Minor Plat
Rice Acres, Lots 4 & 5

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

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, a distance of 300.00 feet to the Northeast corner of said Lot 1; thence North 01 degree 23 minutes 04 seconds East, departing said North line, on the Northerly extension of the East line of said Lot 1, a distance of 211.89 feet to a point; thence South 87 degrees 24 minutes 11 East, departing said Northerly extension, a distance of 458.31 feet to a point on the East line of said Northeast Quarter; thence South 01 degree 38 minutes 04 seconds West, on said East line, a distance of 638.18 feet to a point on the North line of NE Colbern Road right of way, as established in Documents 1999I0056409 and 1999I056412; thence North 88 degrees 38 minutes 41 seconds West, on said North line and on the South line of said Lot 1, a distance of 755.43 feet to the POINT OF BEGINNING, containing 424,667 Square Feet or 9.7490 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, Lots 4 & 5."***

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.

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 drainage channel, 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 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.

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 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 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

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 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 527.188, 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.

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the individual lot owners in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the individual lot owners on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully–functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lot, unless specific application is made and approved by the City Engineer.

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 _____)
)SS:
County of _____)

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: _____ _____

OWNERS of Lot 5: Elberta A. Hertzog, as Trustee under the First Amended Revocable Trust Agreement dated January 26, 1989, with Elberta A. Hertzog, Settlor as to an Undivided 1/2 Interest and Commerce Bank, N.A., as successor Trustee under the First Amended Revocable Trust Agreement dated January 26, 1989, and John W. Hertzog, Settlor as to an undivided 1/2 Interest

In testimony whereof, the OWNERS of Lot 5 have caused this instrument to be executed on this _____ day of _____, 2020.

By: _____ By: _____ By: _____
Elberta A. Hertzog, Trustee Elberta A. Hertzog, Settlor John W. Hertzog, Settlor

State of _____)
)SS:
County of _____)

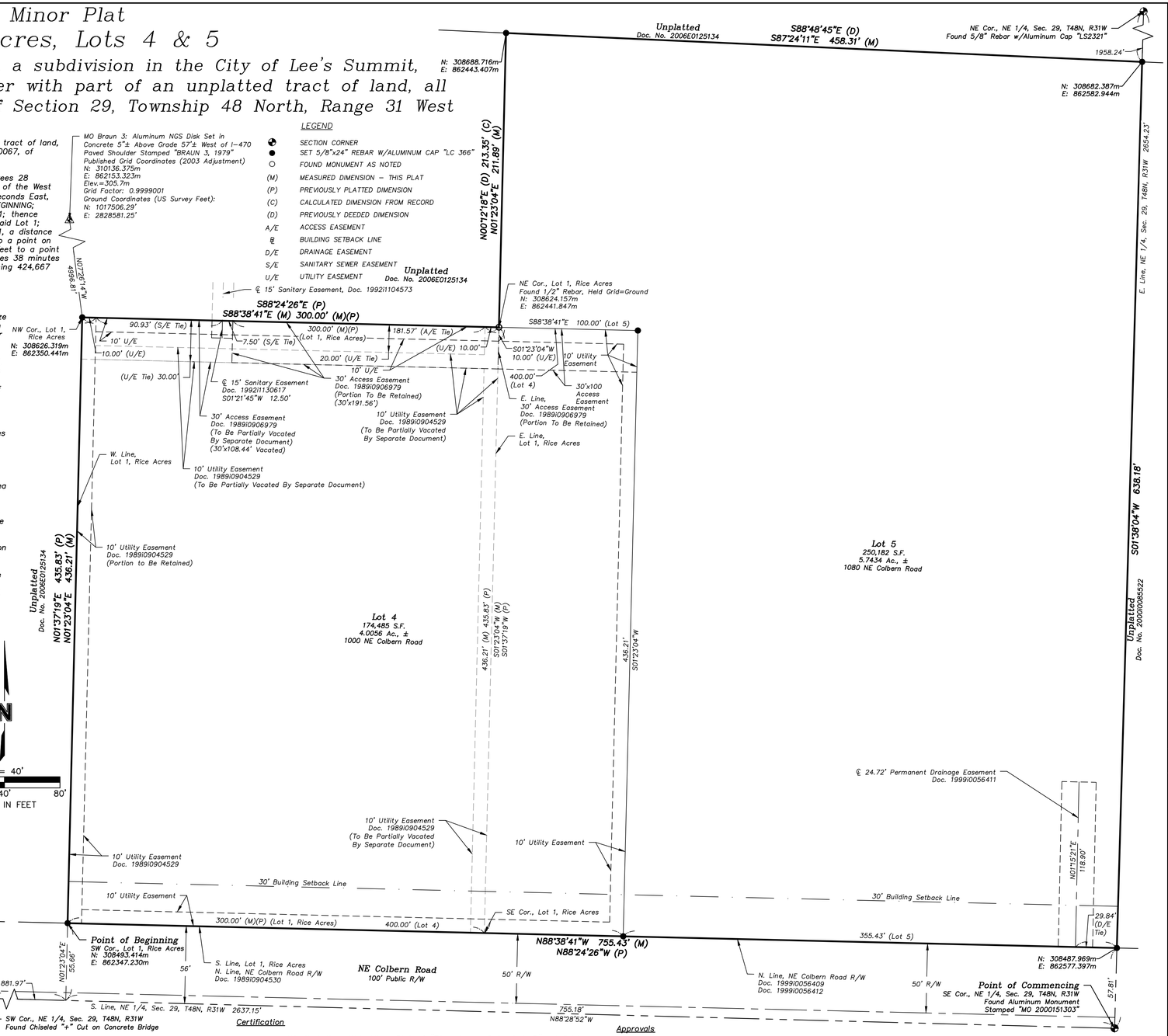
BE IT REMEMBERED that on this _____ day of _____, 2020, before me, the undersigned, a Notary Public in and for said County and State, came the parties aforesaid, who are personally known to me to be the persons who executed the foregoing instrument of writing.

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

My Commission Expires: _____ _____

Surveyor's Notes

1. *Basis of Bearings – Held the South line of the Northeast Quarter of Sec. 29, T48N, R31W at N88°28'52"W, Missouri State Plane Coordinate System 1983, West Zone. Rotate 'As–Surveyed' bearings 0°14'15" clockwise to match platted bearings. Distances shown hereon are ground distances in US Survey Feet.*
2. *Subject Property lies within "Zone X – Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0430G, Revised January 20, 2017.*
3. *Subject Property contains a total of 174,485 Square Feet or 4.0056 Acres, more or less, including 130,863 Square Feet or 3.0042 Acres of Replatted Area.*
4. *To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., dated 1995.*
5. *This Survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000, as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030–16–040 – Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.*
6. *Subject Property was last conveyed in Instrument Numbers 1989I0905995 and _____.*



Lot Summary Table		
Lot 4	174,485 S.F.	4.0056 Ac.
Lot 5	250,182 S.F.	5.7434 Ac.
Total	424,667 S.F.	9.7490 Ac.
Replatted Area	130,863 S.F.	3.0042 Ac.

Certification

I hereby certify that the within Minor Plat of ***"Rice Acres, Lots 4 & 5"*** *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.*

STATE OF MISSOURI TIMOTHY BLAIR WISWELL NUMBER PLS–2009000067 PROFESSIONAL LAND SURVEYOR

Date: _____

By: _____
Timothy Blair Wiswell, MO PLS No. 2009000067
Olsson, LC–366
twiswell@olsson.com

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

Property Owner:
Elberta A. Hertzog, et. al.
29100 E. Stringtown Road
Greenwood, MO 64034

Prepared By:
Olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Telephone: (913) 381–1170

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.*

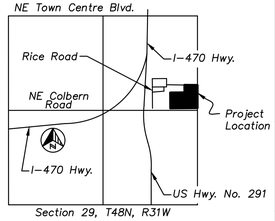
By: _____
Ryan A. Elam, PE
Director of Development Services

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



Section 29, T48N, R31W
VICINITY MAP
Scale: 1" = 2000'

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2020.03.25	Added STF Element & Language	MJB
2	2020.05.04	Added Plat Title, Bnd & Lang, Legal Description, Easement Labels, & Sheet Layout	MJB
3	2020.05.14	Revised Drainage Language	MJB

Minor Plat
Rice Acres, Lots 4 & 5

A Replat of Lot 1, Rice Acres, a subdivision, together with part of an unplatted tract, all lying in the Northeast Quarter of Section 29, Township 49 North, Range 31 West

Lee's Summit, Jackson County, Missouri

2020

drawn by:	MJB
checked by:	TBW
approved by:	TBW
QA/QC by:	TBW
project no.:	018-0330
drawing no.:	MP_80330-COLBERN
date:	2020.03.11

SHEET
1 of 1

DWG: C:\Users\mjbogina\Desktop\Office Files\2018\018-0330\LS Colbern Road\V_MP_80330-COLBERN.dwg USER: mjbogina
DATE: May 14, 2020 7:20pm
XREFS: