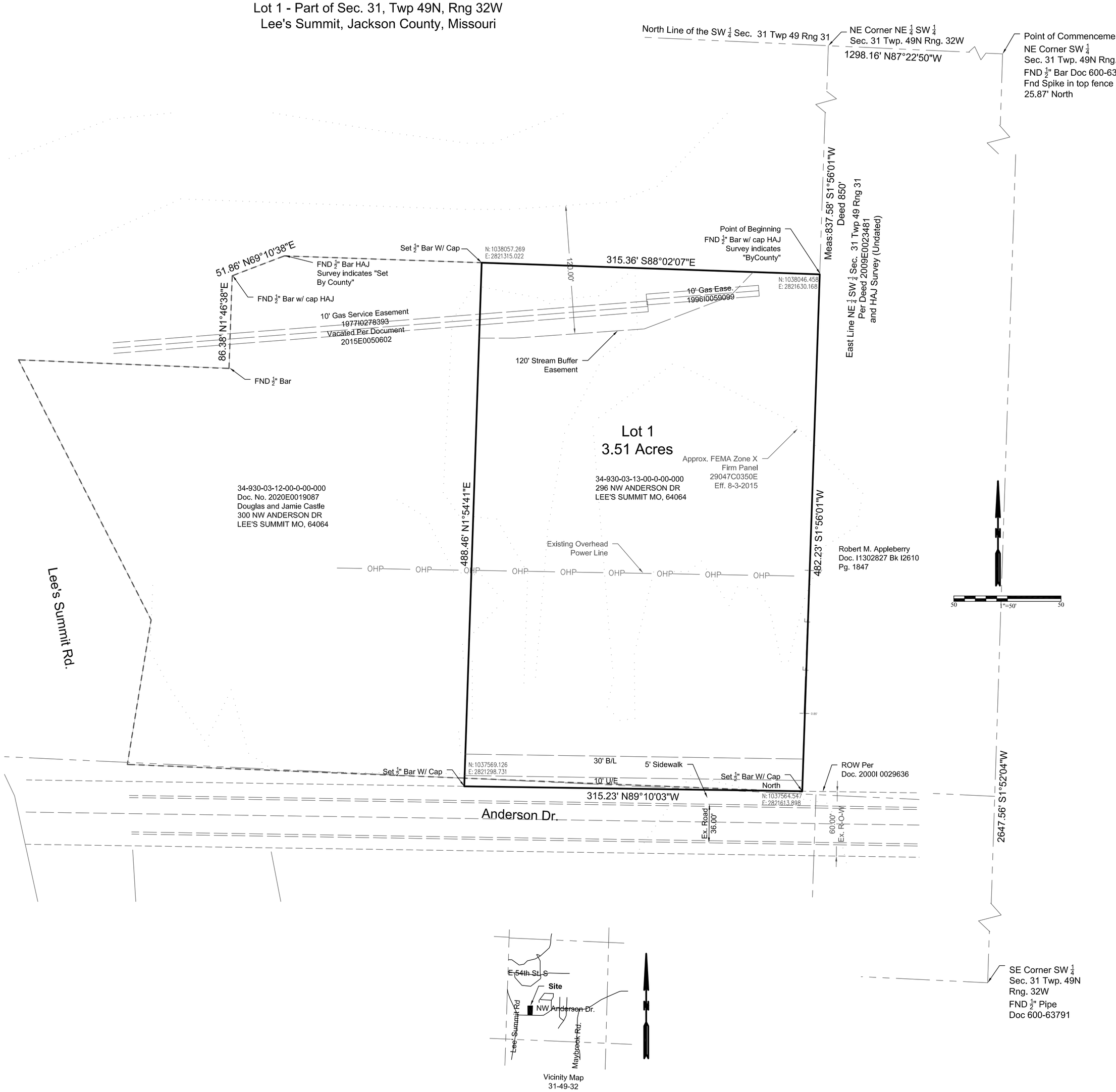
# Minor Plat
# Burke Acres
Lot 1 - Part of Sec. 31, Twp 49N, Rng 32W
Lee's Summit, Jackson County, Missouri




Property Description:
A part of the Southwest quarter of Section 31, Township 49 North, Range 32 West, located in Lee's Summit, Jackson County, Missouri, further described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of Section 31, Township 49N, Range 32W; thence North 87 degrees 22 minutes 50 seconds West a distance of 1298.16 feet to the Northeast corner of the the Northeast quarter of the Southwest quarter of said Section; thence South 1 degree 56 minutes 01 seconds West a distance of 837.58 feet along the East line of the Northeast quarter quarter of the Southwest quarter of said section to the Point of Beginning; thence South 1 degrees 56 minutes 01 seconds West a distance of 482.23 feet to the North Right of Way of Anderson Road; thence North 89 degrees 10 minutes 03 seconds West along said Right of way a distance of 315.23 feet; thence North 1 degrees 54 minutes 41 seconds East a distance of 488.46 feet; thence South 88 degrees 02 minutes 07 seconds East a distance of 315.36 feet to the Point of Beginning. Containing 3.51 acres.

**PROPERTY DESCRIPTION:**

**SURVEYOR'S NOTES:**

1. The coordinates and bearings shown on this plat are based upon the Missouri Coordinate System of 1983, West Zone (2003 adjustment) at Jackson County Control monuments JA-29 2 N315309.740m E862449.671m Grid Factor 0.9999026 . The record sources of the parent tracts are recorded as Tarmac Place at the Jackson County Recorder's Office in Independence, Missouri.
2. The property shown hereon is classified as suburban property by 10CSR 30-2.030 and 4 CSR 30-16.030.
3. Easements shown per Alta commitment for Title Insurance issued by Old Republic National Title Insurance Company, Title Commitment #20036557 dated January 10, 2020
4. Individual lot owners shall not alter the existing drainage patterns or flow paths, unless approved by the City Engineer.
5. FEMA Firm zones indicated per FIRM panel 29047C0350E Effective 8/3/2015. BAse Flood Elevation indicated as 774.9

**LEGEND:**

| | |
|---|---|
| B/L | Building Line |
| SF | Square Feet |
| U/E | Utility Easement |

**DEDICATION:**
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as:
"Burke Acres"

**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 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 hears, 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.

**STREAM BUFFER EASEMENT:**
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.

**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 WITNESS THEREOF:
Kevin T. and Denise A. Burke, husband and wife has caused these presents to be executed this _____ day of _____, 2019.

_____ _____
Kevin T Burke Denise A. Burke

NOTARY CERTIFICATION:

State of _____ )
)ss
County of _____ )

On this _____ day of _____, 2019, before me, the undersigned notary public, personally appeared Kevin T. and Denise A. Burke, husband and wife to me known to be the persons described in and who executed the foregoing instrument and executed the same as the free act and deed.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my notarial seal the day and year last written above.

_____
Notary Public

My Commission expires:

_____

APPROVALS:
This is to certify that the Minor Plat of Burke Acres as submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinance.

_____ _____
Trisha Fowler Arcuri, City Clerk Date

Approved: Public Works/Engineering

_____ _____
George M. Binger III, P.E., City Engineer Date
APPROVED: Development Services Department

_____ _____
Ryan A. Elam, AICP, Director Date

JACKSON COUNTY:
Approved:

_____ _____
Jackson County GIS Department Date


*Construction Engineering Services,Inc.*
16810 E. 40 Highway
Independence, Missouri 64055
Phone (816) 478-2323
Surveyors Engineers Planners
Missouri State Certificate of Authority 2001001857
Kansas Business Entity
PE - 834 LS - 136
lee@engineeringkc.com


Prepared For:
Kevin Burke
PO Box 6814
Lee's Summit, MO 64064

Horizontal Scale 1"=50'

Date:5-15-20
rev 6-18-20

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**Burke Acres**
Lot 1 - Part of Sec. 31, Twp 49N, Rng 32W
Lee's Summit, Jackson County, Missouri


Lee Bodenheimer, MO LS 2114
Lee Bodenheimer, MO PE 018496
Lee Bodenheimer, KS LS 638
Lee Bodenheimer, KS PE 8731