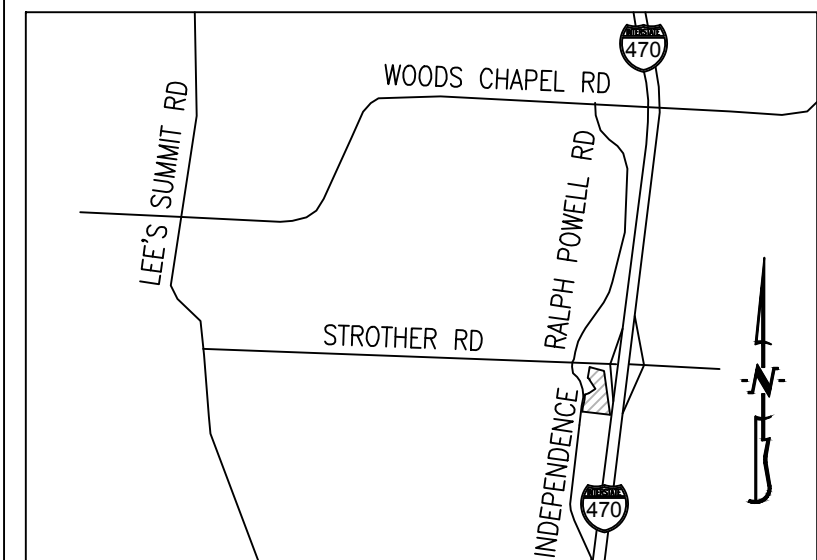


# ADMINISTRATIVE PLAT STROTHER CROSSING, PLAT No. 1-A

A REPLAT OF PART OF LOT 4, STROTHER CROSSING-1ST PLAT, LOTS 1-4,  
LOCATED IN SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

JUNE 11, 2019



LOCATION MAP  
NOT TO SCALE



SCALE: 1"=50'

0 25 50 100

BEARINGS ARE REFERENCED TO GRID  
NORTH, OF THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE),  
OBTAINED FROM GPS OBSERVATION.

## LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE  
(UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

## NOTES:

- THIS TRACT IS LOCATED IN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 290095C0430G, DATED: JANUARY 20, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETE OR WITHIN 12 MONTHS WHICHEVER OCCURS FIRST.
- EACH INDIVIDUAL LOT OWNER SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS COVERED BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- BUILDING LINES OR SETBACK LINES ARE AS FOLLOWS: 15 FEET MINIMUM ALONG NE INDEPENDENCE AVENUE, 10 FEET MINIMUM ALONG STROTHER ROAD AND 20 FEET MINIMUM ALONG I-470.

## CERTIFICATION:

I HEREBY CERTIFY THAT IN MAY OF 2019, I COMPLETED A SURVEY AND SUBDIVISION FOR LBC DEVELOPMENT CORP., OF A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING ALL OF LOT 4, STROTHER CROSSING-1ST PLAT, LOTS 1-4 RECORDED BY INSTRUMENT NO. 2015E0086081 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 AND WITH THE EAST LINE THEREOF, S 74°1'30"E, 908.38 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID LOT 4, N 83°12'30"W, 571.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE, N 6°47'20"E, 105.53 FEET; THENCE N 13°41'45"E, 101.71 FEET; THENCE N 8°15'05"E, 13.29 FEET; THENCE N 6°43'00"E, 23.64 FEET; THENCE N 5°24'30"E, 68.80 FEET; THENCE N 5°25'50"W, 39.11 FEET; THENCE N 83°12'45"E, 20.19 FEET; THENCE 68.96 FEET ALONG A 150.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 70°02'30"E, 68.36 FEET; THENCE N 56°52'20"E, 169.07 FEET; THENCE N 33°07'45"W, 228.91 FEET; THENCE 46.81 FEET ALONG A 81.50-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 49°35'00"W, 46.17 FEET; THENCE N 10°13'10"E, 230.54 FEET TO THE MOST NORTHWEST CORNER OF SAID LOT 4; THENCE WITH THE NORTH LINE OF SAID LOT 4, S 74°34'05"E, 306.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.22 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC  
1000 W. NIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

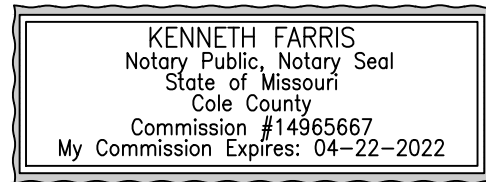
DAVID W. BORDEN, PLS-2002000244

DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

KENNETH FARRIS  
NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667



## KNOW ALL MEN BY THESE PRESENTS:

THAT LBC DEVELOPMENT CORP., INC. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID CORPORATION HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "STROTHER CROSSING, PLAT NO. 1-A".

IN WITNESS WHEREOF, LBC DEVELOPMENT CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

LBC DEVELOPMENT CORP

JAY BURCHFIELD, PRESIDENT

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BEFORE ME PERSONALLY APPEARED JAY BURCHFIELD, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SAID CORPORATION AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID CORPORATION.

KENNETH FARRIS  
NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14965667



## APPROVED:

THIS IS TO CERTIFY THAT THE PLAT HEREON, "STROTHER CROSSING, PLAT NO. 1-A", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY ORDINANCE NO. \_\_\_\_\_.

BY \_\_\_\_\_  
DIRECTOR OF PLANNING AND CODES ADMINISTRATION  
ROBERT G. MCKAY, AICP

DATE

BY \_\_\_\_\_  
CITY ENGINEER - GEORGE M. BINGER III, PE

DATE

BY \_\_\_\_\_  
CITY CLERK, DENISE CHISUM, MWC

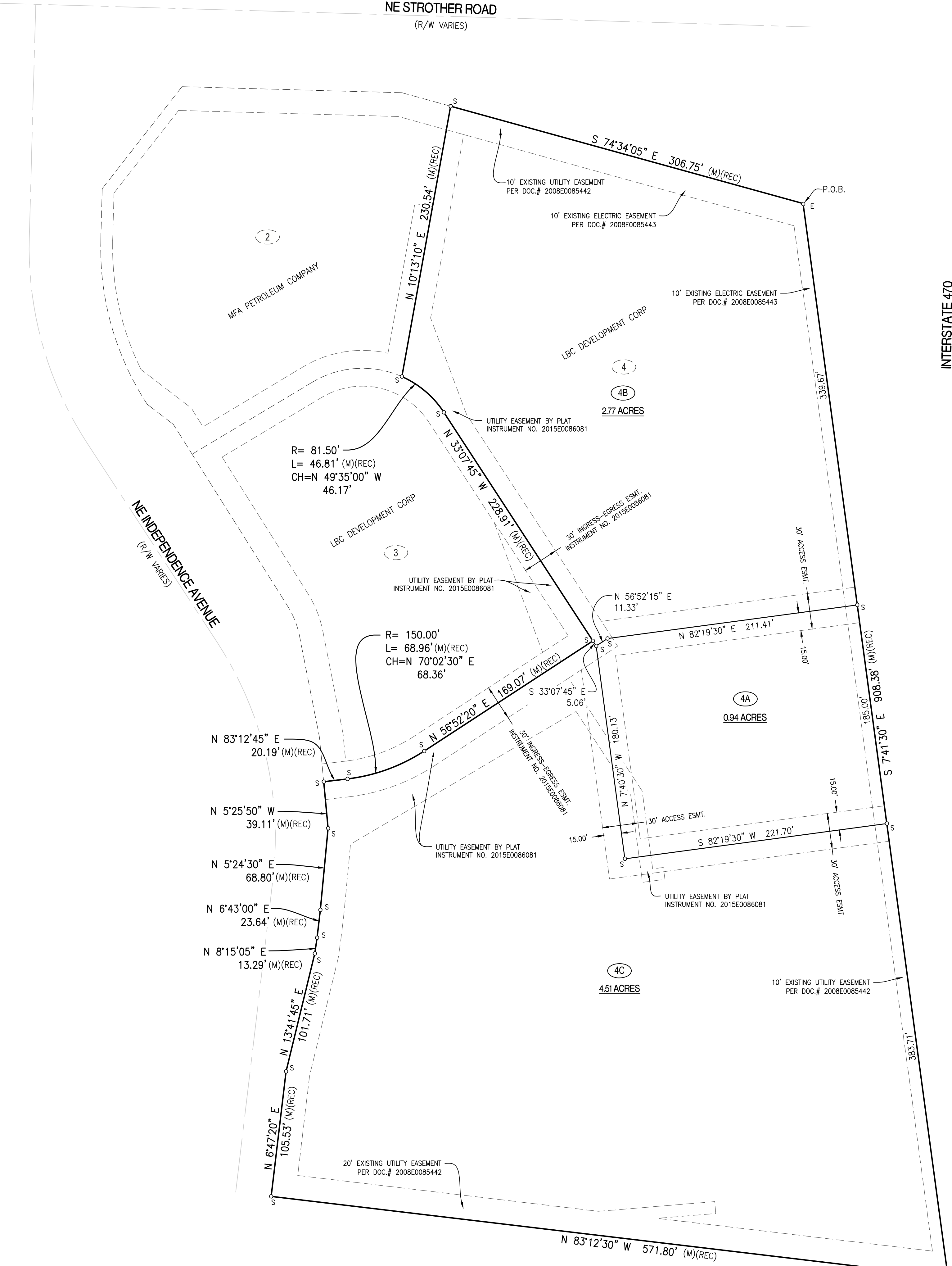
DATE

BY \_\_\_\_\_  
FRED DEMARS, SECRETARY

DATE

## APPROVED BY JACKSON COUNTY ASSESSOR:

BY \_\_\_\_\_  
DATE



		<b>STROTHER CROSSING, PLAT NO. 1-A</b>	
A REPLAT OF PART OF LOT 4, STROTHER CROSSING-1ST PLAT, LOTS 1-4 LOCATED IN SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			
CORPORATE NUMBER: 2000151304			
DATE: 6/11/2019	SCALE: 1" = 50'		
PROJECT: 190164	DRAWN BY: DWB		