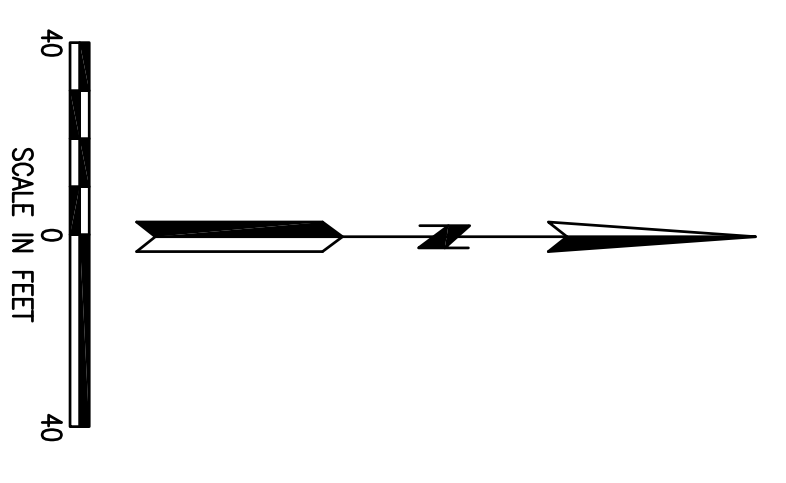


# MINOR PLAT

## NEWBERRY LANDINGS, LOT 292A

### A REPLAT OF LOT 292, NEWBERRY LANDINGS FIRST PLAT LEE'S 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 RIM 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, Rolla, MO.

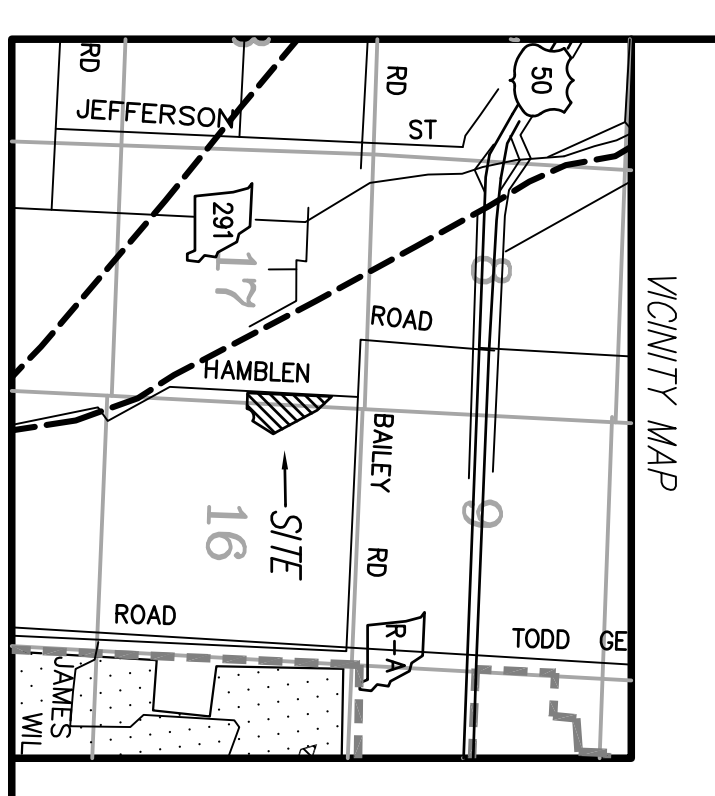


KEY:  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE

▲ INDICATES MONUMENT FOUND

▲ INDICATES SET 1/2" IRON BAR W/CAP

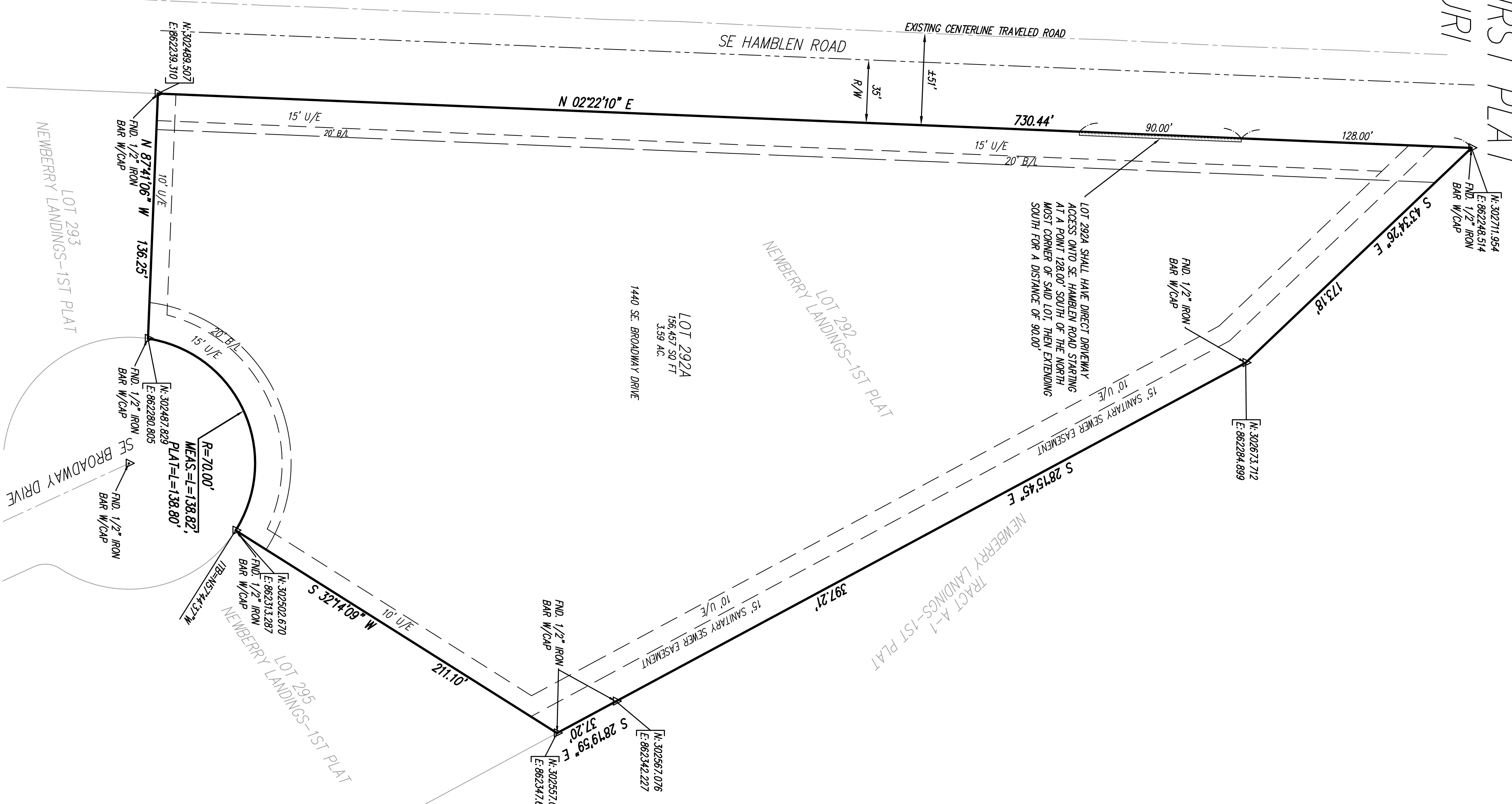
MISSOURI STATE PLANE COORDINATES:  
 Missouri State Plane Coordinates were obtained using  
 KC Metro Control Monument, 44-45  
 Monument Coordinates = N 303,273.664 m    E 863,985.886 m  
 Grid Factor 0.9998986



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

Missouri Certificate of Authority  
 Land Surveying - LS-2012028511

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



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 SEWERS, 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.

GRANOR ON BEHALF OF HANSELE, HIS HEIRS, HIS ASSONS AND SUCCESSORS IN INTEREST HEREBY WAKES 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 REACTION OF THE EASEMENT HEREBY 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 LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33, THE UNITED 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 Lee's Summit statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.



Branton E. Ladwig, MO LS-2006016633  
 MAY 23, 2019  
 I, BRANTON E. LADWIG, AS A LICENSED SURVEYOR 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.