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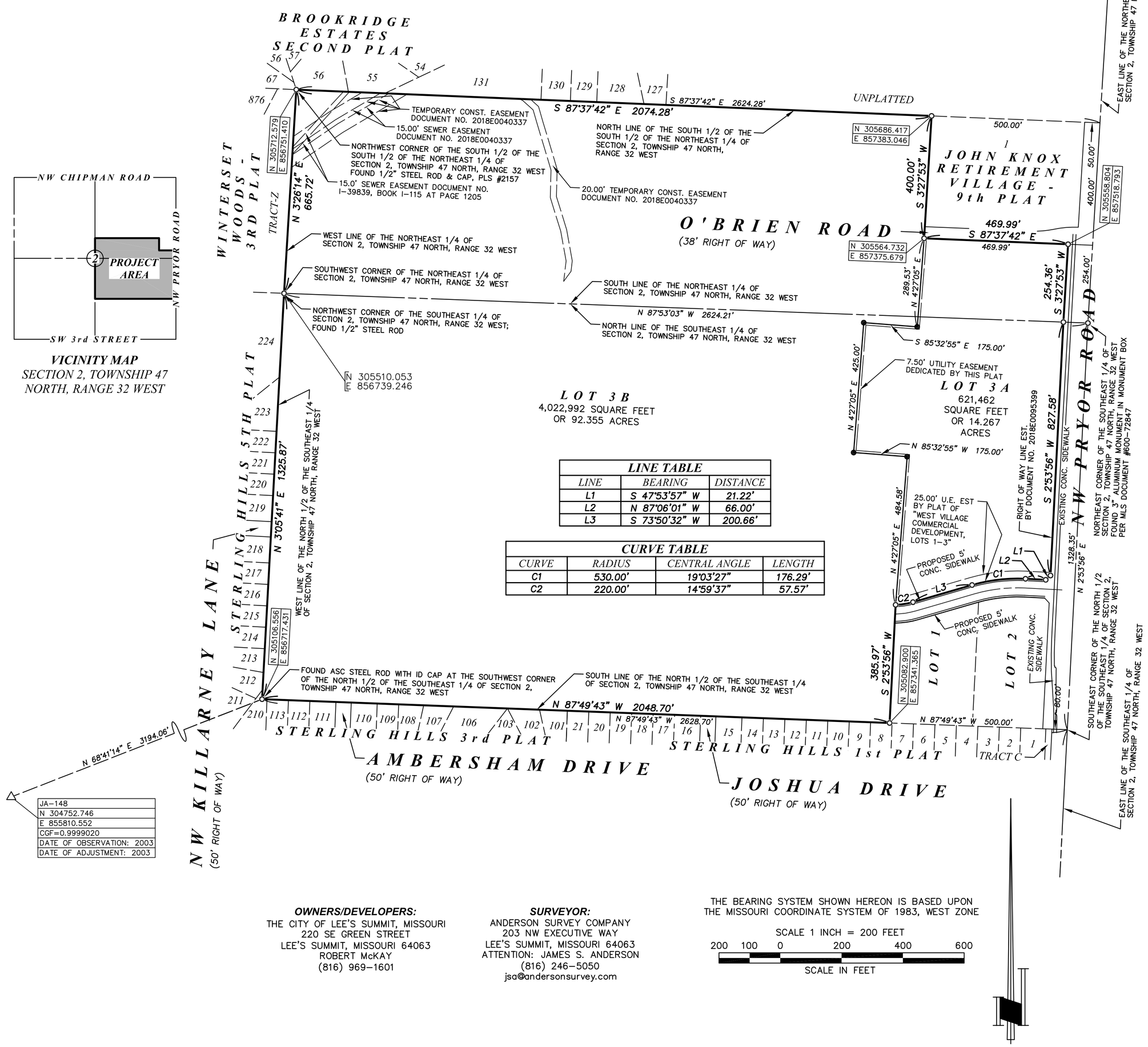
MINOR PLAT OF
WEST VILLAGE COMMERCIAL DEVELOPMENT – 2nd PLAT

A MINOR SUBDIVISION IN THE EAST 1/2 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

VICINITY MAP
SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST



LINE TABLE		
LINE	*BEARING*	*DISTANCE*
L1	S 47°53'57" W	21.22'
L2	N 87°06'01" W	66.00'
L3	S 73°50'32" W	200.66'

CURVE TABLE			
CURVE	*RADIUS*	*CENTRAL ANGLE*	*LENGTH*
C1	530.00'	19°03'27"	176.29'
C2	220.00'	14°59'37"	57.57'

JA-148
N 304752.746
E 855810.552
CGF=0.9999020
DATE OF OBSERVATION: 2003
DATE OF ADJUSTMENT: 2003

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, LOTS 1-3*, 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 HEREAFTER KNOWN AS:

"WEST VILLAGE COMMERCIAL DEVELOPMENT - 2nd PLAT"

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.

EASEMENT INFORMATION:
1: THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. KCT-212929, DATED JUNE 27, 2018.

2: THE ABOVE REFERRED TO COMMITMENT FOR TITLE INSURANCE INCLUDES ADDITIONAL REAL PROPERTY THAT IS NOT A PART OF THIS PLAT. ONLY THOSE EASEMENTS AFFECTING THE ABOVE DESCRIBED REAL PROPERTY ARE SHOWN OR ADDRESSED HEREON.

3: ITEM NO. 14 IN SCHEDULE B – SECTION II OF THE ABOVE REFERRED TO COMMITMENT FOR TITLE INSURANCE STATES THAT THE SURVEYED PROPERTY IS SUBJECT TO AN, "EASEMENT OVER A PORTION OF THE PREMISES IN QUESTION GRANTED TO KANSAS CITY CABLE PARTNERS, BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 1989I0897203 IN BOOK I1889 AT PAGE 761, AS MORE FULLY DESCRIBED THEREIN." THIS DOCUMENT DOES NOT APPEAR TO CONTAIN A PLOTTABLE DESCRIPTION, THEREFORE, IT IS NOT SHOWN HEREON.

FLOOD INFORMATION:
ACCORDING TO THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0416G, 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:
1: 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.

2: 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 THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF_____, 2019.

BY _____

STATE OF MISSOURI)
) S.S.
COUNTY OF JACKSON)

ON THIS _____ DAY OF_____, 2019 BEFORE ME APPEARED _____, WHO BEING DULY SWORN DID SAY THAT HE/SHE IS _____,

IN WITNESS WHEREOF:
I HAVE HEREUNTO 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 - 2nd PLAT"*** WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 8443:

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

_____ _____
ROBERT G. McKAY DATE
DIRECTOR OF PLANNING &
SPECIAL PROJECTS

_____ _____
TRISHA FOWLER ARCURI DATE
CITY CLERK

_____ _____
JACKSON COUNTY ASSESSOR DATE
GIS DEPARTMENT

- ● SET 1/2" STEEL ROD WITH PLASTIC CAP STAMPED, "ASC MLS76D KLS3", ON PROPERTY CORNER
- ○ FOUND 1/2" STEEL ROD WITH PLASTIC CAP STAMPED, "ASC MLS76D KLS3", ON PROPERTY CORNER, UNLESS NOTED OTHERWISE

DATE	REVISION	BY

MINOR PLAT

I HEREBY CERTIFY THAT THIS PLAT OF "WEST VILLAGE COMMERCIAL DEVELOPMENT – 2nd PLAT", IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND ALSO THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR A CLASS URBAN SURVEY.

DATE: FEBRUARY 19, 2019
FOR: *CITY OF LEE'S SUMMIT*
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
ATTN.: DENA MEZGER

PROJECT LOCATION:
LEE'S SUMMIT
JACKSON COUNTY
MISSOURI

ANDERSON
SURVEY COMPANY
203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64063
(816) 246-5050
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

JAMES S. ANDERSON,
PLS #1726

DRN. JPW	P.C.	CK.	APP.

DATE PREPARED: ***FEBRUARY 19, 2019***

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