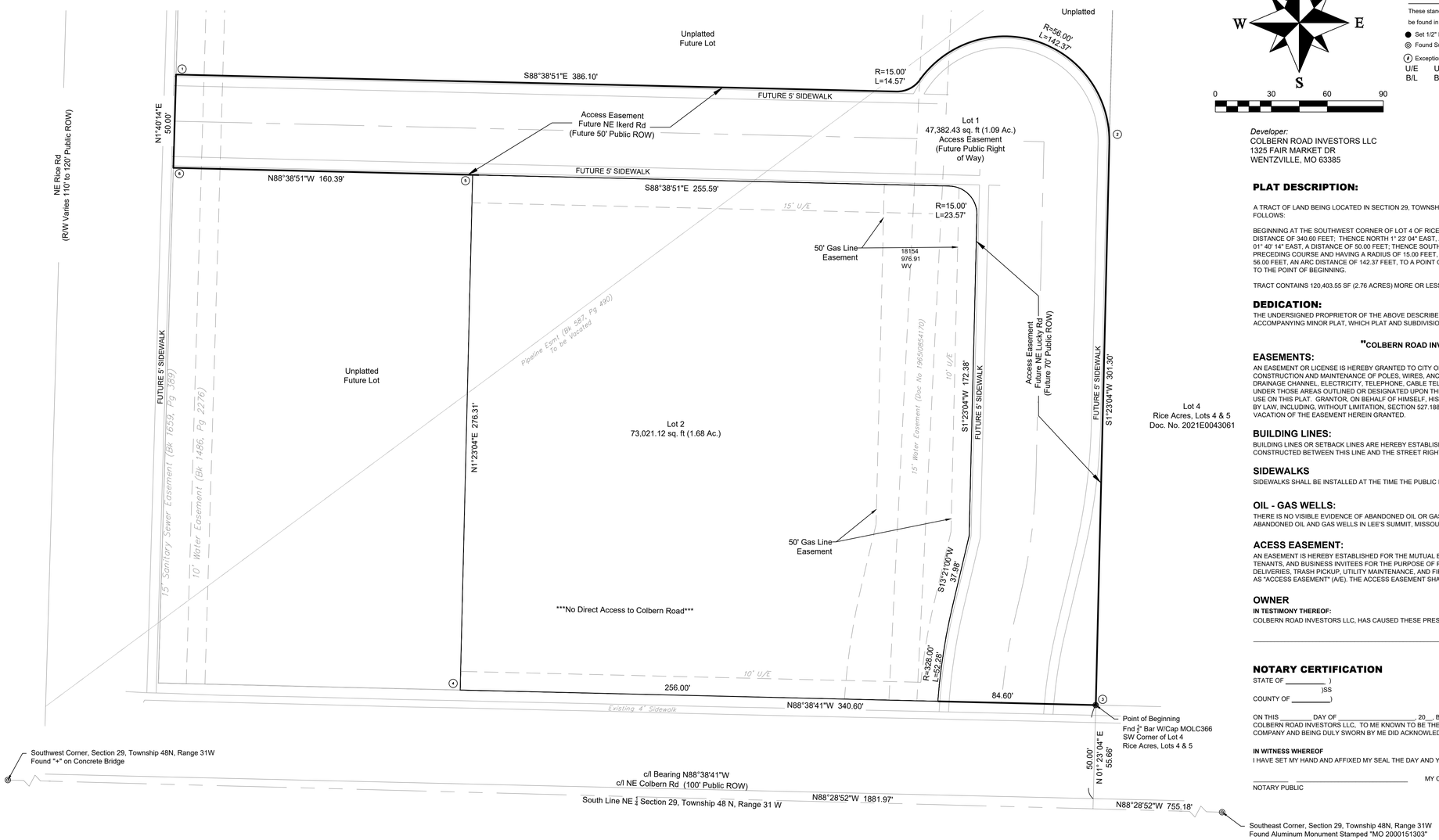
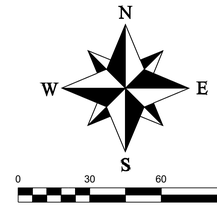
Minor Plat
Colbern Road Investments, Lots 1 & 2
Section 29, Township 48, Range 31
Lee's Summit, Jackson County, Missouri

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-134
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	308596.423	862197.045
2	308585.194	862349.445
3	308493.385	862347.226
4	308495.842	862243.438
5	308580.037	862245.474
6	308581.189	862196.599
JA 134	312470.096	862368.274

Coordinates Shown in Meters





LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- Found Survey Monument (As Noted)
- Exception Document Location
- U/E Utility Easement
- B/L Building Setback Line

LOCATION MAP
SECTION 29-T48N-R31W

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

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 340.60 FEET; THENCE NORTH 1° 23' 04" EAST, A DISTANCE OF 276.31 FEET; THENCE NORTH 88° 38' 51" WEST, A DISTANCE OF 160.39 FEET; THENCE NORTH 01° 40' 14" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88° 38' 51" EAST, A DISTANCE OF 386.10 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 14.57 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 56.00 FEET, AN ARC DISTANCE OF 142.37 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 4, RICE ACRES; THENCE SOUTH 1° 23' 04" WEST, A DISTANCE OF 301.30 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 120,403.55 SF (2.76 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, LOTS 1 & 2"

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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 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 527.1888 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.

SIDEWALKS

SIDEWALKS SHALL BE INSTALLED AT THE TIME THE PUBLIC INFRASTRUCTURE IS INSTALLED WITHIN LOT 1

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.

ACESS EASEMENT:

AN EASEMENT IS HEREBY ESTABLISHED FOR THE MUTUAL BENIFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR MORTGAGEE, TENANTS, AND BUSINESS INVITEES FOR THE PURPOSE OF PROVIDING VEHICULAR ACCESS TO AND FROM THE LOTS SHOWN ON THIS PLAT, FOR MAIL AND PARCEL DELIVERIES, TRASH PICKUP, UTILITY MAINTENANCE, AND FIRE, POLICE, AND MEDICAL SERVICES UPON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THIS PLAT AS "ACCESS EASEMENT" (A/E). THE ACCESS EASEMENT SHALL BE MAINTAINED TO THE LIMITS OF EACH LOT LINE BY THE RESPECTIVE LOT OWNER.

OWNER

IN TESTIMONY THEREOF:
COLBERN ROAD INVESTORS LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 20__.

_____

NOTARY CERTIFICATION

STATE OF _____)
)SS
COUNTY OF _____)

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.

_____ _____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC

SURVEYOR'S GENERAL NOTES:

1). 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 I905842.
(C). Minor Plat Rice Acres, Lots 4 & 5, Recorded as Document Number 2021E0043061.

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). The Title report was furnished by Coffelt Land Title Inc, Policy No. 21050206, dated July 27, 2021.

4). Bearings shown hereon are based upon bearings described in the Minor Plat Rice Acres, Lots 4 & 5, Recorded as Document Number 2021E0043061.

5). 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 Rite Ticket #150071203, 150071179, 150071171

6). 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.

7) 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.

APPROVED BY JACKSON COUNTY ASSESSORS OFFICE:

By _____

Date_____

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF COLBERN ROAD INVESTMENTS, LOTS 1 & 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

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

_____ DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

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 M. Schlicht, PLS, PE		SCALE 1"=30'	DATE OF PREPARATION November 23, 2021	

PROFESSIONAL SEAL

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