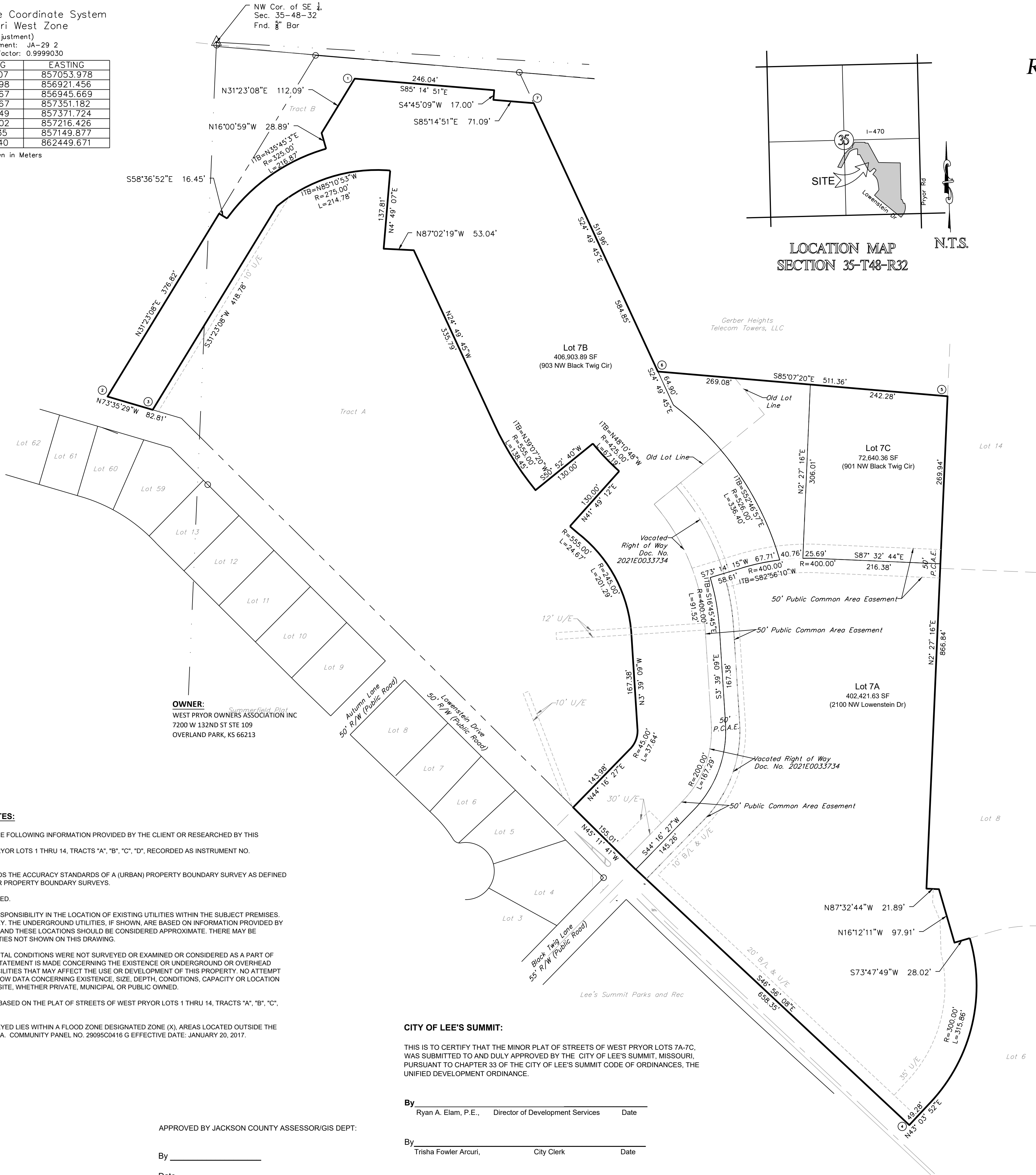


Missouri State Plane Coordinate System  
1983, Missouri West Zone  
(2003 Adjustment)  
Reference Monument: JA-29 2  
Combined Scale Factor: 0.9999030

POINT	NORTHING	EASTING
1	307135.307	857053.978
2	306964.898	856921.456
3	306957.787	856945.669
4	306574.367	857351.182
5	306965.049	857371.724
6	306978.302	857216.426
7	307122.135	857149.877
JA 29 2	315309.740	862449.671

Coordinates Shown in Meters



**SURVEYOR'S GENERAL NOTES:**

- THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.  
(A) PLAT OF STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C", "D", RECORDED AS INSTRUMENT NO. 2019E0032538.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (URBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- NO TITLE REPORT WAS FURNISHED.
- THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF EXISTING UTILITIES WITHIN THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- BEARINGS SHOWN HEREIN ARE BASED ON THE PLAT OF STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C", "D".
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X). AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. COMMUNITY PANEL NO. 29095C0416 G EFFECTIVE DATE: JANUARY 20, 2017.

APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPT:

By \_\_\_\_\_

Date \_\_\_\_\_

**CITY OF LEE'S SUMMIT:**

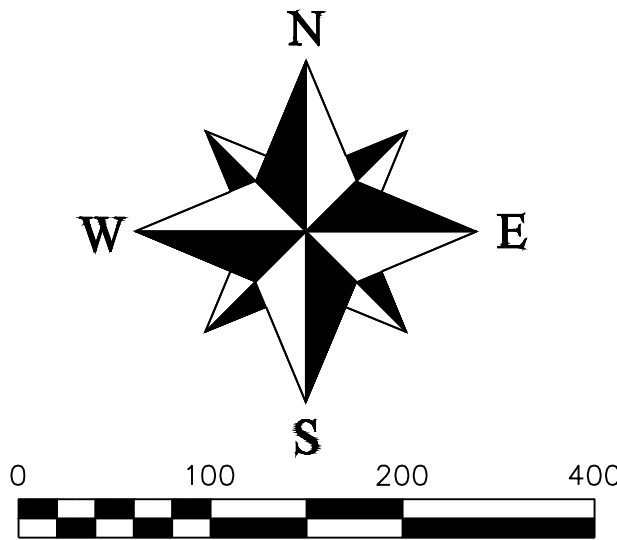
THIS IS TO CERTIFY THAT THE MINOR PLAT OF STREETS OF WEST PRYOR LOTS 7A-7C, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

By Ryan A. Elam, P.E., Director of Development Services Date \_\_\_\_\_

By Trisha Fowler Arcuri, City Clerk Date \_\_\_\_\_

By George M Binger, III P.E., City Engineer Date \_\_\_\_\_

# Minor Plat Streets of West Pryor Lots 7A-7C Replat of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D" Section 35, Township 48, Range 32 Lee's Summit, Jackson County, Missouri



**LEGEND**

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
  - ⊙ Found Survey Monument (As Noted)
  - ① Exception Document Location
  - U/E Utility Easement
  - B/L Building Setback Line

**PLAT DESCRIPTION:**

ALL OF LOT 7 AND TRACT "C", STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C", "D", A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. AND, NW BLACK TWIG LANE RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C", & "D", THENCE N 40°14'40" W, A DISTANCE OF 50.00 FEET; THENCE N 44°16'27" E, A DISTANCE OF 145.16 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 146.38 FEET; THENCE N 3°39'09" W, A DISTANCE OF 167.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 242.29 FEET; THENCE N 50°51'20" E, A DISTANCE OF 50.02 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 40°29'34" E AND A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 273.27 FEET; THENCE S 3°39'09" E, A DISTANCE OF 167.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 188.21 FEET; THENCE S 44°16'27" W, A DISTANCE OF 144.73 FEET TO THE POINT OF BEGINNING.

**DEDICATION:**

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

**"Streets of West Pryor Lots 7A-7C"**

**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 TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.), "DRAINAGE EASEMENT" (D.E.), OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

**PUBLIC COMMON AREA EASEMENT:**

PUBLIC COMMON AREA EASEMENTS (P.C.A.E.) AS SHOWN SHALL BE DEFINED AND MAINTAINED IN ACCORDANCE WITH SEPARATE DOCUMENT TITLED "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS". THE DEVELOPER SHALL MAINTAIN THE PUBLIC COMMON AREA EASEMENTS IN ACCORDANCE WITH SAID SEPARATE DOCUMENT.

**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.

**OIL - GAS WELLS:**

THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

**DRAINAGE NOTE:**

THE INDIVIDUAL LOT OWNER 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.

**UNDERMINE NOTE:**

ALL OF THE LOTS SHOWN ON THIS PLAT ARE UNDERMINED. MINE REMEDIATION WORK MUST BE PERFORMED AND COMPLETED PURSUANT TO AN EXECUTED REDEVELOPMENT AGREEMENT TO WHICH THE CITY IS A PARTY, IN ORDER TO RECEIVE BUILDING PERMITS FOR ANY CONSTRUCTION ON THE SURFACE OF THE UNDERMINED AREAS.

**LOT 7B**

**IN TESTIMONY THEREOF:**

WEST PRYOR OWNERS ASSOCIATION INC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

**MANAGER:**

**NOTARY CERTIFICATION**

STATE OF \_\_\_\_\_ )

\_\_\_\_\_ )SS

COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, MANAGER OF WEST PRYOR OWNERS ASSOCIATION INC., TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

**IN WITNESS WHEREOF**

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

\_\_\_\_\_, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**LOTS 7A AND 7C**

**IN TESTIMONY THEREOF:**

THE CITY OF LEE'S SUMMIT, HAS CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_, MAYOR

**NOTARY CERTIFICATION**

STATE OF \_\_\_\_\_ )

\_\_\_\_\_ )SS

COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM A. BAIRD, MAYOR OF CITY OF LEE'S SUMMIT, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

**IN WITNESS WHEREOF**

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

\_\_\_\_\_, MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

\_\_\_\_\_, DATE: \_\_\_\_\_  
MATTHEW J. SCHLICHT, MOPLS 2012000102  
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

**REVISIONS**

DATE	REVISIONS

Minor Plat - Streets of West Pryor Lots 7A-7C  
Section 35, Township 48, Range 32  
Lee's Summit, Jackson County, Missouri

## Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1	35	48	32	Jackson	Streets of West Pryor	November 3, 2020

PROFESSIONAL SEAL

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849