MINOR PLAT

DECKER STREET MINOR PLAT, LOTS 1 THRU 3

A REPLAT OF LOT 20, SOUTHSIDE INDUSTRIAL PARK-LOTS 20 & 21 AND LOT 12, LEMONE-SMITH BUSINESS & RAIL CENTER, PLAT 8 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

KEY:

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

△ INDICATES MONUMENT FOUND

▲ INDICATES SET 1/2" IRON BAR W/CAP

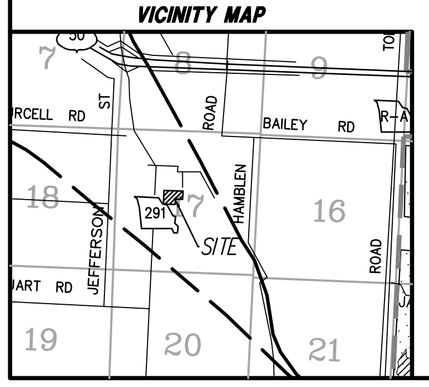
MISSOURI STATE PLANE COORDINATES:

Missouri State Plane Coordinates, were obtained using KC Metro Control Monument, JA-46
Monument Coordinates = N 300,640.584 m
E 860,945.139 m
Grid Factor 0.9998993

Surveyed for:

Thompson Properties, LLC.
P.O. Box 2173
Lee's Summit, MO. 64063

VICINITY MAP



LADWIG & ASSOCIATES, LLC.
LAND SURVEYORS
33604 E. 235th Street
Pleasant Hill, Missouri 64080
816-309-6621

Missouri Certificate of Authority
Land Surveying - LS-2012028511

NOTES:

1. △ Denotes found monumentation as noted.
2. ▲ Denotes 1/2" Iron Bar with Plastic Cap LS-2006016633 set this plat.
3. All monumentation to be set within 3 months of the recording of this plat.
4. This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
5. The Record Source of the Parent Tract is the plat of LEMONE-SMITH BUSINESS & RAIL CENTER PLAT 8, Document Number 2004I0096977 & SOUTHSIDE INDUSTRIAL PARK-LOTS 20 & 21, Document Number 2000I0026019.
6. According to the FIRM Map 29095C0438G dated Jan. 20, 2017, this site falls in Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
7. There are no abandoned oil or gas wells on this property, as per the Division of Geology and Land Survey, Rolla, MO.
8. Proposed 26" Sanitary Sewer Easement per Sanitary Sewer plans by BHC Rhodes, dated 08-18-17, as provided by the City of Lee's Summit for The Grove at Lee's Summit Sanitary Sewer Main Extension.

PROPERTY DESCRIPTION:

All of Lot 20, Southside Industrial Park – Lots 20 and 21 and all of Lot 12, LeMone–Smith Business & Rail Center, Plat 8, both being subdivisions in the city of Lee's Summit, Jackson County, Missouri, containing 7.62 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 "DECKER STREET MINOR PLAT, LOTS 1 THRU 3".

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.

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.

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.

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 HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20___.

_____
THOMPSON PROPERTIES, LLC., ROBERT THOMPSON – MEMBER

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20___, BEFORE ME PERSONALLY APPEARED 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.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

APPROVED:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "DECKER STREET MINOR PLAT, LOTS 1 THRU 3" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES.

_____
TRISHA FOWLER ARCURI – CITY CLERK DATE

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

_____
RYAN A. ELAM, P.E. – DIRECTOR OF DEVELOPMENT SERVICES DATE

Stream Buffer Easement Note:

In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 27 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever.

Dense stands of trees and native vegetation shall be maintained within twenty five (25) feet closest to the top of bank of the stream

I hereby certify that the within plat of **DECKER STREET MINOR PLAT, LOTS 1 THRU 3** 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.

STATE OF MISSOURI
BRANTON E. LADWIG
NUMBER LS-2006016633
PROFESSIONAL LAND SURVEYOR

Branton E. Ladwig, MO LS-2006016633
SEPT. 25, 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.

SEPT. 25, 2019