

# Minor Plat

## Newberry Landings, Lot 295 A and Tract AA-1

### Replat of Lot 295 and Tract A-1, Newberry Landings First Plat

#### Section 16, Township 47, Range 31

#### Lee's Summit, Jackson County, Missouri

**CITY OF LEE'S SUMMIT:**

THIS IS TO CERTIFY THAT THE MINOR PLAT OF NEWBERRY LANDINGS, LOT 295A AND TRACT AA-1, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

By Ryan A. Elam, P.E., Director of Development Services Date \_\_\_\_\_

By Trisha Fowler Arcuti, City Clerk Date \_\_\_\_\_

By George M Binger, III P.E., City Engineer Date \_\_\_\_\_

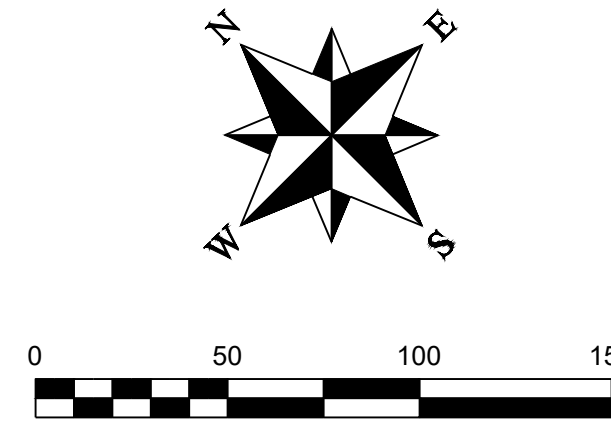
APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPT:

By \_\_\_\_\_

Date \_\_\_\_\_

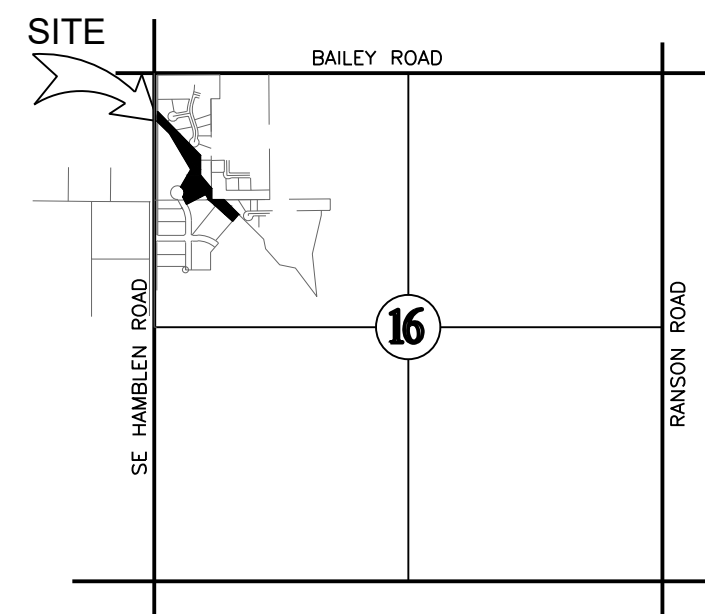
**SURVEYOR'S GENERAL NOTES:**

- THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.
  - PLAT OF NEWBERRY LANDINGS FIRST PLAT, RECORDED AS INSTRUMENT NO. 2007E001884.
  - PLAT OF NEWBERRY COMMONS 2ND PLAT, RECORDED AS INSTRUMENT NO 20010097812
  - MINOR PLAT OF NEWBERRY LANDINGS, LOT 292 A, RECORDED AS INSTRUMENT NO 2019E0063713
  - PLAT OF NEWBERRY COMMONS, LOTS 132-162 AND TRACTS A, B & C, RECORDED AS INSTRUMENT NO 19990071001
  - PLAT OF NEWBERRY 5TH PLAT, RECORDED AS INSTRUMENT NO 20030032952
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (URBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- NO TITLE REPORT WAS FURNISHED.
- THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF EXISTING UTILITIES WITHIN THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- BEARINGS SHOWN HEREIN ARE BASED ON THE PLAT OF NEWBERRY LANDING FIRST PLAT
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. COMMUNITY PANEL NO. 29095C0438 G EFFECTIVE DATE: JANUARY 20, 2017.
- TRACT AA-1 SHALL HAVE NO ACCESS TO HAMBLEN ROAD.
- (####) - INDICATES STREET ADDRESS.



**LEGEND**

- These standard symbols will be found in the drawing:
- Set 1/2" Rebar & Cap (L.S.-2005008319-D)
  - ⊙ Found Survey Monument (As Noted)
  - ⓪ Exception Document Location
  - U/E Utility Easement
  - B/L Building Setback Line
  - W/E Water Easement
  - P/E Access/Pedestrian Easement



LOCATION MAP  
SECTION 16-T47N-R31W

**PLAT DESCRIPTION:**

ALL OF LOT 295 AND TRACT A-1, NEWBERRY LANDINGS FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

**DEDICATION:**

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

**"Newberry Landings, Lot 295 A and Tract AA-1"**

**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, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.), "DRAINAGE EASEMENT" (D.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS 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 STREET RIGHT OF WAY LINE

**OIL - GAS WELLS:**

THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

**DRAINAGE NOTE:**

THE INDIVIDUAL LOT OWNER SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

**OWNER - Lot 295**

**IN TESTIMONY THEREOF:**

CASE ENTERPRISE LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

MANAGER: \_\_\_\_\_

**NOTARY CERTIFICATION**

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, MANAGER OF CASE ENTERPRISE, LLC, A MISSOURI CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

**IN WITNESS WHEREOF**

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

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

**OWNER - TRACT A-1**

**IN TESTIMONY THEREOF:**

NEWBERRY LANDINGS OWNERS ASSOCIATION INC. A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

MANAGER: \_\_\_\_\_

**NOTARY CERTIFICATION**

STATE OF \_\_\_\_\_ )

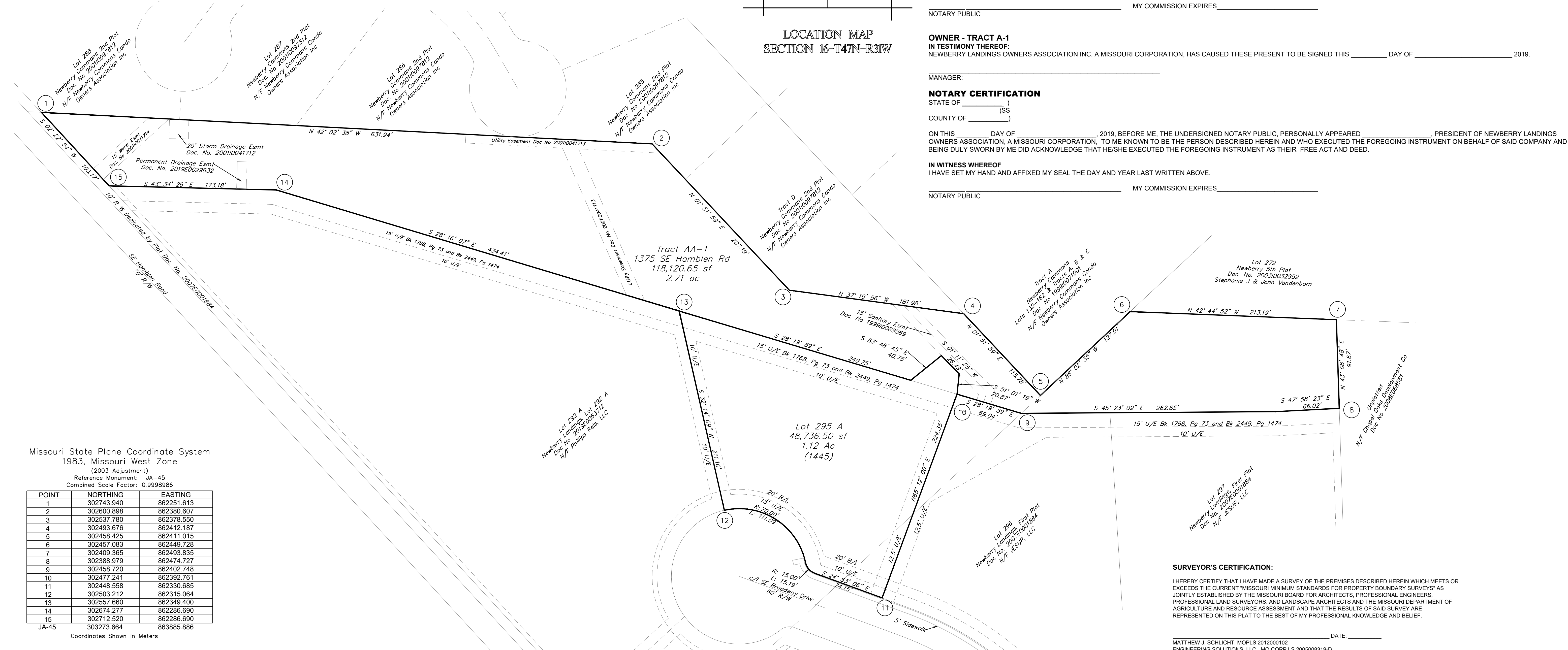
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, PRESIDENT OF NEWBERRY LANDINGS OWNERS ASSOCIATION, A MISSOURI CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

**IN WITNESS WHEREOF**

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

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



Missouri State Plane Coordinate System  
1983, Missouri West Zone  
(2003 Adjustment)  
Reference Monument: JA-45  
Combined Scale Factor: 0.9998986

POINT	NORTHING	EASTING
1	302743.940	862251.613
2	302600.898	862380.607
3	302537.780	862378.550
4	302493.876	862412.187
5	302458.425	862411.015
6	302457.083	862449.728
7	302409.365	862493.835
8	302388.979	862474.727
9	302458.720	862402.748
10	302477.241	862392.761
11	302448.558	862330.685
12	302503.212	862315.064
13	302557.660	862349.400
14	302674.277	862286.690
15	302712.520	862286.690
JA-45	303273.664	863885.886

Coordinates Shown in Meters

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: \_\_\_\_\_  
MATTHEW J. SCHLICHT, MOPLS 2012000102  
ENGINEERING SOLUTIONS, LLC. MO CORP LS 2005008319-D

REVISIONS

DATE	DESCRIPTION

Minor Plat -  
Newberry Landings, Lot 295-A and Tract AA-1  
a Replat of Lot 295 and Tract A-1,  
Newberry Landings First Plat  
Section 16, Township 47, Range 31  
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	16	47	31	Jackson	Newberry

DATE OF PREPARATION: August 22, 2019  
SCALE: 1" = 50'  
DRAWN BY: M. Schlicht, PLS., PE

PROFESSIONAL SEAL

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
505 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849