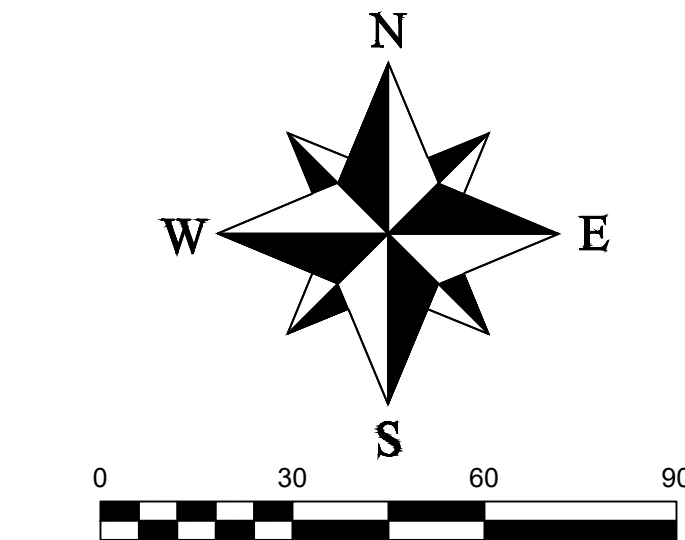
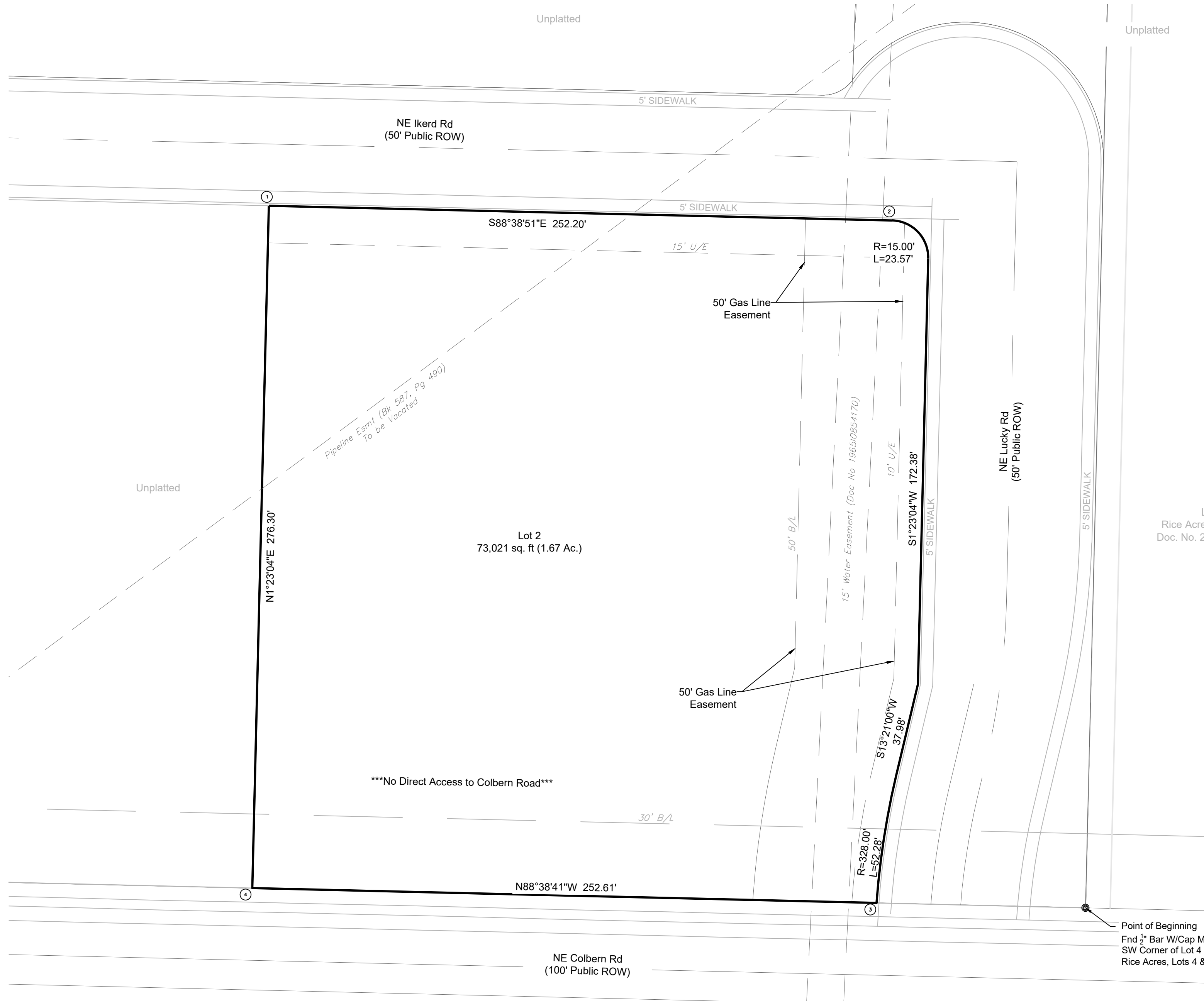


Missouri State Plane Coordinate System 1983, Missouri West Zone (2003 Adjustment) Reference Monument: JA-134 Combined Scale Factor: 0.999903519		
POINT	NORTHING	EASTING
1	308580.011	862246.507
2	308578.197	862323.357
3	308493.995	862321.447
4	308495.819	862244.472
JA 134	312470.096	862368.274
Coordinates Shown in Meters		

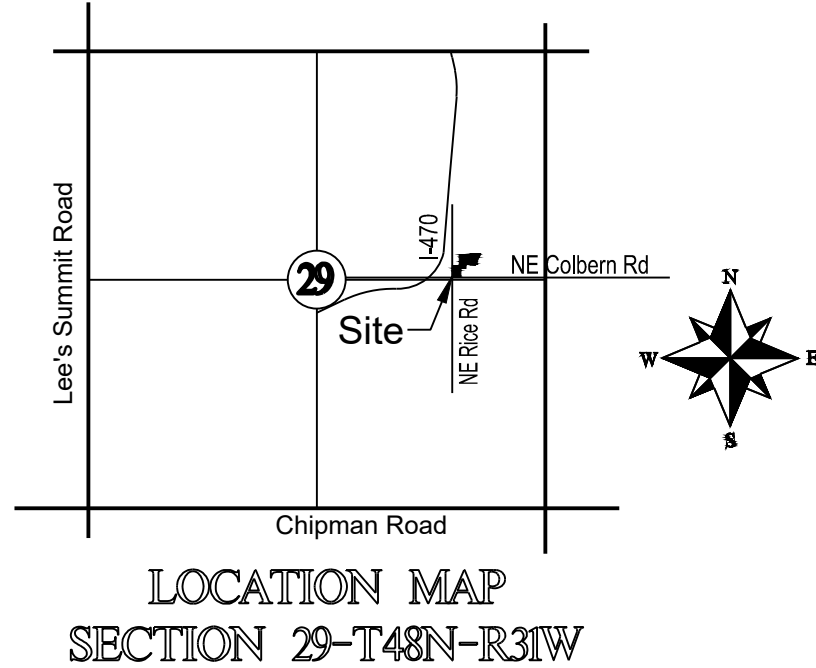
Minor Plat  
Colbern Road Investments Lot 2  
Section 29, Township 48, Range 31  
Lee's Summit, Jackson County, Missouri



Developer:  
COLBERN ROAD INVESTORS LLC  
1325 FAIR MARKET DR  
WENTZVILLE, MO 63385

LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
  - ⊙ Found Survey Monument (As Noted)
  - ① Exception Document Location
  - U/E Utility Easement
  - B/L Building Setback Line



PLAT DESCRIPTION:

A TRACT OF LAND BEING LOCATED IN SECTION 29, TOWNSHIP 48, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF RICE ACRES, LOTS 4 & 5, A SUBDIVISION IN SAID LEE'S SUMMIT, MISSOURI; THENCE NORTH 88° 38' 41" WEST, A DISTANCE OF 252.61 FEET; THENCE NORTH 1° 23' 04" EAST, A DISTANCE OF 276.30 FEET; THENCE SOUTH 88° 38' 51" EAST, A DISTANCE OF 252.20 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.57 FEET; THENCE SOUTH 1° 23' 04" WEST, A DISTANCE OF 172.38 FEET; THENCE SOUTH 13° 21' 00" WEST, A DISTANCE OF 37.98 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 328.00 FEET, AN ARC DISTANCE OF 52.28 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 73,021 SF (1.67 ACRES) MORE OR LESS.

DEDICATION:

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:

"COLBERN ROAD INVESTMENTS LOT 2"

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.

OWNER

IN TESTIMONY THEREOF:

COLBERN ROAD INVESTORS LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY CERTIFICATION

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ OF COLBERN ROAD INVESTORS 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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF COLBERN ROAD INVESTMENTS LOT 2, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

By \_\_\_\_\_  
Ryan A. Elam, P.E., Director of Development Services Date \_\_\_\_\_

By \_\_\_\_\_  
Trisha Fowler Arcuri, City Clerk Date \_\_\_\_\_

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

APPROVED BY JACKSON COUNTY ASSESSORS OFFICE:

By \_\_\_\_\_  
Date \_\_\_\_\_

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.  
(A) Rice Acres - Lot 2, recorded in Book 61 at Page 11.  
(B) Lot 1 Rice Acres, Recorded as Document Number 1905842.  
(C) Minor Plat Rice Acres, Lots 4 & 5, Recorded as Document Number 2021E0043061.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- The Title report was furnished by Coffelt Land Title Inc, Policy No. 21050206, dated July 27, 2021.
- Bearings shown hereon are based upon bearings described in the Minor Plat Rice Acres, Lots 4 & 5, Recorded as Document Number 2021E0043061.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.  
- Dig Rule Ticket #150071203, 150071179, 150071171
- 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 public owned.
- This property is located outside the 100 year flood plain, zone "X" as shown on the Firm panel No. 29095C0430G effective date: January 20, 2017.

REVISIONS

DATE	

Colbern Road Investments Lot 2  
Section 29, Township 48, Range 31  
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	29	48	31	Jackson	Colbern Road
DRAWN BY	SCALE	DATE OF PREPARATION			
M. Schlicht, PLS., PE	1"=30'	November 23, 2021			

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849