

LOT AREA		
LOT 4C-1	110,777 SQ FT	2.54 ACRES
LOT 4C-2	38,265 SQ FT	0.88 ACRES
LOT 4C-3	36,056 SQ FT	0.83 ACRES

LEGEND

MISSOURI STATE PLANE COORDINATE SYSTEM
1983, MISSOURI WEST ZONE
(2003 ADJUSTMENT)
REFERENCE MONUMENT JA-43
N-307528.309
E-860514.793
COMBINED SCALE FACTOR 0.99899480
COORDINATES SHOWN IN METERS

DESCRIPTION: LOT 4C, CORRECTED SUMMIT ORCHARD, LOTS 4A-4E, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AS RECORDED IN BOOK 1185, PAGE 30 BEING INSTRUMENT NO. 19E0068481, LYING IN SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST AND SECTION 36, RANGE 48 NORTH, TOWNSHIP 32 WEST, JACKSON COUNTY, MISSOURI.

PLAT 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 "THE MINOR PLAT OF LOT 4C, CORRECTED SUMMIT ORCHARDS".

EASEMENT DEDICATION: 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 AREA 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.

DRAINAGE: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OIL / GAS WELLS: NO ABANDONED OIL OR GAS WELLS ARE IDENTIFIED ON THIS DRAWING. LOCATIONS, IF SHOWN, ARE PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020.

FLOOD INFORMATION: SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0417G. EFFECTIVE DATE: JANUARY 20, 2017

BUILDING SETBACK: 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.

ACCESS EASEMENT: THE LOTS WITHIN THIS PLAT ARE SUBJECT TO CERTAIN ACCESS EASEMENTS CREATED BY, AND IN ACCORDANCE WITH THE TERMS OF, THAT CERTAIN RECIPROCAL AGREEMENT AND OPERATING AGREEMENT RECORDED IN DOCUMENT 2019E0074368 OF THE JACKSON COUNTY, MISSOURI RECORDS.

PUBLIC COMMON AREA EASEMENT: PUBLIC COMMON AREA EASEMENTS SHALL BE DEFINED AND MAINTAINED IN ACCORDANCE WITH THE SEPARATE DOCUMENT TITLED "ACCESS EASEMENT AGREEMENT" RECORDED IN DOCUMENT 2019E0052997 OF THE JACKSON COUNTY, MISSOURI RECORDS.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20____.

STEVEN W. RICH, VICE PRESIDENT
TOWNSEND SUMMIT, LLC

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED THE ABOVE
PERSONS, TO ME KNOWN TO BE THE PERSONS 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 HEREUNTO 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: _____

THIS IS TO CERTIFY THAT THE WITHIN MINOR PLAT OF LOT 4C, CORRECTED SUMMIT ORCHARDS, WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____

WILLIAM A. BAIRD - MAYOR	DATE
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TRISHA FOWLER ARCURI – CITY CLERK DATE

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

RYAN A ELAM, P.E. – DIRECTOR OF PLANNING AND DEVELOPMENT DATE: _____

JACKSON COUNTY ASSESSOR/GIS DEPT. DATE

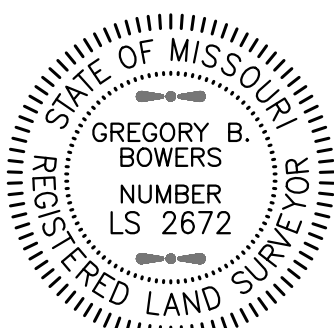
CERTIFICATION:

I HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT IS BASED UPON AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS DEFINED IN 20 CSR 2030-16.00, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY DIVISION TO THE BEST OF MY PROFESSIONAL ABILITIES, KNOWLEDGE AND BELIEFS.

THE FIELD WORK WAS COMPLETED ON 2021-04-23.

THE FIELD WORK WAS COMPLETED ON 2021-04-23.

Gregory B. Bowers DATE: 6/23/2021
GREGORY BOWERS, PLS 2672
ANDERSON ENGINEERING INC. LC-62



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W. 14TH TERRACE • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI SURVEYING CORPORATION J.C. #2

REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	
1				DRAWN BY: MUE
2				CHECK BY:
3				LICENSE NO.
4				DATE: 2021-05-26
5				FIELD BOOK:
				JOB NUMBER: 21CO10010

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TOWNSEND SUMMIT, LLC
230 SHILLING CIRCLE, SUITE 120
HUNT VALLEY, MARYLAND 21031

MINOR PLAT
LOT 4C, CORRECTED SUMMIT ORCHARD
LOTS 4A-4E

500 NW CHIPMAN ROAD
LEE'S SUMMIT, MO 64086

SHEET NUMBER

1
OF 1