

MINOR PLAT OF
TIFFANY WOODS, 4TH PLAT - LOTS 4C AND 5C
A REPLAT OF LOT 5, TIFFANY WOODS AND LOT 4A, TIFFANY WOODS, 2ND PLAT
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION:
ALL OF LOT 5, TIFFANY WOODS, LOTS 1-13 AND TRACTS, A, B & C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI,
AND

ALL OF LOTS 3A & 4A, TIFFANY WOODS, 2ND PLAT, LOTS 1A THRU 4A, LOTS 6A THRU 8A AND TRACTS A-1, B-1 AND C-1, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PLAT DEDICATION:
THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS :

TIFFANY WOODS, 4TH PLAT - LOTS 4C AND 5C

EASEMENTS:
THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM AN OWNERSHIP AND ENCUMBRANCE REPORT WITH EASEMENTS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KC2000328, DATED FEBRUARY 7, 2020 (LOT 5) AND AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 646157, DATED JANUARY 22, 2020 (LOTS 3A AND 4A)

FLOOD INFORMATION:
ACCORDING TO THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2809500313G, EFFECTIVE JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

DRAINAGE:
THE INDIVIDUAL LOT OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATTERNS ON THE LOT UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OIL/GAS WELLS:
ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL, -WELLS SPREADSHEET, DATED FEBRUARY 2, 2018, THE SUBJECT PROPERTY CONTAINS NO ACTIVE OR ABANDONED GAS OR OIL WELLS.

NOTES:
THE SUBJECT PROPERTY CONTAINS 146,248 SQUARE FEET OR 3.357 ACRES, MORE OR LESS.

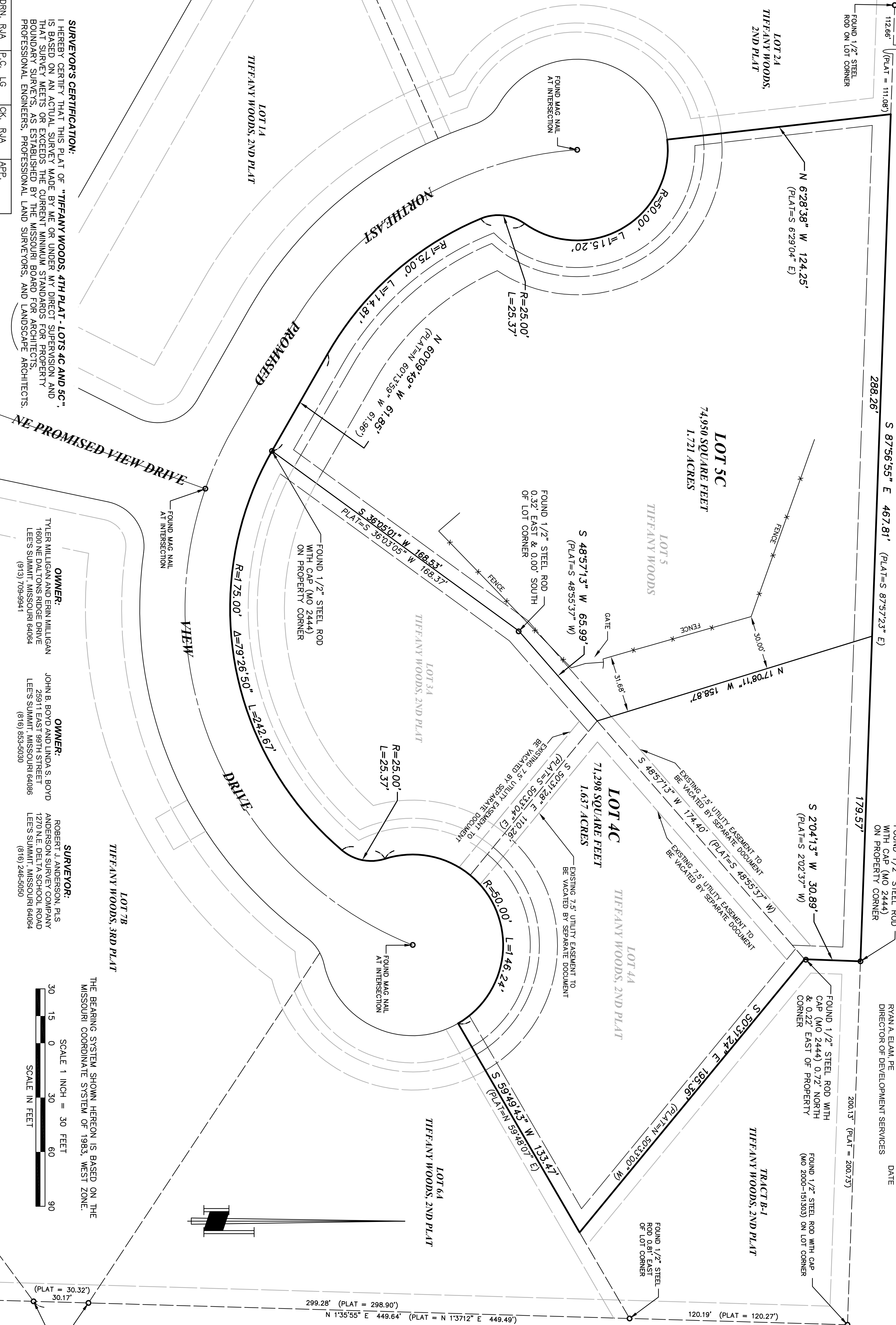
APPROVED:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF *TIFFANY WOODS, 4TH PLAT - LOTS 4C AND 5C* WAS SUBMITTED TO AND DULY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

TRISHA FOWLER ARGURI _____ DATE _____
CITY CLERK

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

RYAN A. ELAM, PE _____ DATE _____
DIRECTOR OF DEVELOPMENT SERVICES

JACKSON COUNTY ASSESSOR / GIS DEPARTMENT _____ DATE _____



IN WITNESS WHEREOF:
JOHN B. BOYD AND LINDA S. BOYD HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2020.

JOHN B. BOYD, OWNER 504 NE PROMISED VIEW DRIVE

LINDA S. BOYD, OWNER 504 NE PROMISED VIEW DRIVE
NOTARY CERTIFICATION:
STATE OF _____)
COUNTY OF _____) S.S.

ON THIS ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN AND LINDA BOYD, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE 504 NE PROMISED VIEW DRIVE, AND THAT SAID JOHN AND LINDA BOYD ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED NAME _____

IN WITNESS WHEREOF:
TYLER MILLIGAN AND ERIN MILLIGAN HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2020.

TYLER MILLIGAN

ERIN MILLIGAN
NOTARY CERTIFICATION:
STATE OF _____)
COUNTY OF _____) S.S.

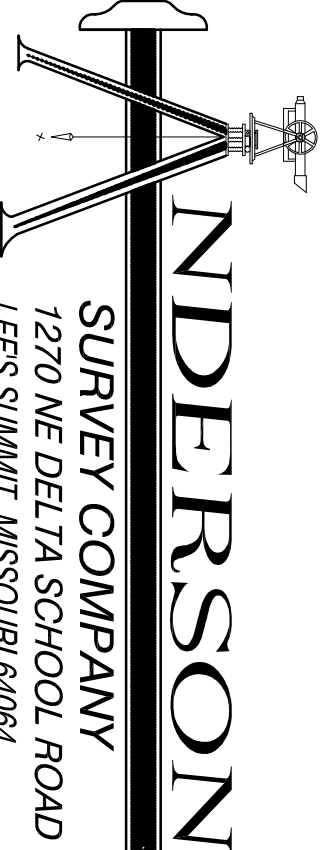
ON THIS ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TYLER AND ERIN MILLIGAN, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE _____, AND THAT SAID TYLER AND ERIN MILLIGAN ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED NAME _____

DATE PREPARED: JANUARY 27, 2020

MINOR PLAT
PROJECT LOCATION: LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050

ROBERT J. ANDERSON, PLS #2010000242

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF "TIFFANY WOODS, 4TH PLAT - LOTS 4C AND 5C", IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

OWNER:
TYLER MILLIGAN AND ERIN MILLIGAN
LEE'S SUMMIT, MISSOURI 64064
(815) 709-9941

OWNER:
JOHN B. BOYD AND LINDA S. BOYD
LEE'S SUMMIT, MISSOURI 64066
(816) 653-6030

SURVEYOR:
ROBERT J. ANDERSON, PLS
ANDERSON SURVEY COMPANY
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050

THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

