32-49-31
19-12-42592-1
42592_2020-01-06.dwg

MINOR PLAT OF

TIFFANY WOODS, LOTS 4B AND 5A

A REPLAT OF LOT 5, TIFFANY WOODS AND LOT 4A, TIFFANY WOODS, 2ND PLAT IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI,

DESCRIPTION:
ALL OF LOT 5, *TIFFANY WOODS, LOTS 1-13 AND TRACTS, A, B & C* , A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

AND

ALL OF LOTS 3A & 4A *TIFFANY WOODS, 2ND PLAT, LOTS 1A THRU 4A, LOTS 6A THRU 8A AND TRACTS A-1, B-1 AND C-1* , A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PLAT DEDICATION:
THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS :

"TIFFANY WOODS, LOTS 4B AND 5A"

EASEMENTS:
THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM AN OWNERSHIP AND ENCUMBRANCE REPORT WITH EASEMENTS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KC2000328, DATED FEBRUARY 7, 2020 (LOT 5) AND AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 646157, DATED JANUARY 22, 2020 (LOTS 3A AND 4A).

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE LAKEWOOD PROPERTY OWNERS ASSOCIATION TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SANITARY SEWERS OVER OR UNDER THOSE AREAS OUTLINE OR DESIGNATED UPON THIS PLAT AS "PRIVATE UTILITY EASEMENTS" (PU/E) ON THIS PLAT.

FLOOD INFORMATION:
ACCORDING TO THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0313G, EFFECTIVE JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

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.

DRAINAGE:
THE INDIVIDUAL LOT OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATTERNS ON THE LOT UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

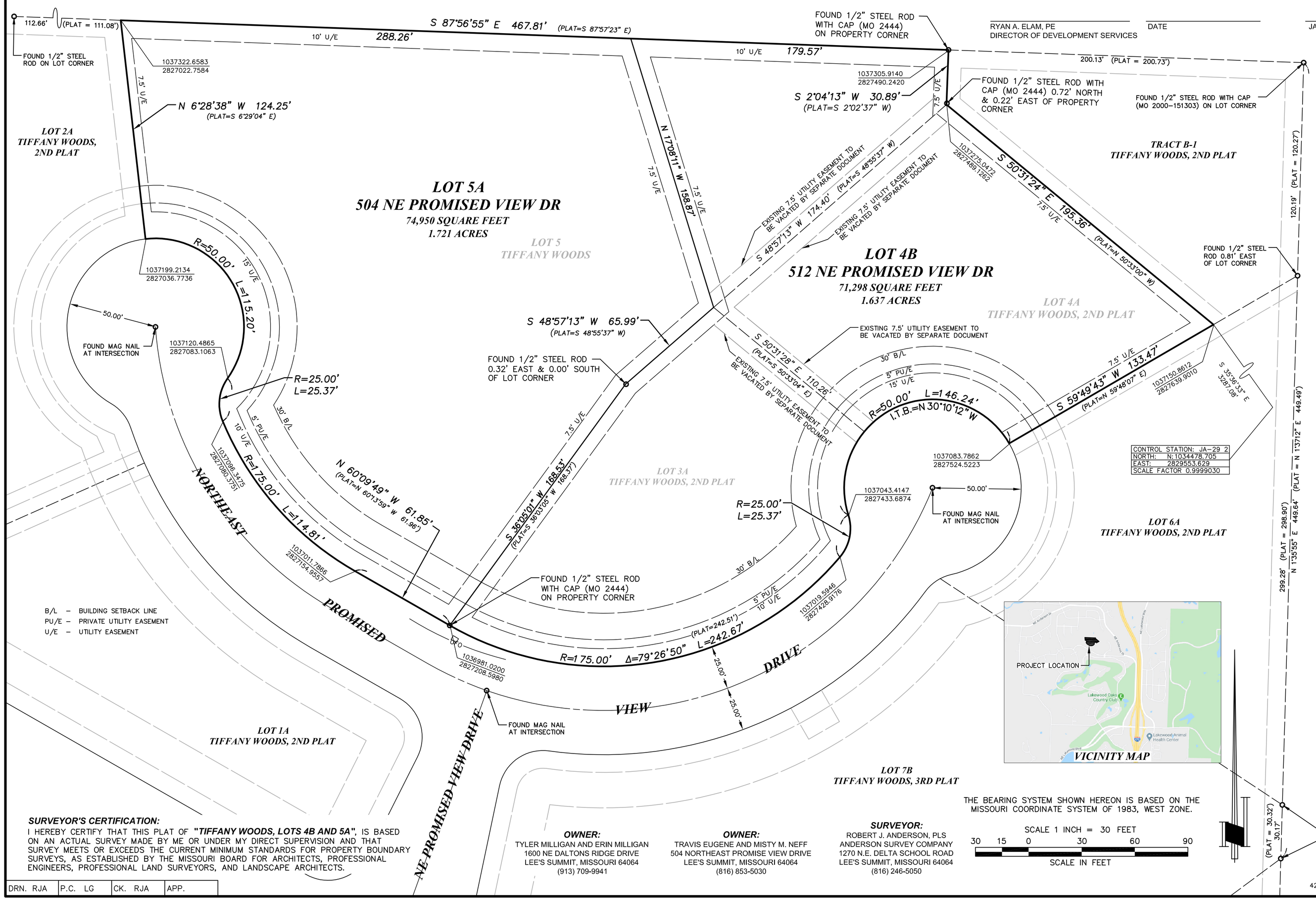
OIL/GAS WELLS:
ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL - WELLS SPREADSHEET, DATED FEBRUARY 2, 2018, THE SUBJECT PROPERTY CONTAINS NO ACTIVE OR ABANDONED GAS OR OIL WELLS.

NOTES:
THE SUBJECT PROPERTY CONTAINS 146,248 SQUARE FEET OR 3.357 ACRES, MORE OR LESS.

THERE ARE NO EXISTING OR PROPOSED SIDEWALKS ON THE SUBJECT PROPERTY.

APPROVED:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF " *TIFFANY WOODS, 4TH PLAT - LOTS 4C AND 5C* " WAS SUBMITTED TO AND DULY APPROVED 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.

TRISHA FOWLER ARCURI, CITY CLERK — DATE
GEORGE M. BINGER III, P.E., CITY ENGINEER — DATE
RYAN A. ELAM, PE, DIRECTOR OF DEVELOPMENT SERVICES — DATE
JACKSON COUNTY ASSESSOR / GIS DEPARTMENT — DATE



B/L – BUILDING SETBACK LINE
PU/E – PRIVATE UTILITY EASEMENT
U/E – UTILITY EASEMENT

IN WITNESS WHEREOF:
TRAVIS EUGENE AND MISTY M. NEFF HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2021.

TRAVIS EUGENE NEFF, OWNER 504 NE PROMISED VIEW DRIVE

MISTY M. NEFF, OWNER 504 NE PROMISED VIEW DRIVE

NOTARY CERTIFICATION:
STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TRAVIS EUGENE AND MISTY M. NEFF, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE 504 NE PROMISED VIEW DRIVE, AND THAT SAID TRAVIS EUGENE AND MISTY M. NEFF ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC — PRINTED NAME

IN WITNESS WHEREOF:
TYLER MILLIGAN AND ERIN MILLIGAN HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2021.

TYLER MILLIGAN

ERIN MILLIGAN

NOTARY CERTIFICATION:
STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TYLER AND ERIN MILLIGAN, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE _____, AND THAT SAID TYLER AND ERIN MILLIGAN ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC — PRINTED NAME

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF ***"TIFFANY WOODS, LOTS 4B AND 5A"***, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

DRN. RJA	P.C. LG	CK. RJA	APP.

OWNER:
TYLER MILLIGAN AND ERIN MILLIGAN
1600 NE DALTONS RIDGE DRIVE
LEE'S SUMMIT, MISSOURI 64064
(913) 709-9941

OWNER:
TRAVIS EUGENE AND MISTY M. NEFF
504 NORTHEAST PROMISE VIEW DRIVE
LEE'S SUMMIT, MISSOURI 64064
(816) 853-5030

SURVEYOR:
ROBERT J. ANDERSON, PLS
ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050

THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

SCALE 1 INCH = 30 FEET
30 15 0 30 60 90
SCALE IN FEET

32-49-31
19-12-42592-1
42592_2020-01-06.dwg

DATE PREPARED: FEBRUARY 2, 2020

MINOR PLAT

PROJECT LOCATION: LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

ROBERT J. ANDERSON, PLS #2010000242