



MINOR PLAT PROCESS

Purpose of Minor Plats

The City of Lee's Summit requires that all property be platted before a building permit is issued. Platting involves the subdivision of land into lots or tracts. A plat is recorded as a permanent legal document that includes both an accurate legal description, as well as a graphical depiction of any real property that is to be divided. The intent of platting is to provide a readily accessible and easily understandable public record of property. Units of property that have been created by platting can be easily transferred between interested parties.

Subdivision plats dictate:

- sizes and shapes of lots
- relationship between existing and future streets
- Location of proposed public improvements
- location of lands dedicated for public purposes

Minor plats may include:

- A division of land into no more than three (3) lots.
- An adjustment in boundaries between the owners of adjoining platted lots.
- An adjustment of building lines.
- A resurvey to combine two (2) or more lots or tracts into no more than three new lots.
- A resurvey of up to three (3) lots containing two-, three- or four-family residential structures, for the purpose of subdividing the dwelling units for individual ownership of each unit. Common area(s) previously created on a final plat may be re-subdivided on such a minor resurvey, but no common area shall be created on a minor plat.



MINOR PLAT PROCESS

Step 1 – Filing the Application

An application for minor plat must be completed and submitted to the Development Services Department, with the proper filing fee, payable to the City of Lee's Summit. **See the Schedule of Fees and Charges for the applicable application fee.**

An application may be withdrawn at any time upon written request; however, no refund will be made after the application has been processed.

Step 2 – Development Review Committee (DRC)

Every application goes through a detailed staff review. A Project Manager is assigned to coordinate the review of each application. After the application is submitted, plans are routed to several departments for review and then discussed by the Development Review Committee. This is a staff-only committee consisting of 10 to 15 representatives of various city departments and divisions that reviews each item on the agenda and identifies relevant issues. Out of this meeting, the development departments will prepare written comments on the proposed application.

Step 3 – Comments Sent

The Project Manager will coordinate the written comments from the various development departments. Once finalized, written comments will be sent (via fax or email) to the individuals listed on the application including surveyor/engineer, owner and developer. The written comments will state whether a revision is necessary or a final version of the plat can be submitted for signatures. This step can be repeated several times depending on whether all corrections/revisions have been completed satisfactorily.

Step 4 – Getting a Plat Recorded

The final version of the plat submitted for signatures must be free from errors and include any revisions required as a part of the approval. Often, revisions/corrections must be completed before the final version of the plat is submitted. A minimum of 3 mylars and 6 paper copies shall be submitted for City signatures.

A minor plat does not become a legal document until it is recorded by the Jackson or Cass County Recorder of Deeds. The city will not allow a building permit to be issued until after the plat has been recorded and the necessary copies (1 mylar and 2 paper copies) returned to the Development Services Department.



MINOR PLAT APPLICATION

1. SUBDIVISION NAME: RICE ACRES (MCPL - COLBERN ROAD BRANCH REMODEL)
2. PROPERTY LOCATION: 1000 NORTHEAST COLBERN ROAD
3. ZONING OF PROPERTY: CP-2 PROPOSED COMMENCEMENT DATE: _____
4. LEGAL DESCRIPTION (attach if description is metes and bounds description): _____
ATTACHED
-
5. TOTAL NO. OF LOTS: 1 COMMON AREA AGREAGE: 4.0 TOTAL ACRES: 4.0
-
6. APPLICANT (DEVELOPER) JE DUNN PHONE 816-283-9056
CONTACT PERSON BOBBY MILLER FAX _____
ADDRESS 1001 LOCUST CITY/STATE/ZIP KCMO 64106
E-MAIL bobby.miller@jedunn.com
7. PROPERTY OWNER MID CONTINENT PUBLIC LIBRARY PHONE 816-836-5200
CONTACT PERSON JAKE WIMMER FAX _____
ADDRESS 15616 E 24 HIGHWAY CITY/STATE/ZIP INDEP MO 64050
E-MAIL jwimmer@my.mcpl.org
8. ENGINEER/SURVEYOR OLSSON PHONE 913-381-1170
CONTACT PERSON TERRY PARSONS FAX _____
ADDRESS 7301 W 133rd, STE 200 CITY/STATE/ZIP OPKS 66213
E-MAIL tparsons@olsson.com
9. OTHER CONTACTS SAPP DESIGN ARCHITECTS PHONE 417-877-9600
CONTACT PERSON JIM STUFFLEBEAM FAX _____
ADDRESS 3750 S FREEMONT AVE CITY/STATE/ZIP SPRINGFIELD, MO 65804
E-MAIL jstufflebeam@sdaarchitects.com

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

PROPERTY OWNER

APPLICANT

Print name: _____

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



LEE'S SUMMIT MISSOURI

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now _____ (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property

legally described in the proposed plat, titled _____

and acknowledges the submission of the application for subdivision of said property under the
City of Lee's Summit Unified Development Ordinance.

Dated this _____ day of _____, 20____

Signature of Owner

Printed Name

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public

My Commission Expires



APPLICATION CHECKLIST

Submittal Requirements	Yes	No*
Completed application form with signatures	X	
Ownership Affidavit form	X	
Legal Description	X	
Legal Description closure report		
Filing fee – \$600	X	
Correct number of copies – 2 full size, collated, stapled and folded (seals not required with initial submittal) ELECTRONIC SUBMITTAL		X
Plat size maximum 24" x 36"	X	
One (1) 8 ½" by 11" reduction of each sheet ELECTRONIC SUBMITTAL		X
An electronic copy of all plan submittal and resubmittals		
Checklist for Minor Plat (below)	X	

*** Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements, Plan Submission Requirements				
UDO Article 7., Sec. 7.080	Ordinance Requirement	Met	Not Met	N/A
A.1. Date Prepared	Date application prepared	X		
A.2. Applicant Contact Information	Name, address and telephone number of the applicant and the name, address and telephone number of the landowner if different from the applicant.	X		
A.3. Ownership affidavit	Affidavit testifying to proof of ownership or of authorization of agent, pursuant to Article 2.			
A.4. Associate Contact Information	Name, address and telephone number of all persons preparing any technical studies, maps, drawings, and documents submitted with the application.			X
A.5. Additional Studies	Any technical studies that may be required by the director pursuant to Article 2 of the Unified Development Ordinance (Applications and Procedures).			X
B.1. Subdivision name	Proposed name of subdivision - Name of subdivision shall not duplicate or closely approximate the name of any existing subdivision.	X		
B.2. Date Prepared	Date Plat Prepared	X		
B.3. Sheet Size	Maximum sheet size shall be 24" x 36" with one inch border.	X		
B.4. Scale	Graphic, engineering scale not to exceed 1:100, unless approved by the Director. All plans shall be drawn to a standard engineer's scale.	X		



APPLICATION CHECKLIST

Table 1. General Application Requirements, Plan Submission Requirements				
UDO Article 7., Sec. 7.080	Ordinance Requirement	Met	Not Met	N/A
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the left side of the sheet.	X		
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.	X		

Table 2. Minor Plat				
Article 7, Sec. 7.210	Ordinance Requirement	Met	Not Met	N/A
B.2. Contact Information	Name and address of developer and surveyor preparing the plat	X		
B.3. Legal Description	A legal description which describes the limits of the property and meets the accuracy requirements of the Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.	X		
B.4. Coordinates	Coordinates, based on the Missouri Coordinate System 1983, on the corners of the plat boundary, the control station, station coordinates, and grid factor used in accordance with the regulations of the Missouri Department of Natural Resources.	X		
B.5. Distances and Directions	Sufficient data (distances and directions) to positively locate the surveyed parcel within the United States Public Land Survey, or within the recorded subdivision. All section and land corners referenced on the plat and legal description shall be identified as to what was physically found or set, e.g., aluminum monument, ½" iron bar. Monumentation shall be in accordance with the regulations of the Missouri Department of Natural Resources.	X		
B.6. Total Acreage	Total acreage of the proposed subdivision.	X		
B.7. Location of Features	Location of lots, streets, alleys, sidewalks, tracts and other features with accurate bearings and dimensions of all lines and the length and radius of all curves, along with all other information necessary to reproduce the plat on the ground. All bearings shall be shown to the nearest second of arc and all dimensions, lengths and radii shall be shown to the nearest hundredth of a foot between all corners, angle points and points of curvature.	X		
B.8. Area	Area in square feet for each lot, parcel, or tract	X		
B.9. Oil & gas wells	Location of any oil and/or gas wells, if any, based on available information.			X



APPLICATION CHECKLIST

Table 2. Minor Plat				
Article 7, Sec. 7.210	Ordinance Requirement	Met	Not Met	N/A
B.10. Lot numbers	Lot numbers and tract identification for each lot and tract, and block numbers or letters, if applicable. Consecutive lot numbering is preferred over block numbering.	X		
B.11. Street Measurement	Location, right-of-way width, bearing and distance, and length and radius of all street and alley centerlines, both public and private. Private streets shall be shown as common area tracts.	X		
B.12. Street Names	Names of existing and proposed streets.	X		
B.13. Sidewalks	Location and width of existing and proposed sidewalks.	X		
B.14. Easements	Location, purpose and width of all existing and proposed easements. Existing easements shall include references to the recorded document number, including book and page if any.	X		
B.15. Structures	Exact location of all existing structures and physical improvements, when requested.	X		
B.16. Building Setbacks	Building setback lines.	X		
B.17. Signature Blocks	Signature Blocks for the following certifications, with the corresponding name typed, printed or stamped beneath the signature:			
B.17.a. Owner	Signature of the owner or owners and notary public.		X	
B.17.b. Surveyor	Certification by a Registered Land Surveyor that the survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.	X		
B.17.c. City officials	Certificate of approval to be signed and dated by City Clerk, City Engineer, Director of Planning and Codes Administration, and County Assessor or GIS Department. If the plat consists of more than one sheet, the certifications for city approval shall be repeated on each sheet, in approximately the same location on each sheet.		X	
B.18. Dedication Paragraphs	Statements dedicating all easements, streets, sidewalks, alleys and other public areas. Language shall be added to every plat in which an easement is dedicated, stating that the 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 easements herein granted.	X		
B.19. Floodplain	Location and limits of the 1% Annual Chance Flood, as set forth on the current FEMA maps, with reference to the panel number. Elevations shall be provided if shown on the FEMA map.			X
B.20. Drainage Notes	Notes shall be included on the plat specifying that 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 and approved by the City Engineer.	X		



APPLICATION CHECKLIST

Table 2. Minor Plat				
Article 7, Sec. 7.210	Ordinance Requirement	Met	Not Met	N/A
Supplementary Information	The following supplementary documents and information shall be submitted with the final plat application:			
C.1. Engineering Plans	Engineering plans, if required.			X

Table 3. Minor Plat – General Requirements				
Article 7, Sec. 7.230	Ordinance Requirement	Met	Not Met	N/A
A.	All lots platted or any remaining platted or unplatted land shall meet all zoning requirements for lot sizes. All RLL, R-1, RP-1 and RP-2 zoned lots proposed to be platted through the minor plat process or any remaining platted or unplatted land resulting therefrom shall meet the following requirements:			
A.1. Lot Size	Lots created or resulting from a minor plat shall meet or exceed the minimum lot size requirements of the individual zoning district in which located;	X		
A.2. New lot shall be 80% of average lot size	Lots created or resulting from a minor plat shall be not less than 80% of the average size of the existing lots within the neighborhood or subdivision in which located, as determined by the Director. Once the initial average lot size has been determined, it shall become and remain the standard by which all other such lots resulting from minor plats within the same neighborhood shall be compared i.e., new lots shall not be used to recalculate an average lot size each time a minor plat is requested;	X		
A.3. Calculating average lot size	For purposes of calculating the area of existing lots, all lots within the same subdivision shall be used to determine the average lot size. If no such subdivision exists then all existing lots within a 500 foot radius or other such measurement, as determined by the Director, shall be used for the average lot size determination. If the applicant for the minor plat disagrees with the Director's determination he/she may file a written appeal with the City Clerk to place such appeal before the Governing Body within 10 calendar days of the Director's determination.	X		
A.4. Appeal process	Lots created or resulting from a minor plat not meeting the 80% area requirement in (2) above may only be approved through the final plat process requiring both Commission and Governing Body review.	X		
B. Public Improvements	Public Improvements. No building permit shall be issued for a lot or tract resulting from a minor plat unless all required public improvements for the minor plat have been substantially completed, as provided in this Article.	X		



APPLICATION CHECKLIST

Table 3. Minor Plat – General Requirements				
Article 7, Sec. 7.230	Ordinance Requirement	Met	Not Met	N/A
C. Dedication of easements and additional ROW	Dedication Requirements. A minor plat may not include a new street to be dedicated to the city. A minor plat may include the dedication of additional right-of-way on an existing dedicated street, subject to the approval of the City Engineer. A minor plat may include the dedication of utility easements.	X		

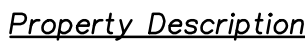
File No. 018-0330
MCPL – Colbern Road
March 11, 2020
V_FP_80330-COLBERN

Final Plat Property Description

All of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri, together with all that part of an unplatted tract of land, all lying in the Northeast Quarter of Section 29, Township 48 North, Range 31 West, described by Timothy Blair Wiswell, MO-PLS 2009000067, of Olsson, Inc. LC-366, as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of Section 29, Township 48 North, Range 31 West; thence North 88 degrees 28 minutes 52 seconds West, on the South line of said Northeast Quarter, a distance of 755.18 feet to a point on the Southerly extension of the West line of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 01 degree 23 minutes 04 seconds East, departing said South line, on said Southerly extension, a distance of 55.66 feet to the Southwest corner of said Lot 1, the POINT OF BEGINNING; thence North 01 degree 23 minutes 04 seconds East, on said West line, a distance of 436.21 feet to the Northwest corner of said Lot 1; thence South 88 degrees 38 minutes 41 seconds East, on the North line of said Lot 1 and its Easterly extension, a distance of 400.00 feet to a point; thence South 01 degree 23 minutes 04 seconds West, departing said Easterly extension, a distance of 436.21 feet to a point on the Easterly extension of the South line of said Lot 1; thence North 88 degrees 38 minutes 41 seconds West, on said Easterly extension and on said South line, a distance of 400.00 feet to the POINT OF BEGINNING, containing 174,485 Square Feet or 4.0056 Acres, more or less.

A Replat of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri, together with part of an unplatted tract of land, all lying in the Northeast Quarter of Section 29, Township 48 North, Range 31 West



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COMMENCING at the Southeast corner of the Northeast Quarter of Section 29, Township 48 North, Range 31 West; thence North 88 degrees 28 minutes 52 seconds West, on the South line of said Northeast Quarter, a distance of 755.18 feet to a point on the Southerly extension of the West line of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 01 degree 23 minutes 04 seconds East, departing said South line, on said Southerly extension, a distance of 55.66 feet to the Southwest corner of said Lot 1, the POINT OF BEGINNING; thence North 01 degree 23 minutes 04 seconds East, on said West line, a distance of 436.21 feet to the Northwest corner of said Lot 1; thence South 88 degrees 38 minutes 41 seconds East, on the North line of said Lot 1 and its Easterly extension, a distance of 400.00 feet to a point; thence South 01 degree 23 minutes 04 seconds West, departing said Easterly extension, a distance of 436.21 feet to a point on the Easterly extension of the South line of said Lot 1; thence North 88 degrees 38 minutes 41 seconds West, on said Easterly extension and on said South line, a distance of 400.00 feet to the POINT OF BEGINNING, containing 174,485 Square Feet or 4.0056 Acres, more or less.

Plat Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as **"Rice Acres, Lot 4."**

Easement Dedication

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 water, electric, telephone, cable television, and other utility 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 agrees that the easement shall be allowed by law, including, without limitation, Sections 527.138, 527.139, 527.140, 527.141, 527.142, 527.143, 527.144, 527.145, 527.146, 527.147, 527.148, 527.149, 527.150, 527.151, 527.152, 527.153, 527.154, 527.155, 527.156, 527.157, 527.158, 527.159, 527.160, 527.161, 527.162, 527.163, 527.164, 527.165, 527.166, 527.167, 527.168, 527.169, 527.170, 527.171, 527.172, 527.173, 527.174, 527.175, 527.176, 527.177, 527.178, 527.179, 527.180, 527.181, 527.182, 527.183, 527.184, 527.185, 527.186, 527.187, 527.188, 527.189, 527.190, 527.191, 527.192, 527.193, 527.194, 527.195, 527.196, 527.197, 527.198, 527.199, 527.200, 527.201, 527.202, 527.203, 527.204, 527.205, 527.206, 527.207, 527.208, 527.209, 527.210, 527.211, 527.212, 527.213, 527.214, 527.215, 527.216, 527.217, 527.218, 527.219, 527.220, 527.221, 527.222, 527.223, 527.224, 527.225, 527.226, 527.227, 527.228, 527.229, 527.230, 527.231, 527.232, 527.233, 527.234, 527.235, 527.236, 527.237, 527.238, 527.239, 527.240, 527.241, 527.242, 527.243, 527.244, 527.245, 527.246, 527.247, 527.248, 527.249, 527.250, 527.251, 527.252, 527.253, 527.254, 527.255, 527.256, 527.257, 527.258, 527.259, 527.260, 527.261, 527.262, 527.263, 527.264, 527.265, 527.266, 527.267, 527.268, 527.269, 527.270, 527.271, 527.272, 527.273, 527.274, 527.275, 527.276, 527.277, 527.278, 527.279, 527.280, 527.281, 527.282, 527.283, 527.284, 527.285, 527.286, 527.287, 527.288, 527.289, 527.290, 527.291, 527.292, 527.293, 527.294, 527.295, 527.296, 527.297, 527.298, 527.299, 527.300, 527.301, 527.302, 527.303, 527.304, 527.305, 527.306, 527.307, 527.308, 527.309, 527.310, 527.311, 527.312, 527.313, 527.314, 527.315, 527.316, 527.317, 527.318, 527.319, 527.320, 527.321, 527.322, 527.323, 527.324, 527.325, 527.326, 527.327, 527.328, 527.329, 527.330, 527.331, 527.332, 527.333, 527.334, 527.335, 527.336, 527.337, 527.338, 527.339, 527.340, 527.341, 527.342, 527.343, 527.344, 527.345, 527.346, 527.347, 527.348, 527.349, 527.350, 527.351, 527.352, 527.353, 527.354, 527.355, 527.356, 527.357, 527.358, 527.359, 527.360, 527.361, 527.362, 527.363, 527.364, 527.365, 527.366, 527.367, 527.368, 527.369, 527.370, 527.371, 527.372, 527.373, 527.374, 527.375, 527.376, 527.377, 527.378, 527.379, 527.380, 527.381, 527.382, 527.383, 527.384, 527.385, 527.386, 527.387, 527.388, 527.389, 527.390, 527.391, 527.392, 527.393, 527.394, 527.395, 527.396, 527.397, 527.398, 527.399, 527.400, 527.401, 527.402, 527.403, 527.404, 527.405, 527.406, 527.407, 527.408, 527.409, 527.410, 527.411, 527.412, 527.413, 527.414, 527.415, 527.416, 527.417, 527.418, 527.419, 527.420, 527.421, 527.422, 527.423, 527.424, 527.425, 527.426, 527.427, 527.428, 527.429, 527.430, 527.431, 527.432, 527.433, 527.434, 527.435, 527.436, 527.437, 527.438, 527.439, 527.440, 527.441, 527.442, 527.443, 527.444, 527.445, 527.446, 527.447, 527.448, 527.449, 527.450, 527.451, 527.452, 527.453, 527.454, 527.455, 527.456, 527.457, 527.458, 527.459, 527.460, 527.461, 527.462, 527.463, 527.464, 527.465, 527.466, 527.467, 527.468, 527.469, 527.470, 527.471, 527.472, 527.473, 527.474, 527.475, 527.476, 527.477, 527.478, 527.479, 527.480, 527.481, 527.482, 527.483, 527.484, 527.485, 527.486, 527.487, 527.488, 527.489, 527.490, 527.491, 527.492, 527.493, 527.494, 527.495, 527.496, 527.497, 527.498, 527.499, 527.500, 527.501, 527.502, 527.503, 527.504, 527.505, 527.506, 527.507, 527.508, 527.509, 527.510, 527.511, 527.512, 527.513, 527.514, 527.515, 527.516, 527.517, 527.518, 527.519, 527.520, 527.521, 527.522, 527.523, 527.524, 527.525, 527.526, 527.527, 527.528, 527.529, 527.530, 527.531, 527.532, 527.533, 527.534, 527.535, 527.536, 527.537, 527.538, 527.539, 527.540, 527.541, 527.542, 527.543, 527.544, 527.545, 527.546, 527.547, 527.548, 527.549, 527.550, 527.551, 527.552, 527.553, 527.554, 527.555, 527.556, 527.557, 527.558, 527.559, 527.560, 527.561, 527.562, 527.563, 527.564, 527.565, 527.566, 527.567, 527.568, 527.569, 527.570, 527.571, 527.572, 527.573, 527.574, 527.57

An easement or license hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/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 527.18B, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

Execution:

OWNER of Lot 4: Consolidated Library District No. 3, a/k/a Mid-Continent Public Library, a political subdivision of the State of Missouri

In testimony whereof, the OWNER of Lot 4, Consolidated Library District No. 3, a political subdivision of the State of Missouri, has caused this instrument to be executed by _____
Director of said political subdivision, on this _____ day of _____, 2020.

By: _____ Printed Name: _____
Signature

State of _____)
County of _____) SS:

BE IT REMEMBERED that on this _____ day of _____, 2020, before me, the undersigned, a Notary Public in and for said County and State, came _____, Director who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said Consolidated Library District No. 3, a political subdivision of the State of Missouri.

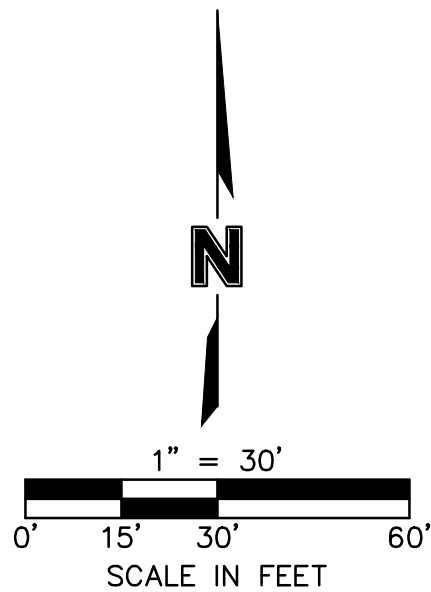
In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: _____

LEGEND

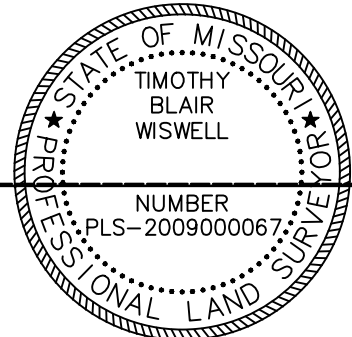
- SECTION CORNER
 SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366"
 FOUND MONUMENT AS NOTED
 (M) MEASURED DIMENSION - THIS PLAT
 (P) PREVIOUSLY PLATTED DIMENSION
 (C) CALCULATED DIMENSION FROM RECORD
 (D) PREVIOUSLY DEEDED DIMENSION
 B BUILDING SETBACK LINE
 D/E DRAINAGE EASEMENT
 U/E UTILITY EASEMENT
 W/E WATER LINE EASEMENT

Lot Summary Table		
Lot 4	174,485 S.F.	4.0056 Ac.
Total	174,485 S.F.	4.0056 Ac.
Replatted Area	130,863 S.F.	3.0042 Ac.



Certification

I hereby certify that the within Minor Plat of **Rice Acres, Lot 4** subdivision is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 – Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



Date: _____

PROFESSIONAL LAND SURVEYOR

NUMBER
PLS-2009000067

By: _____

Timothy Blair Wiswell, MO PLS No. 2009000067
Olsson, LC-366
twiswell@olsson.com

Approvals

This is to certify that the Minor Plat of Rice Acres, Lot 4 was submitted to and duly approved by the City of Lee's Summit, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

By: Ryan A. Elam, PE
Director of Development Services

By: Trisha Fowler Arcuri – City Clerk

By: George M. Binger III, P.E. - City Engineer

Approved by the GIS Department of Jackson County, Missouri.

By: _____
Signature Printed Name

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 structures for storm sewer, surface drainage channel, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Drainage Easement" (D/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 527.118, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

The sanitary, storm, and water utilities not installed within the utility easements, and contained within this plat, are private utilities and shall be owned and maintained by the property owners association.

An Access Easement for cross-access across Lot 4 to the adjacent parcels is hereby granted with the recording of this plat as shown herein, and allows the ingress and egress use of the area as designated hereon.

Building Lines

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Lee's Summit Municipal Code. Restrictions on the use or alteration of the said facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City of Lee's Summit, Missouri.

[illegible]Minor Plat
Rice Acres, Lot 4

Lee's Summit, Jackson County, Missouri	2020
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drawn by: _____ MJE
checked by: _____ TBW
approved by: _____ TBW
QA/QC by: _____ TBW
project no.: _____ 018-0330
drawing no. MP 80330-COLBERN
date: _____ 2020.03.1

Prepared For/Property Owner:
Library District No. 3
15616 E. US Hwy 24
Independence, MO 64050-2057
Prepared By:

7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Telephone: (913) 381-1170

SHEET
of 1

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USER: mjbogina