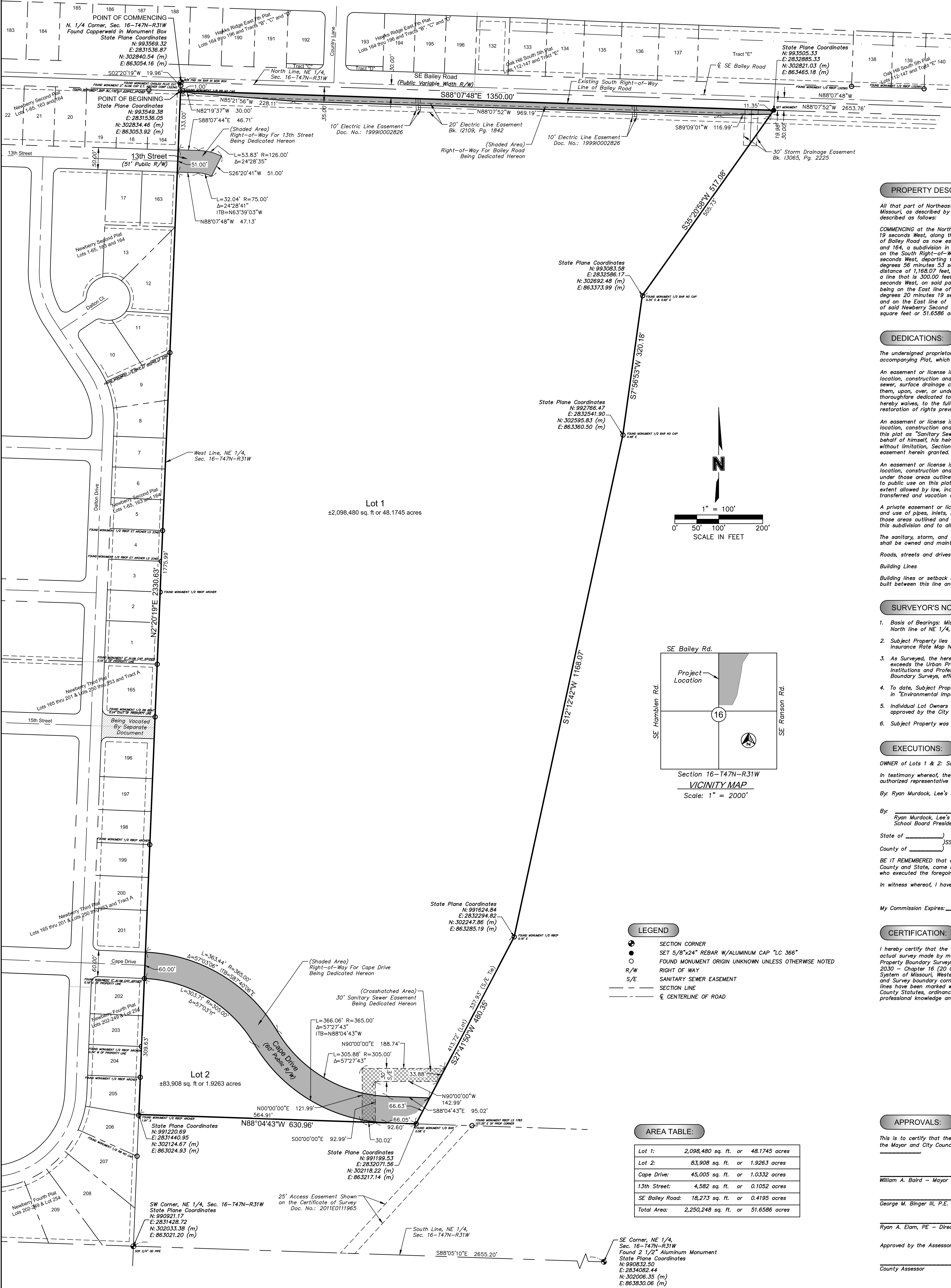


Final Plat  
Lee's Summit School District #7 - Middle School #4  
Part of the Northeast Quarter of Section 16, Township 47 North, Range 31 West,  
in the City of Lee's Summit, Jackson County, Missouri



PROPERTY DESCRIPTION:

All that part of Northeast Quarter of Section 16, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, as described by Timothy Blair Wiswell, Missouri Professional Licensed Surveyor, PLS-2009000067, and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter, of said Section 16-T47N-R31W; thence South 02 degrees 20 minutes 19 seconds West, along the West line of said Northeast Quarter, a distance of 20.00 feet, to a point on the South Right-of-Way line of Bailey Road as now established, said point also being the Northeast corner of Lot 164 of Newberry Second Plat, Lots 1-65, 163 and 164, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence South 88 degrees 07 minutes 48 seconds East, on the South Right-of-Way line of said Bailey Road, a distance of 1,350.00 feet, to a point; thence South 35 degrees 20 minutes 58 seconds West, departing the South Right-of-Way line of said Bailey Road, a distance of 517.08 feet, to a point; thence South 07 degrees 58 minutes 53 seconds West, a distance of 320.18 feet, to a point; thence South 12 degrees 12 minutes 42 seconds West, a distance of 1,168.07 feet, to a point; thence South 27 degrees 41 minutes 50 seconds West, a distance of 480.35 feet, to a point on a line that is 300.00 feet North of and parallel to the South line of said Northeast Quarter; thence North 88 degrees 04 minutes 43 seconds West, on a distance of 630.86 feet, to a point on the West line of said Northeast Quarter; said point also being on the East line of Newberry Fourth Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 02 degrees 20 minutes 19 seconds East, on the West line of said Northeast Quarter, and on the East line of said Newberry Fourth Plat, and on the East line of Newberry Third Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, and on the East line of said Newberry Second Plat, Lots 1-65, 163 and 164, a distance of 2,330.63 feet, to the POINT OF BEGINNING, containing 2,250,248 square feet or 51.6586 acres, more or less.

DEDICATIONS:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying Plat, which subdivision shall be hereafter known as "Lee's Summit School District #7 - Middle School #4".

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 Easement" (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.

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 structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/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.

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 structures for storm sewer, surface drainage channel, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Drainage Easement" (D/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.

A private easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of pipes, inlets, manholes, surface drainage facilities, underground detention and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Best Management Practices Easement" (BMP), is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

The sanitary, storm, and water utilities not installed within the utility easements, and contained within this plat, are private utilities and shall be owned and maintained by the property owner.

Roads, streets and drives shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

Building Lines

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

SURVEYOR'S NOTES:

- Basis of Bearings: Missouri State Plane coordinate system 1983, West Zone utilizing the continuously operating GNSS network; Held North line of NE 1/4, of Sec. 16-T47N-R31W at S88°07'52"E. All distances are ground distances in US Survey Feet.
- Subject Property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain, according to FEMA Flood Insurance Rate Map Number 28095C04386, Revised January 20, 2017.
- As Surveyed, the hereon shown property contains 2,250,248 square feet or 51.6586 acres, more or less. This survey meets or exceeds the Urban Property Accuracy Standard of Closure 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy standards for Property Boundary Surveys, effective June 30, 2017.
- To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., dated 1995.
- Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.
- Subject Property was last conveyed in Document 2012E0137115.

EXECUTIONS:

OWNER of Lots 1 & 2: School District 7 Reorganized

In testimony whereof, the OWNER of Lots 1 & 2, School District 7 Reorganized, has caused this instrument to be executed by a duly authorized representative of said company, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: Ryan Murdock, Lee's Summit R-7, School Board President

By: Ryan Murdock, Lee's Summit R-7, School Board President

State of \_\_\_\_\_  
County of \_\_\_\_\_

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned, a Notary Public in and for said County and State, came Ryan Murdock, Lee's Summit R-7, School Board President, who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said company.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: \_\_\_\_\_

CERTIFICATION:

I hereby certify that the within Final Plat of "Lee's Summit School District #7 - Middle School #4", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

DRAFT COPY  
FOR REVIEW

By: Timothy Blair Wiswell, MO PLS No. 2009000067  
Olson, CO-366  
twiswell@olson.com

APPROVALS:

This is to certify that the within plat "Lee's Summit School District #7 - Middle School #4" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Ordinance No. \_\_\_\_\_

William A. Baird - Mayor Trisha Fowler Arcuri - City Clerk

George M. Binger III, P.E. - City Engineer

Ryan A. Elam, PE - Director of Development Services Dana Arth - Planning Commission Secretary

Approved by the Assessor's Office of Jackson County, Missouri.

County Assessor