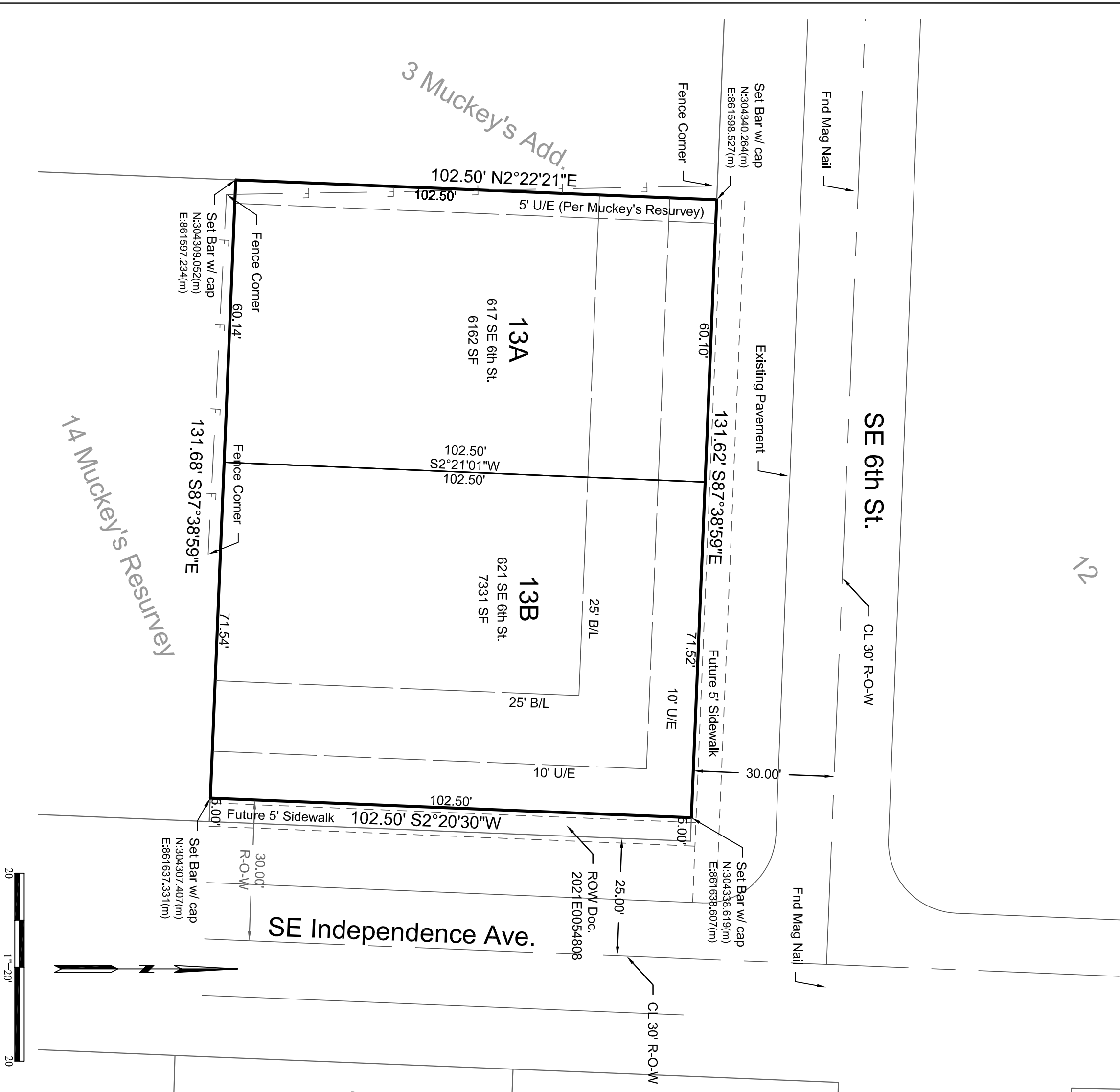


Muckey's Resurvey - 13A and 13B

A replat of Lot 13 and the North 40 feet of Lot 14, Muckey's Resurvey, a subdivision in Lee's Summit, Jackson County, Missouri



- PLAT NOTES:
- Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots without written approval from the City Engineer.
 - There are no gas or oil wells on this property per the document entitled "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., P.E.
 - No Floodplain is present on described property per FEMA FIRIM Panel 29095C0436G effective 11/20/2017
 - Construction of the sidewalks and any ADA ramps shall occur at a future date and shall be in compliance with ADA requirements.
 - Lot Corners set $\frac{1}{2}$ " Bar w/ cap

PROPERTY DESCRIPTION: Beginning at the Northwest corner of Lot 13, Muckey's Resurvey, a subdivision located in Lee's Summit, Jackson County, Missouri; thence South 87 degrees 38 minute 59 seconds East along the South Right of Way of Southeast 6th Street a distance of 131.62 feet; thence South 2 degrees 20 minutes 30 seconds West along the West right of way of Southeast Independence Avenue a distance of 102.50 feet; thence North 87 degrees 38 minutes 59 seconds West a distance of 131.68 feet; thence North 2 degrees 22 minutes 21 seconds East a distance of 102.50 feet to the Point of Beginning, Containing 0.31 Acres.

SURVEYOR'S NOTES:

- The coordinates and bearings shown on this plat are based upon the Missouri Coordinate System of 1983, West Zone (2003 adjustment) at Jackson County Control monuments JA-25 N303646.030m E860950.475m Gfd Factor 0.998972. The record sources of the parent tracts are recorded as Tarnac Place at the Jackson County Recorder's Office in Independence, Missouri.
- The easements shown hereon are from the Plat of Muckey's Resurvey. This surveyor does not know of any other easements that affects the subject property.
- The property shown hereon is classified as suburban property by 10CSR 30-2.030 and 4 CSR 30-16.030.

LEGEND:

BL Building Line
SF Square Feet
U/E Utility Easement

DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"Muckey's Resurvey - 13A and 13B"

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 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.

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 WITNESS THEREOF:

LEES SUMMIT HERITAGE LLC has caused these presents to be executed by its member this ____ day of _____, 2021.

LEES SUMMIT HERITAGE LLC

NOTARY CERTIFICATION:

State of _____)
County of _____) ss

On this ____ day of _____, 2021, before me, the undersigned notary public, personally appeared _____, member LEES SUMMIT HERITAGE LLC known to me to be the persons described in and who executed the foregoing instrument and being duly sworn their free act and deed

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my notarial seal the day and year last written above.

Notary Public _____

My Commission expires: _____

APPROVALS:

This is to certify that Muckey's Resurvey - Lots 13A and 13B as submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinance.

Trisha Fowler Arcuri, City Clerk _____ Date _____

Approved: Public Works/Engineering _____

George M. Binger III, P.E., City Engineer _____ Date _____

APPROVED: Development Services Department _____

Ryan A. Elam, P.E., Director _____ Date _____

JACKSON COUNTY: _____

Jackson County Assessor Office _____ Date _____

Construction
Engineering
Services, Inc.

16810 E. 40 Highway
Independence, Missouri 64055
Phone (816) 478-2323
Surveyors Engineers Planners
Missouri State Certificate of Authority
2001001857
Kansas Business Entity
PE - 834 LS - 136
krs@engneermgkc.com

Prepared For:
Spellerberg Ent. LLC
613 NE View Park Dr.
Lee's Summit, MO 64086

Horizontal Scale 1" = 20'
Vertical Scale N/A
Date: 6-28-21
Muckey's

Minor Plat, Muckey's Resurvey - 13A and 13B
A replat of Lot 13 and the North 40 feet of Lot 14, Muckey's Resurvey, a subdivision in Lee's Summit, Jackson County, Missouri

Lee Bodenheimer, MO LS 2114
Lee Bodenheimer, MO PE 018496
Lee Bodenheimer, KS LS 638
Lee Bodenheimer, KS PE 8731