	DATE _____

DATE: DECEMBER 11, 2017 FOR: CITY OF LEE'S SUMMIT LEE'S SUMMIT, MISSOURI 64063 ATTN.: DENA MEZGER	PROJECT LOCATION: LEE'S SUMMIT JACKSON COUNTY MISSOURI
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MINOR PLAT

I HEREBY CERTIFY THAT THIS PLAT OF "WEST CENTER COMMERCIAL DEVELOPMENT LOTS 3A & 3B", IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES AS ESTABLISHED BY THE INSTRUMENT BOARD FOR PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND ALSO THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR A CLASS URBAN SURVEY.

