

A MINOR SUBDIVISION
LOWE'S ADDITION, LOTS 9A, 11A & 13A

A REPLAT OF LOTS 9-14, BLOCK 5
LOWE'S ADDITION
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
CLASS OF PROPERTY - URBAN

SURVEY NOTES:

1. THE SUBJECT PROPERTY CONTAINS 21,920 SQUARE FEET OR 0.50 ACRES MORE OR LESS.
2. ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY: SE HIGH STREET.
3. UTILITY INFORMATION SHOWN HERON IS BASED UPON THE FOLLOWING:
 - A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
5. THERE IS NO VISIBLE EVIDENCE TO DATE OF ABANDONED OIL OR GAS WELLS WITHIN THE PLAT BOUNDARY PER DOCUMENT "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" BY EDWARD ALTON MAY, JR., P.E., 1995.
6. NO TITLE REPORT WAS FURNISHED, THERE MAY BE OTHER EASEMENTS OR RECORD INFORMATION THAT AFFECTS THIS PROPERTY THAT WOULD BE DISCLOSED IN A TITLE REPORT.
7. PARENT TRACT RECORDED IN DOCUMENT NO. 2020E0072984.

DRAINAGE NOTE:

THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN ZONE "X". ACCORDING TO FLOOD INSURANCE RATE MAP PREPARED BY FEMA, AND SHOWN ON F.I.R.M. MAP NO. 29095C0436G, EFFECTIVE DATE JANUARY 20, 2017. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

DESCRIPTION:

A PART OF LOTS 9 THRU 14, BLOCK 5, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, IN SECTION 5, TOWNSHIP 47, RANGE 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 5, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 63 DEGREES 53 MINUTES 36 SECONDS EAST, 168.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 9, SOUTH 02 DEGREES 09 MINUTES 52 SECONDS WEST, 148.15 FEET TO THE CENTER OF A VACATED ALLEY, ALLEY BEING VACATED BY DOCUMENT NUMBER 2000I0036587; THENCE ALONG THE CENTERLINE OF SAID VACATED ALLEY, SOUTH 63 DEGREES 53 MINUTES 36 SECONDS WEST, 168.00 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 52 SECONDS EAST, 148.15 FEET TO THE POINT OF BEGINNING. CONTAINING 21,920 SQUARE FEET, OR 0.50 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION HEREAFTER BE KNOWN AS "LOWE'S ADDITION, LOTS 9A, 11A & 13A".

PUBLIC EASEMENT:

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 EASEMENTS" (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.

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.

ACKNOWLEDGEMENT:

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HEREUNTO SUBSCRIBED THEIR NAME THIS ____ DAY OF ____, 20__.

705 HIGH STREET, LLC

DUSTIN BAXTER, MEMBER

STATE OF MISSOURI)
)SS:
COUNTY OF JACKSON

ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDESIGNED NOTARY PUBLIC, PERSONALLY APPEARED DUSTIN BAXTER, MEMBER, 705 HIGH STREET, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE SAME PERSON DESCRIBED TO AND WHO BY ME BEING DULY SWORN, DID ACKNOWLEDGE THE EXECUTION OF SAID INSTRUMENT TO BE HIS FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE LAST DAY AND YEAR WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY ACKNOWLEDGEMENT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "LOWE'S ADDITION, LOTS 9A, 11A & 13A" WAS SUBMITTED TO AND DULY APPROVED PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

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

RYAN A. ELAM, P.E. DATE
DIRECTOR OF DEVELOPMENT SERVICES

TRISHA FOWLER ARCURI, CITY CLERK DATE

CERTIFICATION:

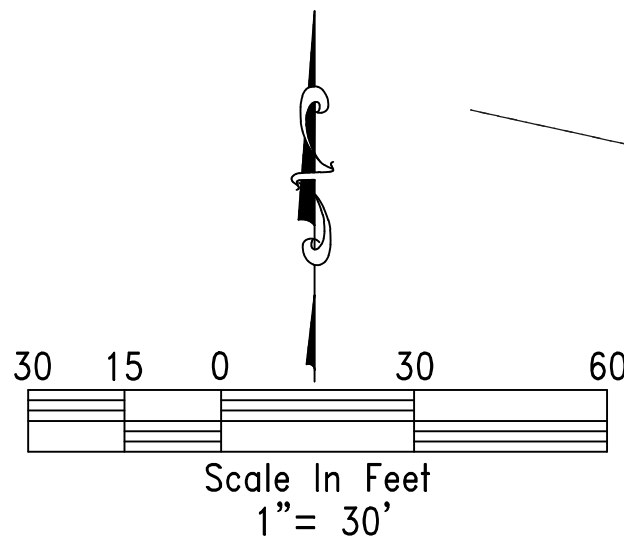
I HEREBY DECLARE THAT AN ACTUAL PROPERTY BOUNDARY RE-SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: ROGER A. BACKUES - RLS NO. 2134

APPROVED BY THE JACKSON COUNTY GIS DEPARTMENT

BY: _____

DATE: _____



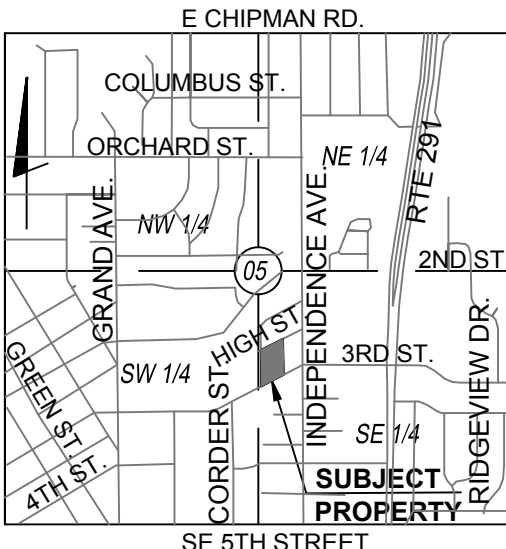
STATE PLANE COORDINATES

- ① 305071.840
861556.546
- ② 305094.371
861602.523
- ③ 305049.252
861600.818
- ④ 305026.721
861554.841

1 METER = 3.28083333'
KC METRO CONTROL STATION JA 25 WAS USED TO CREATE THE COORDINATES AS SHOWN # AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9998972.

LEGEND

- SET 1/2" REBAR AND CAP
RLS-2134, MO.
- ⊙ - FOUND MONUMENT (AS NOTED)
- B/L - BUILDING SETBACK LINE
- R/W - RIGHT OF WAY
- R - RECORD BEARING OR DISTANCE
- M - MEASURED BEARING OR DISTANCE



LOCATION MAP
SCALE=1"=2000'
SECTION 5 TOWNSHIP 47 RANGE 31