

MINOR PLAT

NEWBERRY LANDINGS, LOT 292A

A REPLAT OF LOT 292, NEWBERRY LANDINGS FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

All of Lot 292, Newberry Landings First Plat, a subdivision in the city of Lee's Summit, Jackson County, Missouri.

DEDICATION: THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "NEWBERRY LANDINGS, LOT 292A."

EASEMENTS: 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, 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. THE AREAS OUTLINED OR DESIGNATED AS LANDSCAPE EASEMENTS (L.E.) SHALL BE DEDICATED TO THE COBEY CREEK HOMEOWNER'S ASSOCIATION TO PRESERVE THE GREEN SPACE AND NATURAL BEAUTY OF THE SUBDIVISION.

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.

STREETS: ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

DRAINAGE PLAN: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

BUILDING LINES: BUILDING LINES 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 TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20__.

DAN PHILLIPS, MANAGING MEMBER

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED

THE ABOVE PERSON(S), TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

APPROVED:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "NEWBERRY LANDINGS, LOT 292A" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE:

TRISHA FOWLER ARCURI - CITY CLERK DATE

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

ROBERT G. MCKAY, AICP - DIRECTOR OF PLANNING & SPECIAL PROJECTS DATE

I hereby certify that the within plat of **NEWBERRY LANDINGS, LOT 292A** is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of Lee's Summit statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

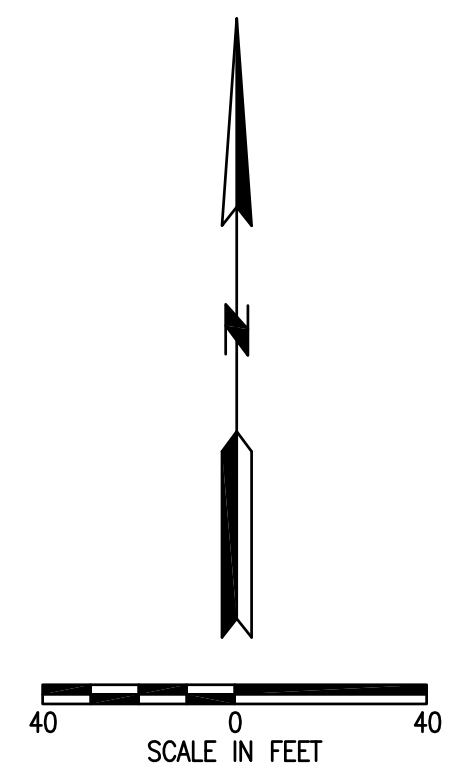


MARCH 7, 2019

Branton E. Ladwig, MO LS-2006016633
MARCH 4, 2019
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

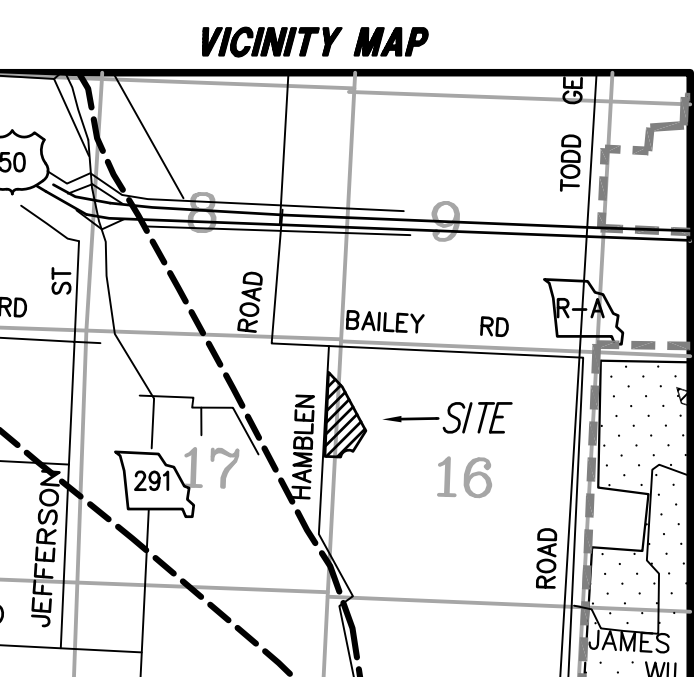
NOTES:

- ▲ Denotes found monumentation as noted.
- ▲ Denotes 1/2" Iron Bar with Plastic Cap LS-2006016633 set this plat.
- All monumentation to be set within 3 months of the recording of this plat.
- This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
- The Record Source of the Parent Tract is the plat of Newberry Landings First Plat Document Number 2007E0001884.
- According to the FIRM Map 29095C0438G dated Jan. 20, 2017, this site falls in Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
- There are no abandoned oil or gas wells on this property, as per the Division of Geology and Land Survey, Rolla, MO.



KEY:
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
▲ INDICATES MONUMENT FOUND
▲ INDICATES SET 1/2" IRON BAR W/CAP

MISSOURI STATE PLANE COORDINATES:
See the recorded plat of Newberry Landings First Plat for state plane coordinates.

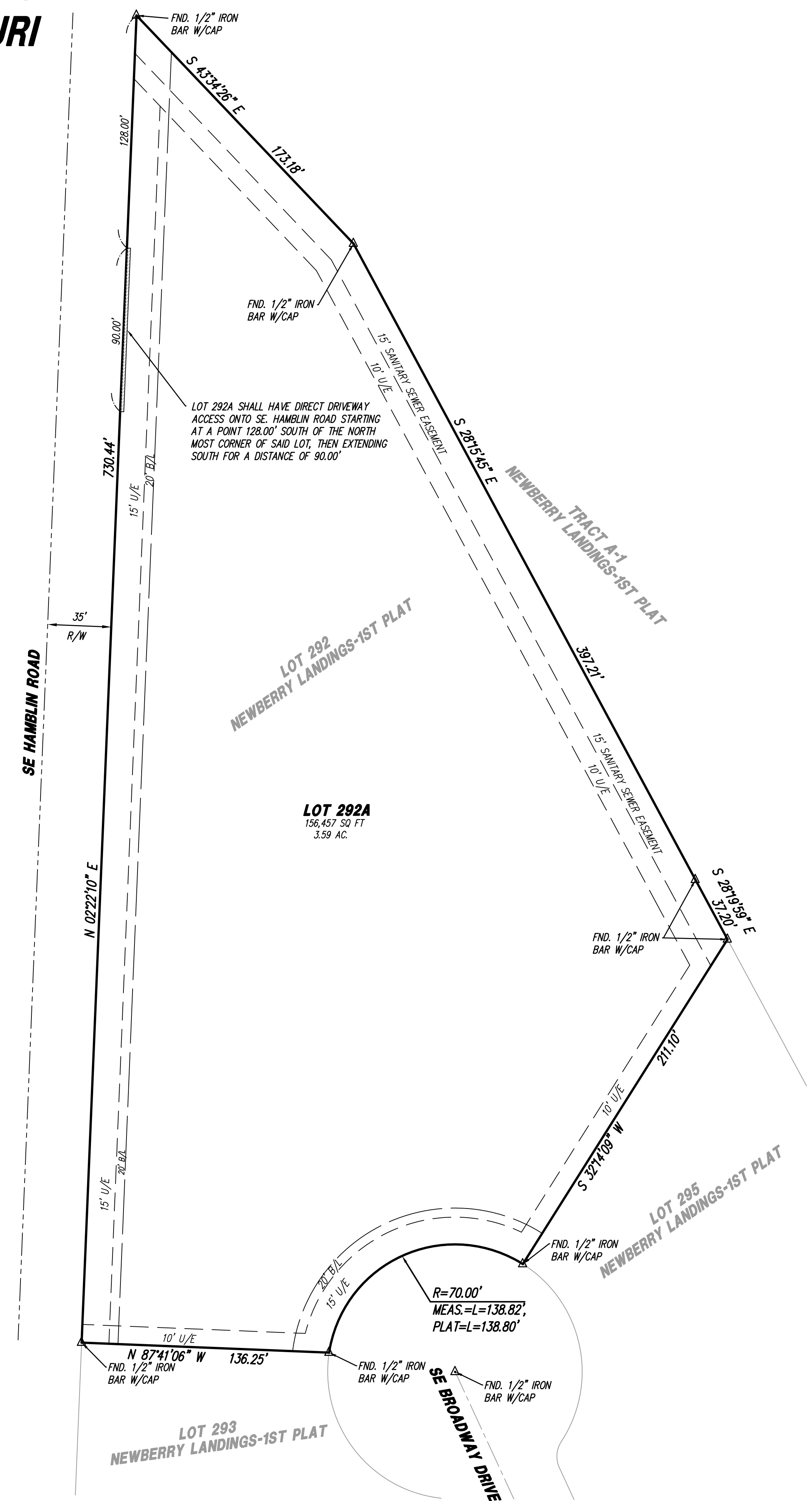


Surveyed for:
HT Solutions
1440 SE Broadway Drive
Lee's Summit, MO. 64081

LADWIG & ASSOCIATES, LLC.

LAND SURVEYORS
33604 E. 235th Street
Pleasant Hill, Missouri 64080
816-309-6621

Missouri Certificate of Authority
Land Surveying - LS-2012028511



LOT 292A SHALL HAVE DIRECT DRIVEWAY ACCESS ONTO SE. HAMBLIN ROAD STARTING AT A POINT 128.00' SOUTH OF THE NORTH MOST CORNER OF SAID LOT, THEN EXTENDING SOUTH FOR A DISTANCE OF 90.00'