18-47-31
19-03-42259-1
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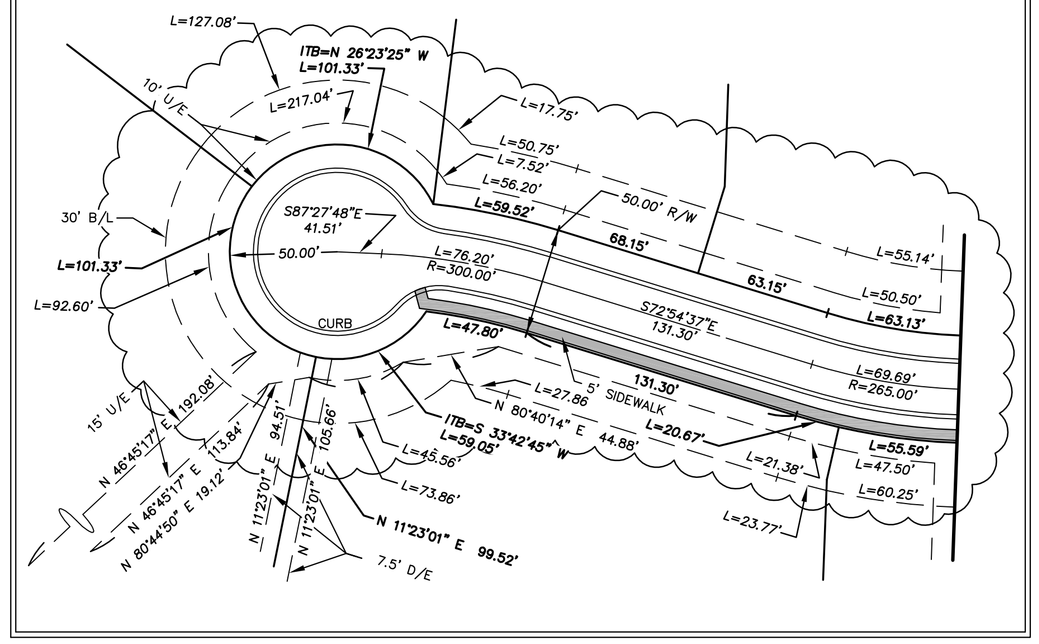
FINAL PLAT OF

GOPPERT ACRES, LOTS 1A-1F AND TRACT A

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

DETAIL "A"

(SCALE: 1" = 50')



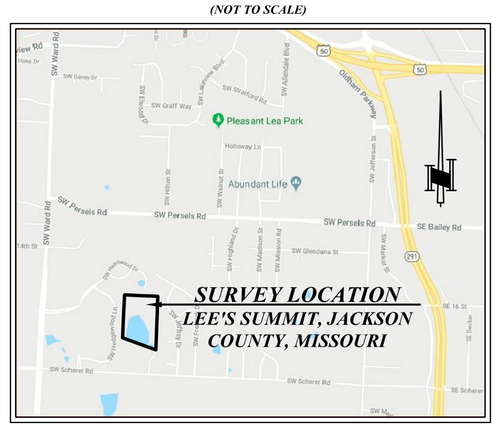
LOT SIZE LEGEND		
LOT #	*SQUARE FEET*	*ACRES*
LOT 3	20,540 SQ.FT.	0.472 ACRES
LOT 4	19,325 SQ.FT.	0.444 ACRES
LOT 5	23,585 SQ.FT.	0.541 ACRES
LOT 6	65,638 SQ.FT.	1.507 ACRES
LOT 7	44,022 SQ.FT.	1.011 ACRES
LOT 8	75,345 SQ.FT.	1.730 ACRES
TRACT "A"	174,770 SQ.FT.	4.012 ACRES

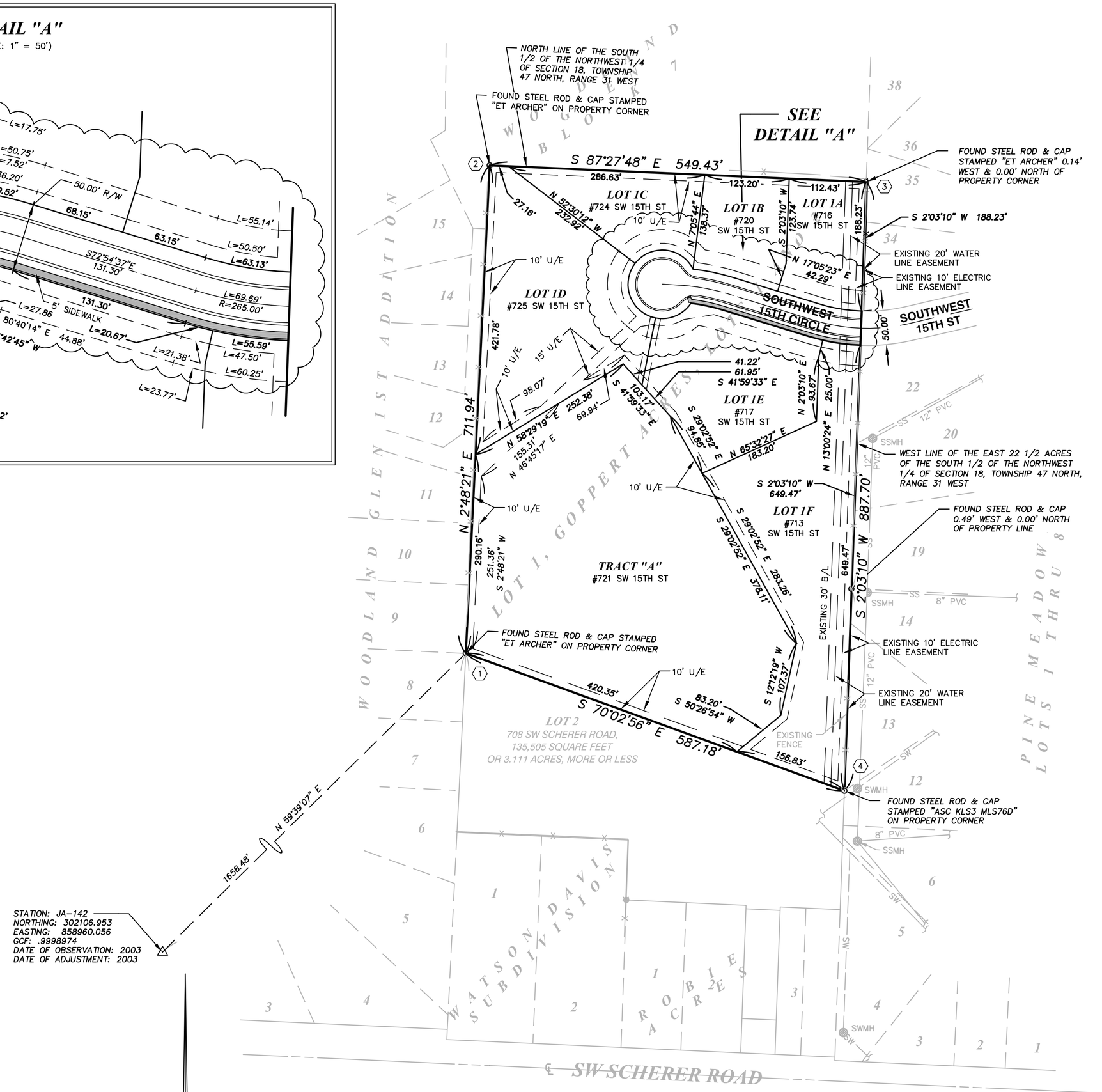
LEGEND

(1)	STATE PLANE COORDINATE
B/L	BUILDING LINE
℄	CENTERLINE
D/E	DRAINAGE EASEMENT
PVC	PLASTIC PIPE
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
SWMH	STORM WATER MANHOLE
TCE	TEMPORARY CONSTRUCTION EASEMENT
UPC	UNKNOWN PIPE CONNECTION
U/E	UTILITY EASEMENT
—X—	FENCE
—SS—	SANITARY SEWER LINE
—SW—	STORM WATER LINE FROM RECORD

VICINITY MAP

(NOT TO SCALE)





THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE

SCALE 1 INCH = 100 FEET

100 50 0 100 200 300

SCALE IN FEET

STATE PLANE COORDINATES		
NUMBER	*NORTHING*	*EASTING*
1	302362.334	859396.248
2	302579.051	859406.868
3	302571.641	859574.153
4	302301.263	859564.463

OWNER:
DUSTY & KRISTINA GOPPERT
708 SW SCHERER ROAD,
LEE'S SUMMIT, MISSOURI
64064

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

NOTE:
EXISTING 30' BUILDING LINE SHOWN HEREON, HAS BEEN SHOWN PER THE PLAT OF "GOPPERT ACRES LOTS 1 AND 2".

I HEREBY CERTIFY THAT THE PLAT OF "GOPPERT ACRES, LOTS 1A-1F AND TRACT A" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND 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.

DATE PREPARED: MARCH 6, 2019

18-47-31
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DESCRIPTION:
LOT 1, ***GOPPERT ACRES, LOTS 1 AND 2***, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIPTION WAS PREPARED BY ANDERSON SURVEY COMPANY.

THE SUBJECT PROPERTY CONTAINS 433,582 SQUARE FEET OR 10.183 ACRES, MORE OR LESS.

PLAT 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 : ***"GOPPERT ACRES, LOTS 1A-1F AND TRACT A"***

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

UTILITY EASEMENTS DEDICATION:
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, SURFACE DRAINAGE CHANNEL, 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 "SANITARY SEWER EASEMENT" (S.E.), "STORM SEWER EASEMENT" (S.W.E.), "UTILITY EASEMENTS" (U.E.), AND "WATER EASEMENT" (W.E.), OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT, 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.

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 EAST LINES OF LOTS 1A & 1F OR THE ADJACENT RIGHT OF WAY LINES, AS SHOWN HEREON.

APPROVED:
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "GOPPERT ACRES, LOTS 1A-1F AND TRACT 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. _____.

TRISHA FOWLER ARCURI CITY CLERK	DATE	WILLIAM A. 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

EASEMENT INFORMATION:
THE EASEMENTS SHOWN HEREON ARE ALL THOSE OF WHICH THIS COMPANY IS AWARE. A TITLE SEARCH MAY REVEAL OTHER EASEMENTS OF RECORD AFFECTING THIS PROPERTY. THE EXISTING EASEMENTS SHOWN HEREON ARE FROM THE PLAT OF "GOPPERT ACRES, LOTS 1 AND 2".

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0419G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON .

DRAINAGE:
THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS, COVERED BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OIL/GAS 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.

IN TESTIMONY WHEREOF:
THE UNDERSIGNED OWNER'S, DUSTY & KRISTINA GOPPERT, HUSBAND & WIFE, HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2019.

DUSTY GOPPERT _____ KRISTINA GOPPERT _____

NOTARY CERTIFICATION:

STATE OF _____)
) S.S.
COUNTY OF _____)

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.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED NAME _____

DATE	REVISION	BY

FINAL PLAT

DATE: MARCH 6, 2019
FOR: *DUSTY & KRISTINA GOPPERT*
708 SOUTHWEST SCHERER ROAD
LEE'S SUMMIT, MISSOURI 64082

ATTN: DUSTY & KRISTINA GOPPERT

PROJECT LOCATION:
708 SOUTHWEST SCHERER ROAD, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

ANDERSON
SURVEY COMPANY
203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64063
(816) 246-5050
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

JAMES S. ANDERSON, PLS #1726

DRN. RMC	P.C. MEG	CK. JPW	APP.