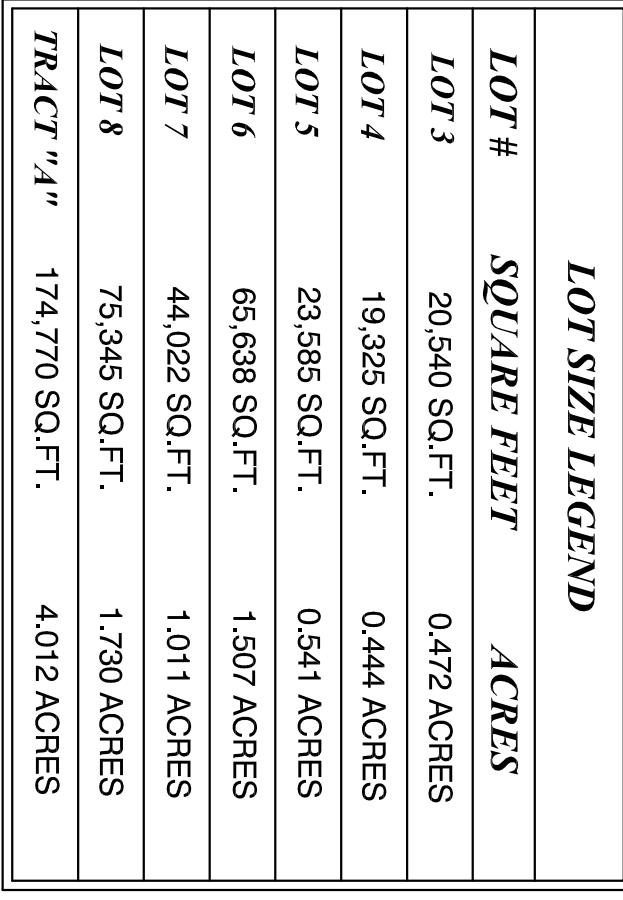
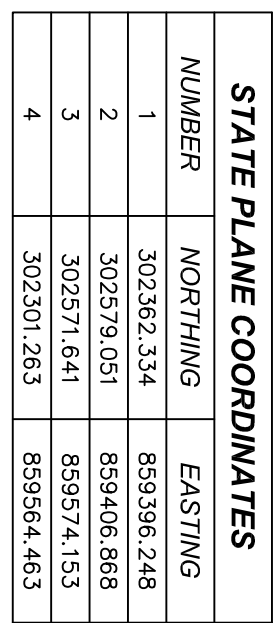
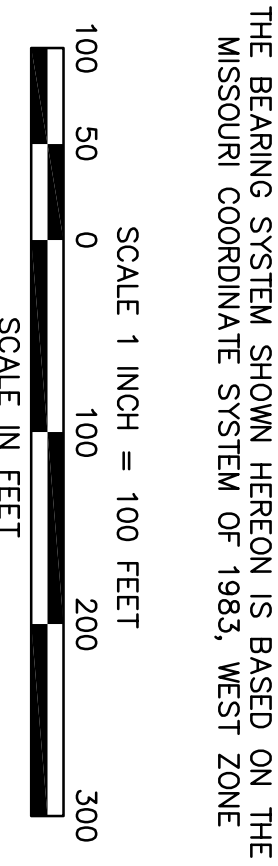


A MAJOR SUBDIVISION IN THE CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 31 WEST



LEGEND

(1)	B/L	STATE PLANE COORDINATE
Q	CENTURINE	BUILDING LINE
D/E	DRAINAGE EASEMENT	
P/C	PLASTIC PIPE	
R/W	RIGHT OF WAY	
SSMH	SANITARY SEWER MANHOLE	
TCE	STORM WATER MANHOLE	
SMWH	UNKNOWN CONSTRUCTION EASEMENT	
JPC	UNKNOWN PIPE CONNECTION	
X	FENCE	
SS	SANITARY SEWER LINE	
-SW-	STORM WATER LINE FROM RECORD	



OWNER:
DUSTY & KRISTINA GOPPERT
708 SW SCHEER ROAD,
LEES SUMMIT, MISSOURI
64064

SURVEYOR:
JAMES S. ANDERSON, PLUS
ANDERSON SURVEY COMPANY
203 NW EXECUTIVE WAY
LEES SUMMIT, MISSOURI 64063
(816) 246-5050

UTILITY EASEMENTS FOR EDUCATION. THE CITY OF LEES SUMMIT, TO LOCATE, CONSTRUCT, MAINTAIN, OR TO ALTER THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PIPES, WIRES, ANCHORS, CONDUCITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY, SEWER, STORM SEWERS, SURFACE DRAINAGE, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER HOUSES, GARAGES, CHANNELS OUTLINED OR DESIGNATED BY THIS PLAN, AS "SANITARY SEWER EASEMENT" (S.E.), "STORM SEWER EASEMENT" (S.W.E.), "UTILITY EASEMENTS" (U.E.), AND "WATER" (W.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAN. 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 527.186, RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

TRISHA FOWLER ARCURI CITY CLERK	DATE	BILL BAIRD - MAYOR	DATE
GEORGE M. BINGER III P.E. CITY ENGINEER	DATE	DANA ARTH PLANNING COMMISSION SECRETARY	DATE
RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES	DATE	JACKSON COUNTY ASSESSOR /GIS DEPARTMENT	DATE

FLOOD INFORMATION: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2909PC0419G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

UNUSABLE WELLS:
ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL - WELLS SPREADSHEET, DATED FEBRUARY 2, 2018, THE SUBJECT PROPERTY CONTAINS NO ACTIVE OR ABANDONED GAS OIL OR WELLS.

DUSTY GOPPERT	KRISTINA GOPPERT
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ON THIS _____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSONS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME TO BE THEIR FREE ACT AND DEED.

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

NOTARY PUBLIC _____

PRINTED NAME _____

I HEREBY CERTIFY THAT THE PLAN OR "GOPEP" ARE, AND PLAT, LOTS 2A, 3-7, 8 AND 9, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE, AND BELIEF.



ANDERSON
SURVEY COMPANY
203 N. W. EXECUTIVE WAY
LEES SUMMIT, MISSOURI 64063
781.246.5550