

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 SEWER, STORM SEWER, 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 HUNZELT, 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 RESTORATION 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 WIE - HUSBAND \_\_\_\_\_ REGOY J WIE - WIFE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ 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.

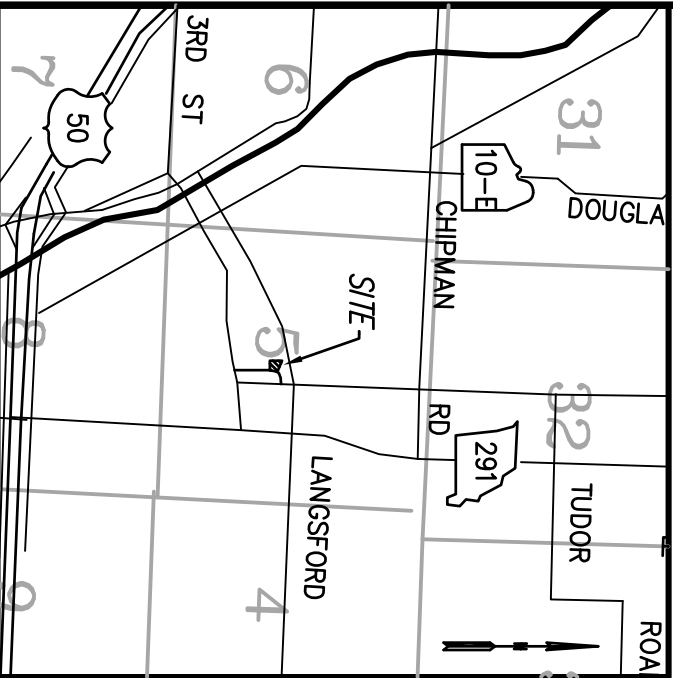
TRISHA FOWLER ARGENT - CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

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

SUMMIT AVENUE ADDITION - LOTS 1 AND 2

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.



LADWIG & ASSOCIATES, LLC.

LAND SURVEYORS

33604 E. 235th Street  
Pleasant Hill, Missouri 64080  
816-309-6621

Missouri Certificate of Authority  
Land Surveying - LS-2012028511



MISSOURI STATE PLANE COORDINATES.

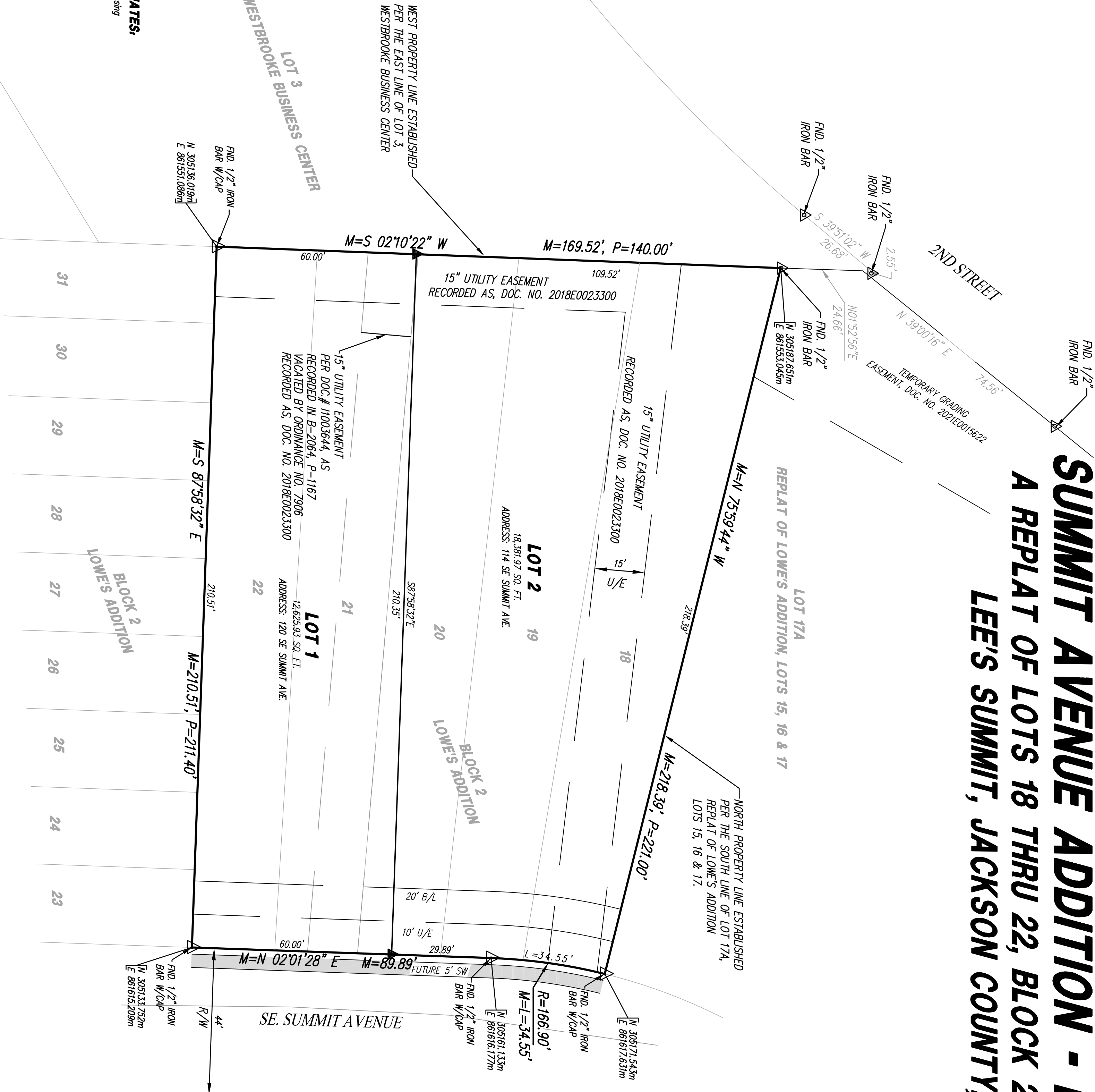
Missouri State Plane Coordinates, were obtained using  
NAD 83 datum, Missouri State Plane projection, 12 S zone.  
Monument Coordinates = N 304 466 750 m  
E 859 083 036 m  
Grid Factor 0.9998988

KEY.

U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
P = PLATTED  
M = MEASURED

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

VICINITY MAP



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-2, Page-38.
- According to the FPM Map 29035C0436G 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.
- No type of building permit will be issued until work is complete.