

# CERTIFICATE OF SURVEY - LOT SPLIT LOT 12 SUMMIT FAIR SECOND PLAT LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**LAND DESCRIPTION:** Lot 12, Summit Fair Second Plat, a subdivision in the City of Lee's Summit, 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 "CERTIFICATE OF SURVEY - LOT SPLIT LOT 12 SUMMIT FAIR SECOND PLAT".

**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 areas 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 well are identified on this drawing. Locations if show 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", Areas of Minimal Flood Hazard, as shown on FEMA Flood Insurance Rate Map Number 29095C0417C, with an effective date of 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 1988I 0104490, 2012E0079225 & 2015E0082030 of the Jackson County, Missouri Recorder of Deeds Office.

In testimony whereof, the undersigned owners have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Steven W. Rich, Vice President  
Townsend Summit, LLC

State of \_\_\_\_\_  
County of \_\_\_\_\_  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, 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: \_\_\_\_\_

Trisha Fowler Arcuri - City Clerk Date \_\_\_\_\_

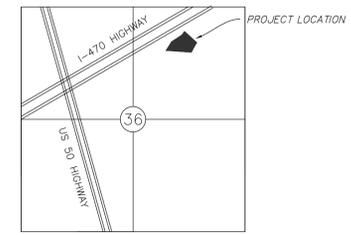
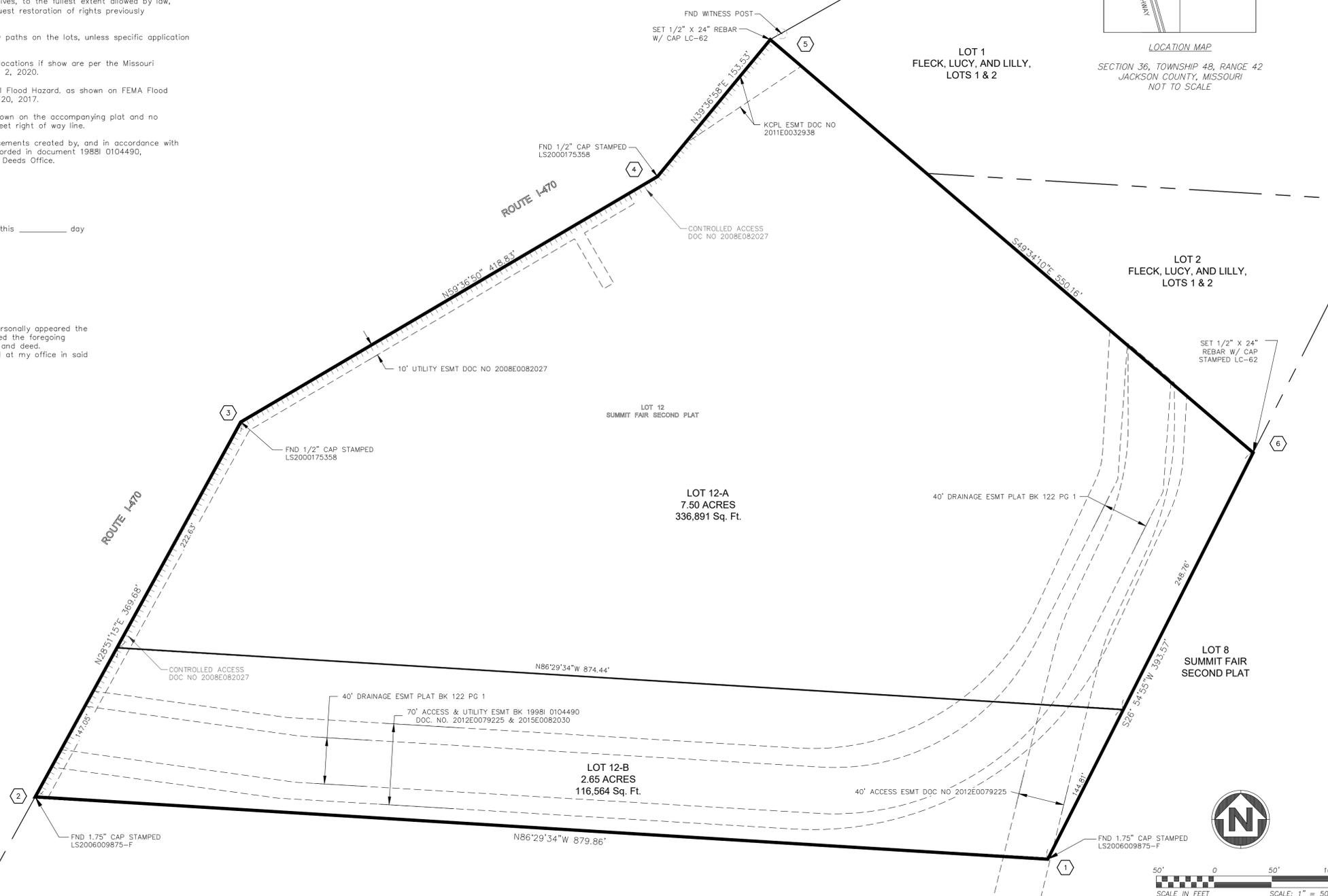
George M. Binger III, P.E. - City Engineer Date \_\_\_\_\_

Ryan A. Elom, P.E. - Director of Planning and Development Date \_\_\_\_\_

Jackson County Assessor/GIS Dept. Date \_\_\_\_\_

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

POINT	BEARING	DISTANCE	NORTHING	EASTING
1			307272.659	858881.906
2	N86°29'34"W	268.155	307289.065	858614.255
3	N28°51'15"E	112.667	307387.743	858668.625
4	N59°36'50"E	127.647	307452.311	858769.593
5	N39°36'58"E	46.791	307488.354	858808.573
6	S49°34'10"E	167.672	307379.615	858936.204
1	S26°54'55"W	119.948	307272.659	858881.906



SECTION 36, TOWNSHIP 48, RANGE 42  
JACKSON COUNTY, MISSOURI  
NOT TO SCALE

LOT AREA		
LOT 12-A	336,891 Sq. Ft.	7.5 Acres
LOT 12-B	116,564 Sq. Ft.	2.65 Acres

**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 jointly established by the Missouri Board of 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 July 15th, 2021.

Samuel J. DePriest MO PLS 2013000041

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W. 141ST TERRACE, STE. A • KANSAS CITY, MO 64146 • PHONE (816) 772-6400  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - 62

REVISIONS		DRAWING INFO.	
NO	DESCRIPTION	DATE	DRAWN BY:
1	Revised per comments by JWH	08/20/21	HD
2			SD
3			2013000041
4			07/29/21
5			FIELD BOOK:
			JOB NUMBER: 21CO10018

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

**CERTIFICATE OF SURVEY - LOT 12  
SUMMIT FAIR SECOND PLAT**

1251 WARD ROAD  
LEE'S SUMMIT, MO 64086



SHEET NUMBER  
**1**  
OF 1