

MINOR PLAT  
SANKO ACRES, LOTS 1 and 2  
Part of the Southeast 1/4 of the Northeast 1/4, Section 6, Township 48 North, Range 31 West  
in the City of Lee's Summit, Jackson County, Missouri

A tract of land in the Southeast 1/4 of the Northeast 1/4, Section 6, Township 48 North of the Base line, Range 31 West of the 5th Principal Meridian, Lee's Summit, Jackson County, Missouri and being more particularly described as follows:

Commencing at the Southeast corner of said Southeast 1/4, Section 6-48-31; thence with the South line of said 1/4 section N87°38'23"W, 13.62' to a point on the West Right-of-Way line of NE Maybrook Road and the Point of Beginning, thence continuing with the above said 1/4 section line N87°38'23"W, 773.33' to the East line of the West 533' of the Southeast 1/4 of the Northeast 1/4, Section 6-48-31; thence with said East line N02°09'38"E, 1257.04' to a point on the South Right-of-Way line of NE Maybrook Road; thence with said South Right-of-Way line S79°58'29"E, 88.37' to the Point of Curvature of a curve to the Right having a Radius of 50.00' and a Chord Bearing and length of S56°38'24"E, 39.61'; thence with said curve to the Right 40.73' to the Point of Tangency, thence continuing with said Right-of-Way S33°18'18"E, 277.35' to the Point of Curvature of a curve to the Left having a Radius of 1025.00' and a Chord Bearing and length of S38°13'45"E, 175.95'; thence with said curve to the Left 176.18' to the Point of Tangency, thence S43°09'12"E, 359.92' to the Point of Curvature of a curve to the Right having a Radius of 275.00' and a Chord Bearing and length of S92°40'22"E, 146.80'; thence with said curve to the Right 148.60' to the Point of Tangency, thence S12°11'32"E, 129.09' to the Point of Curvature of another curve to the Right having a Radius of 625.00' and a Chord Bearing and length of S04°33'48"E, 165.94'; thence with said curve to the Right 166.44' to the Point of Tangency, thence S03°03'56"W, 197.20' back to the Point of Beginning and containing 665,992.6 Sq. Ft. or 15.15 Acres.

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 "SANKO ACRES, 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, surface drainage channel, electric, 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 EASEMENT" (U.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 said building lines and the street Right-of-Way lines.

STORM WATER: Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made to and approved by the City Engineer.

IN TESTIMONY WHEREOF:

The undersigned owners have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Nathan Sanko \_\_\_\_\_

Laura Sanko \_\_\_\_\_

NOTARY CERTIFICATION:

STATE OF MISSOURI )  
COUNTY OF \_\_\_\_\_ ) SS:

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 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

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_  
City Clerk, Trisha Fowler Arcun George M. Dinger III, P.E., City Engineer

Ryan A. Egan, P.E. \_\_\_\_\_ DATE: \_\_\_\_\_  
Director of Development Services Jackson County Assessor

SURVEYORS GENERAL NOTES

- This Survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this property.
- NO Title Report was provided by the CLIENT at the time of this survey.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- The Coordinates shown hereon are based upon the Missouri Coordinate System of 1983, Western Zone, using a grid factor of 0.999939 and were taken using RTK-GPS
- As per the Missouri Department of Natural Resources State Oil and Gas Council, as of September 1, 2015 there are NO oil and or gas wells on the subject property.
- Per the FEMA Flood Insurance Rate Map of the National Flood Insurance Program, Flood Insurance Study #2009030313G, Revised: January 20, 2017, the surveyed tract is affected by Flood Zones "AE" and "X" which fall within the 1 % annual flood area

SURVEYORS CERTIFICATION

I HEREBY CERTIFY: that this Plat of Survey 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 established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Date: 07/14/2019  
Mark B. Holt- PLS No. 20010115251  
Eagle Pointe Surveying, LLC., 200900604

DATE OF SURVEY: Nov. 18-Jul. 19  
CLASS OF PROPERTY: RURAL  
SURVEY CREW: MBH  
DRAWING NAME: 201810-1329

EAGLE POINTE SURVEYING  
1216 NE Applewood St.  
Lee's Summit, MO 64086  
(816) 456-0156

This Survey was prepared for:  
Nathan and Laura Sanko  
5220 NE Maybrook Road  
Lee's Summit, MO 64081

The Southwest corner of the Southeast 1/4 of the Northeast 1/4, Section 6-48-31, calculated from survey in Book H164 at Page 16

The North line of the Southeast 1/4 of the Northeast 1/4, Section 6-48-31

N 87°38'23" W

773.33'

N 87°38'23" W

1319.95'

1319.95'

N 42°34'54" W

144.52'

N 03°03'56" E

197.20'

N 02°13'21" W

812.50'

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