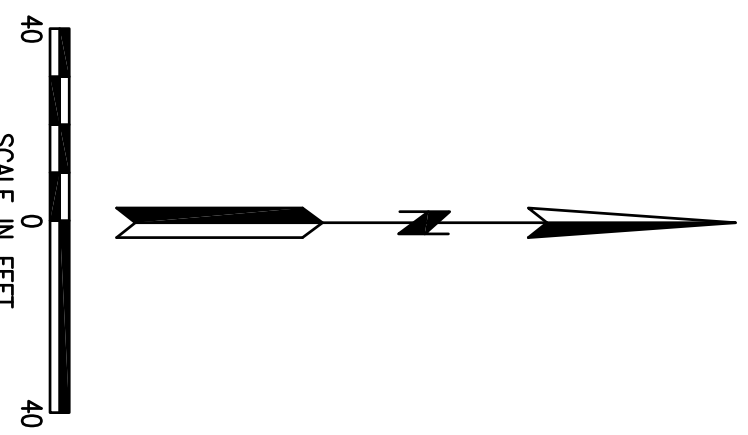


MINOR PLAT

NEWBERRY LANDINGS, LOT 292A

A REPLAT OF LOT 292, NEWBERRY LANDINGS FIRST PLAT LEES SUMMIT, JACKSON COUNTY, MISSOURI

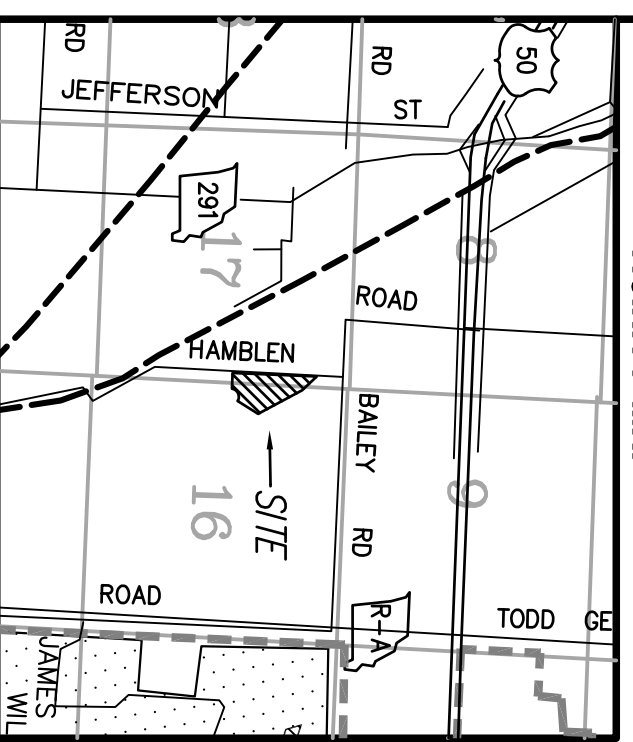
- NOTES:**
- ▲ Denotes found monumentation as noted.
 - ▲ Denotes 1/2" Iron Bar with Plastic Cap LS-2006016633 set this plat.
 - All monumentation to be set within 3 months of the recording of this plat.
 - This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
 - The Record Source of the Parent Tract is the plat of Newberry Landings First Plat Document Number 2007E0010184.
 - According to the RRM Map 23093004386 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, Roll, MO.



KEY:
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE

▲ INDICATES SET 1/2" IRON BAR W/CAP
 ▲ INDICATES MONUMENT FOUND

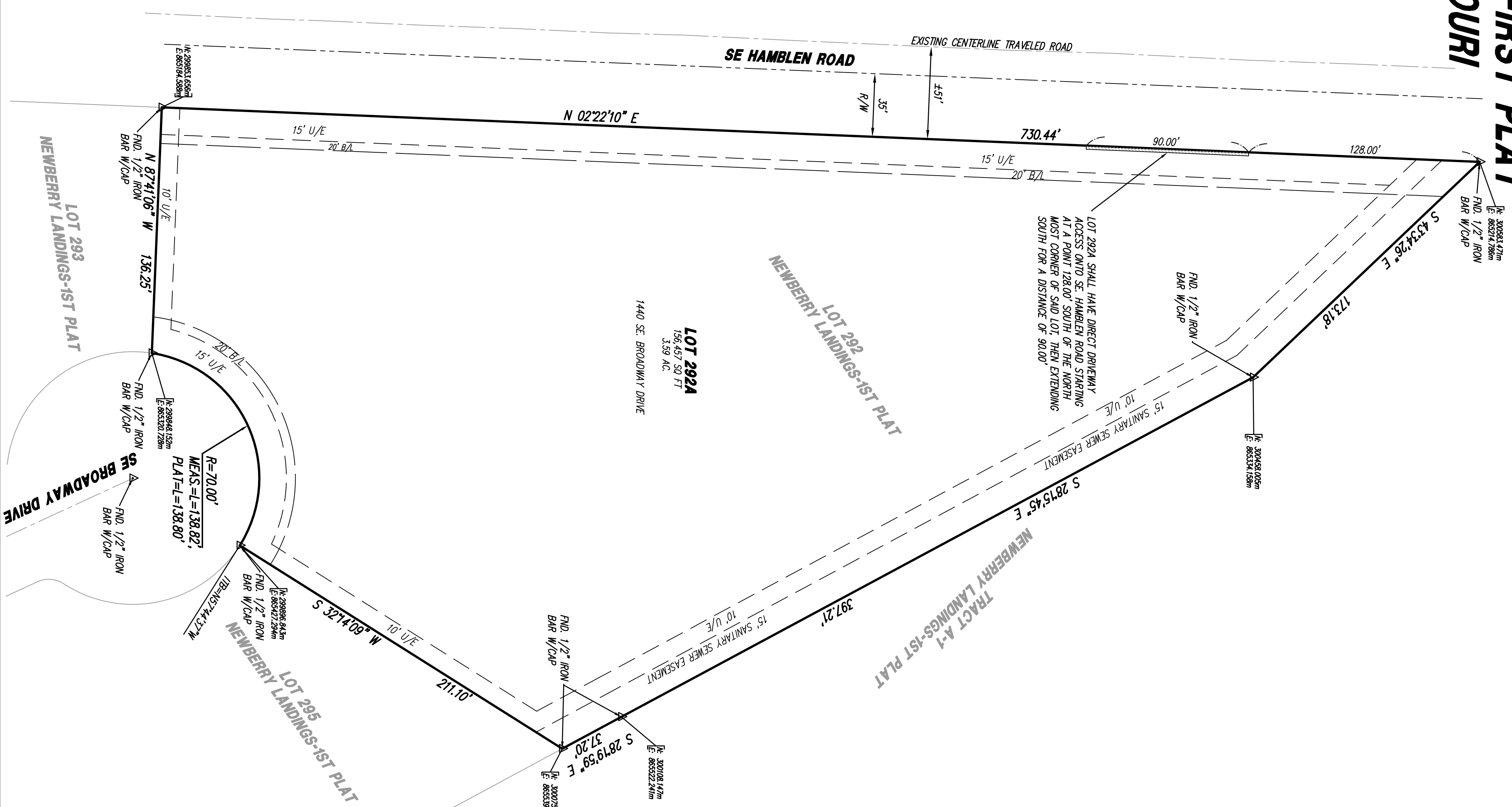
MISSOURI STATE PLANE COORDINATES:
 Missouri State Plane Coordinates were obtained using
 KC Metro Control Monument, 44-25
 Monument Coordinates = N 303,646,030 m
 E 860950,475 m
 Grid Factor 0.9998972



VICINITY MAP

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

Surveyed for:
 HT Solutions
 1440 SE Broadway Drive
 Lees Summit, MO, 64081



PROPERTY DESCRIPTION:
 All of Lot 292, Newberry Landings First Plat, a subdivision in the city of Lees 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 LEES SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, 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.

GRANTOR OR BENEFIT OF HUSBAND, HIS HEIRS, HIS ASSONS AND SUCCESSORS, IN INTEREST, HEREBY WAIVES TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING THROUGH LITIGATION, SECTION 527.186, RSMO, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND WAIVATION OF THE EASEMENT HEREIN GRANTED.

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 HERETO SET THEIR HANDS THIS _____ DAY OF _____, 20____.

PHILLIPS RES, LLC - OWNER

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 DECEITLED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HERETO 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 LEES SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF THE CODE OF ORDINANCES.

TRISHA FOWLER ANCHUT - CITY CLERK _____ DATE _____
 GEORGE M. BINGER III, P.E. - CITY ENGINEER _____ DATE _____
 RYAN A. EDAM, P.E. - DIRECTOR OF DEVELOPMENT SERVICES _____ 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 Lees Summit statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.



MAY 23, 2019

Branton E. Ladwig, MO LS-2006016633
 MAY 23, 2019
 I, THE NOTARY PUBLIC, HEREBY CERTIFY AND THE SIGNATURE IN BLUE INK ON THIS PLAT IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.