

MINOR PLAT

SUMMIT AVENUE ADDITION - LOTS 1 AND 2

A REPLAT OF LOTS 18 THRU 22, BLOCK 2, LOWE'S ADDITION

LEES SUMMIT, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION.

All of Lots 18, 19, 20, 21 and 22, Block 2, Lowe's Addition, a subdivision in Lees Summit, Jackson County, Missouri.

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 "SUMMIT AVENUE ADDITION - LOTS 1 AND 2".

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 SEWERS, STORM SEWERS, 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. THE AREAS OUTLINED OR DESIGNATED AS LANDSCAPE EASEMENTS (L.E.) SHALL BE DEDICATED TO THE COBBET CREEK HOMEOWNER'S ASSOCIATION TO PRESERVE THE GREEN SPACE AND NATURAL BEAUTY OF THE SUBDIVISION.

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 527.088, RSMo, (2006), ANY RIGHT TO REQUEST RESIDUATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STREETS. ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

DRAINAGE PLAN. INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATH ON LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, 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 HEREBY SET THEIR HANDS THIS _____ DAY OF _____, 20____.

GEORGE J. WIFE - HUSBAND _____ REGOY J. WIFE - WIFE _____

STATE OF _____
COUNTY OF _____ 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 HEREBY 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: _____

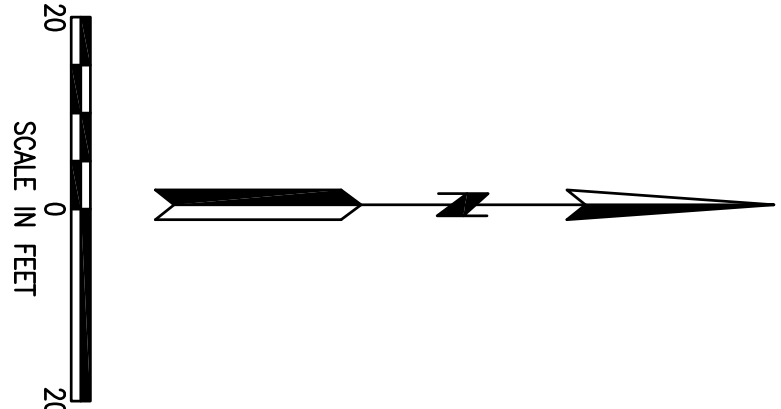
APPROVED.

PURSUANT TO CHAPTER 33, THE UNITED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

TRESHA FOWLER ARGENTI - CITY CLERK _____ DATE _____

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

FRANK A. EDAM, P.E. - DEVELOPMENT SERVICES DIRECTOR _____ DATE _____



MISSOURI STATE PLANE COORDINATES.

Missouri State Plane Coordinates, were obtained using the NAD 83 datum. The coordinates are in feet. Monument Coordinates = N 304,466.750 m E 859,083.036 m Grid Factor 0.9999998

KEY.

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

Surveyed For:
George & Peggy Nie
200 SE. Summit Ave.
Lees Summit, MO.

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.

- ▲ Denotes found monumentation as noted.
- ▲ Denotes 1/2" Iron Bar with Plastic Cap LS-2006016633 set this plat.
- All monumentation to be set within 3 months of the recording of this plat.
- This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
- The Record Source of the Parent Tract is the plat of Lowe's Addition, Block-8, Page-38.
- According to the FRM Map 29095004360 dated Jan. 20, 2017, this site falls in Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
- There are no abandoned oil or gas wells on this property as per the Division of Geology and Land Survey, Rolla, MO.

I hereby certify that the within plat of **SUMMIT AVENUE ADDITION - LOTS 1 AND 2**

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 plotting of subdivisions to the best of my knowledge and belief.

Brandon E. Ludwig, MO LS-2006016633
OCT. 3, 2019

IF THERE IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THIS PLAT IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.