

# Reference Monument: JA-134 Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	304705.610	860463.202
2	304664.855	860485.693
3	304694.848	860524.843
4	304683.076	860531.339
5	304697.819	860558.016
6	304723.370	860543.916
7	304708.636	860517.234
8	304729.262	860505.851
JA 134	312470.096	862368.274
	Coordinates Shown in	n Meters

3.) No Title report was furnished.

4). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an

companies and these locations should be considered approximate. There may be additional underground utilities not

5). 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

6.) Bearings shown herein are based on the Minor Plat of Dahmer Development, Lots 1-3, recorded as Instrument No.

above-ground survey. The underground utilities, if shown, are based on information provided by the various utility

# **JACKSON COUNTY:** APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR	DATE

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

**DEVELOPMENT SERVICES** 

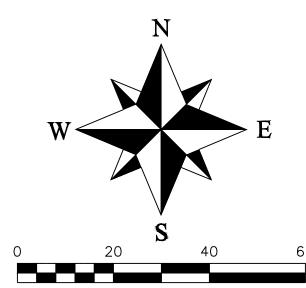
RYAN A. ELAM, PE, DIRECTOR OF DEVELOPMENT SERVICES NW OBRIEN ROAD LOCATION MAP

SECTION 6-T47N-R31W

Not to Scale

### **DEVELOPER**

TUSTIN LLC 8375 NIEMAN ROAD **LENEXA, KS 66214** 



Minor Plat of

DAHMER DEVELOPMENT

LOTS 1A, 1B, & 2A

A Replat of Dahmer Development

Lots 1-3

Section 6, Township 47 North, Range 31 West

Lee's Summit, Jackson County, Missouri

These standard symbols will be found in the drawing.

Found Survey Monument (2" Bar) Set 1/2" Rebar & Cap (LS-2005008319-D)

Set 5/8" Rebar & Cap (LS-2005008319-D) State Plane Coordinate Identification **Utility Easement** 

**Building Line** House Number

ALL OF LOTS 1 & 2, DAHMER DEVELOPMENT LOTS 1-3, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI RECORDED AS DOCUMENT NUMBER 2008E0018991. CONTAINING 0.78 ACRES.

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:

### "DAHMER DEVELOPMENT, LOTS 1A, 1B, & 2A"

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.

### PRIVATE UTILITY EASEMENT:

A 10 FOOT WIDE PRIVATE UTILITY EASEMENT(P/U/E) FOR LOT 1A ACROSS LOT 1B IS HEREBY GRANTED FOR MAINTENANCE AND CONSTRUCTION OF PRIVATE

ACCESS EASEMENT(A/E) IS HEREBY GRANTED FOR PUBLIC ACCESS TO SIDEWALK AS SHOWN ON PLAT.

### **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 LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

DAY OF

## FLOODPLAIN:

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE MAP, NUMBER 29095C0417G, DATED JANUARY 20, 2017.

OWNER: IN TESTIMONY THEREOF: TUSTIN LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_

**NOTARY CERTIFICATION** 

DUSTY DAHMER, EXECUTIVE MEMBER

**COUNTY OF** 

, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DUSTY DAHMER. EXECUTIVE ON THIS MEMBER OF TUSTIN LLC, 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

**CITY OF LEE'S SUMMIT:** 

SUMMIT CODE OF ORDINANCES.

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

NOTARY PUBLIC

### THIS IS TO CERTIFY THAT THE MINOR PLAT OF "DAHMER

DEVELOPMENT, LOTS 1A, 1B, & 2A" WAS DULY SUBMITTED AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S

TRISHA FOWLER ARCURI CITY CLERK

### PLAT CERTIFICATION:

I hereby certify that the Minor Plat of ""Dahmer Development, Lots 1A, 1B, & 2A", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

Matthew J. Schlicht, MOPLS 2012000102 Engineering Solutions, LLC LS-2005008139-D

SECTION TOWNSHIP RANGE COUNTY	
SHEET SEC	