## Surveyed For: George & Peggy Nie 200 SE. Summit Ave. Lee's Summit, MO. **VICINITY** U/E = UTILITY EASEMENT B/L = BUILDING LINE SCALE IN FEET KEY, 291 LANGSFORD TUDO WESTBROOKE BUSINESS CENTER WEST PROPERTY LINE ESTABLISHED PER THE EAST LINE OF LOT 3, WESTBROOKE BUSINESS CENTER <u>ADWIG</u> Missouri Certificate of Authority Land Surveying - LS-2012028511 Pleasant ASSOCIATES, LAND SURVEYORS 33604 E. 235th Street leasant Hill, Missouri 64080 FND. 1/2". IRON BAR FND. 1/2" IRON BAR W/CAP N 999543.411 E 2820890.211 B S 0210'22" W NO STREET 169.52 15" UTILITY EASEMENT RECORDED AS, DOC. NO. 2018E0023300 31 N 999595.043 E 2820892.170 FND. 1/2" IRON BAR 30 \15" UTILITY EASEMENT PER DOC.# 11003644, AS RECORDED IN B-2064, P-1167 VACATED BY ORDINANCE NO. 7906 RECORDED AS, DOC. NO. 2018E0023300 RECORDED AS, DOC. NO. 2018E0023300 15" UTILITY EASEMENT 29 87'58'32" E N 75.59.44" W 28 REP LOWE'S ADDITION **LOT 2** 18,381.97 SQ. FT. ESS: 114 SE SUMMIT AVE. OF LOWE'S ADDITION, LOTS 15, 16 & 15' BLOCK 2 **LOT 1**12,625.93 SQ. FT. ADDRESS: 120 SE SUMMIT AVE. U/E 22 \$87\*58'32"E 210.35' LEE'S 21 LOT 17A 20 19 18 26 SUMMIT, BLOCK 2 LOWE'S ADDITION **078** 25 218.39' 18 --- NORTH PROPERTY LINE ESTABLISHED PER THE SOUTH LINE OF LOT 17A, REPLAT OF LOWE'S ADDITION LOTS 15, 16 & 17. 24 **JACKSON** 17 THRU NOTES: According to the FIRM Map 29095C0436G dated Jan. 2 areas determined to be outside of the 0.2% annual cho This Survey meets or exceeds the accuracy standards of an "Urban Property" The Record Source of the Parent Tract is the plat of Lowe's Addition, Book—E Denotes found monumentation as noted. Denotes 1/2" Iron Bar with Plastic Cap LS—2006016633 set this plat. 23 20' B/L ntation to be set within 3 months of the reco *22,* ndoned oil or gas 1, MO. 10' U/E N 02'01'28" E 89.89° FUTURE 5' SW BLOCK 2, COUNTY, \[ \bar{N} \ 999541.144 \\ \bar{E} \ 2820954.335 FND. 1/2" IRON BAR W/CAP **BLOCK** -FND. 1/2" IRON BAR W/CAP R=166.90' L=34.55' FND. 1/2" IRON BAR W/CAP wells on this property, as per the Division of Geology and N 999568.524 E 2820955.302 SE. SUMMIT A VENUE N 999578.934 E 2820956.757 20, 2017, this site falls in Zone X, hance floodplain. ding of this plat. **MISSOURI** OWE'S ADDITION **DEDICATION:**TO BE SUBDIVIDED IN "SUMMIT AVENUE ADD ON THIS APPROVED: COUNTY OF STATE OF **BUILDING LINES.** BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LISTREET RIGHT OF WAY LINE. STREETS. HUSBAND DAY OF

FND. 1/2". IRON BAR

MINOR

PLAT

LEGAL DESCRIPTION:

All of Lots 18, 19, 20, 21 and 22, Block 2, Lowe's Addition, County, Missouri.

A TION: THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME UBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS AVENUE ADDITION — LOTS 1 AND 2".

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 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. THE AREAS OUTLINED OR DESIGNATED AS LANDSCAPE EASEMENTS (L.E.) SHALL BE DEDICATED TO THE COBEY CREEK HOMEOWNER'S ASSOCIATION TO PRESERVE THE GREEN SPACE AND NATURAL BEAUTY OF THE SUBDIVISION.

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.

ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS RES ARE HEREBY SO DEDICATED.

**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. N THE LINE AND

WHEREOF, THE UNDERSIGNED 20 OWNERS HAVE HEREUNTO SET THEIR HANDS

THE ABOVE PERSON(S), TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE. , 20 BEFORE ME PERSONALLY APPEARED

PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT,

DEVELOPMENT SERVICES DIRECTOR

I hereby certify that the within plat of **SUMMIT AVENUE ADDITION - LOTS 1 AND 2** 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
MARCH 29, 2019

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN
BLUE INK, THIS PLAN IS A COPY AND MAY CONTAIN
UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED
ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

MARCH 29, 2019