

MINOR PLAT

SUMMIT AVENUE ADDITION - LOTS 1 AND 2

A REPLAT OF LOTS 18 THRU 22, BLOCK 2, LOWE'S ADDITION

LEES SUMMIT, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION.

All of Lots 18, 19, 20, 21 and 22, Block 2, Lowe's Addition, a subdivision in 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 "SUMMIT 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 SEWERS, STORM SEWERS, 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 COBBET CREEK HOMEOWNERS' 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 RESIDUATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREBY GRANTED.

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

DRAINAGE PLAT. 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 HEREBY SET THEIR HANDS THIS _____ DAY OF _____, 20____.

GEORGE J. NIE - HUSBAND _____ REGOY J. NIE - WIFE _____

STATE OF _____
COUNTY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____

ON THIS _____ DAY OF _____, 20____, I, _____, BEING A NOTARIAL PUBLIC, DO HEREBY CERTIFY THAT 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 HEREBY SET MY HAND AND AFFEYD MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

APPROVED.

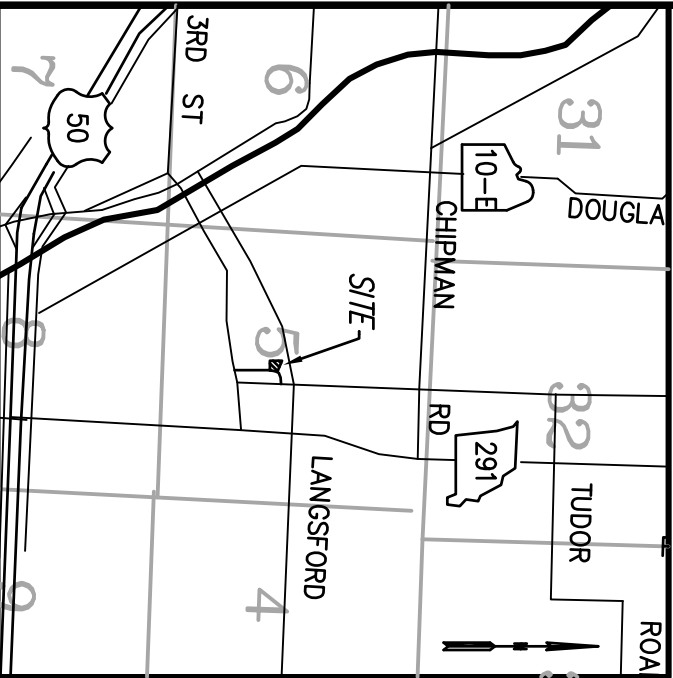
PURSUANT TO CHAPTER 33, THE UNITED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

TRESHA FOWLER ARGENTI - CITY CLERK _____ DATE _____

GEORGE W. BINGER III, P.E. - CITY ENGINEER _____ DATE _____

FRAN A. EDAM, P.E. - DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

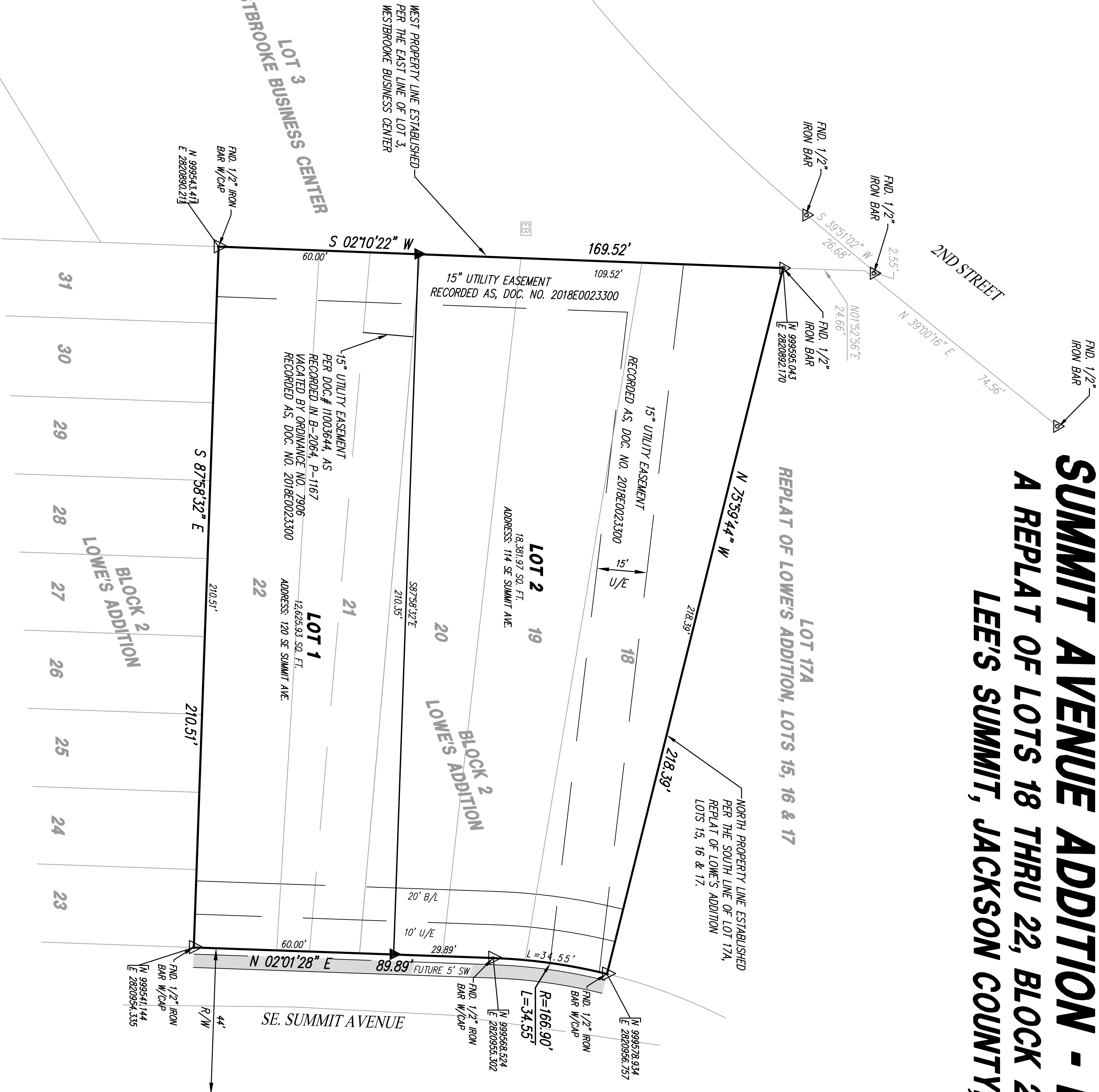
VICINITY MAP



Surveyed For:
George & Peggy Nie
200 SE. Summit Ave.
Lee's Summit, MO.

KEY:

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



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 Lowe's Addition, Block-8, Page-38.
- According to the FRM Map 29095004360 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.



MARCH 29, 2019

Benton E. Ludwig, MO LS-2006016633
MARCH 29, 2019

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