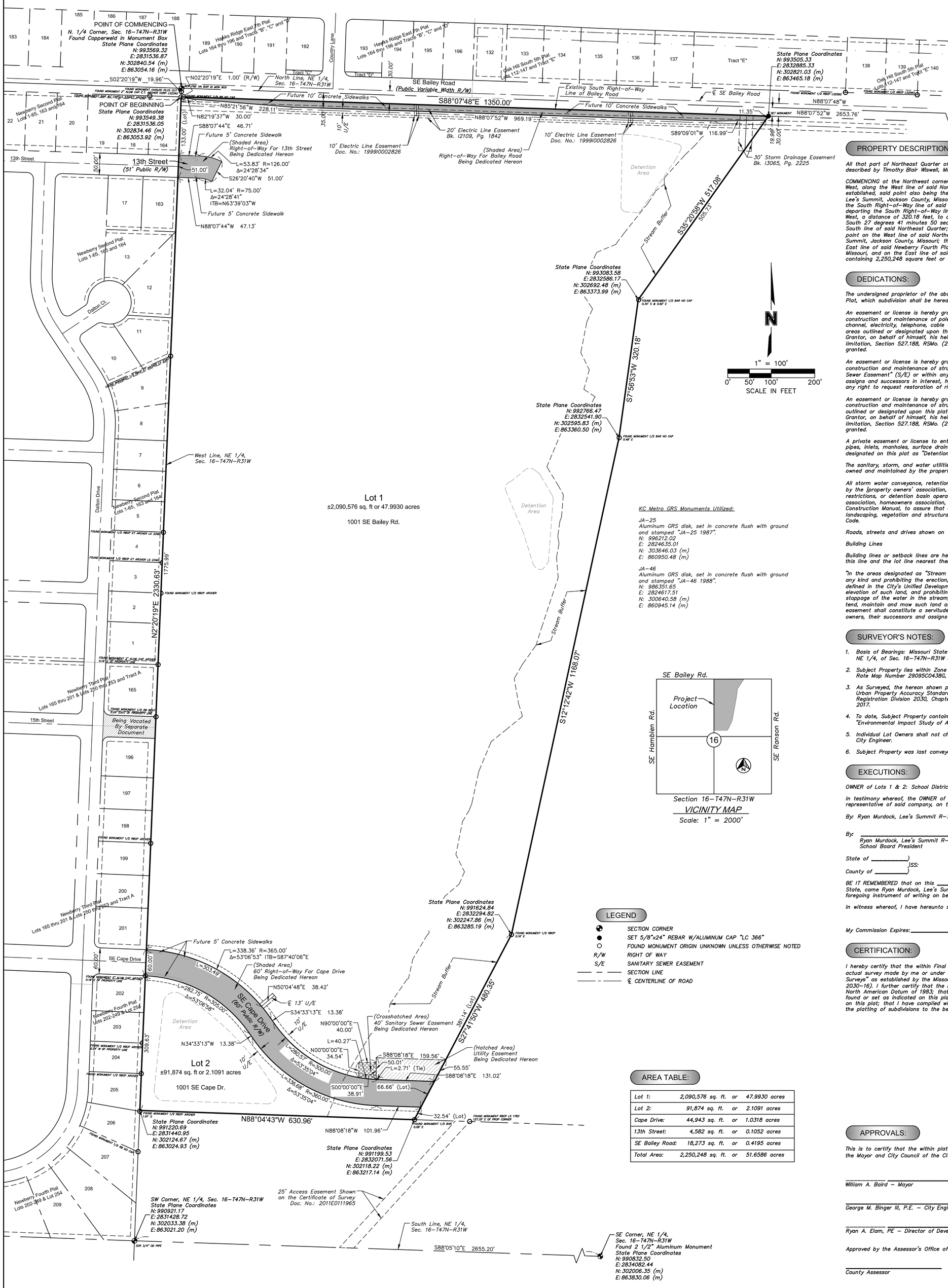
DWG: F:\2020\0001-0500\020-0103\40-Design\Survey\SRVY\Sheets\V_PLT_00103.dwg USER: tfreeman
DATE: Mar 18, 2022 1:30pm XREFS: C_PBASE02_0200103 T_PBASE_0200103 C_PBASE_0200103 V_XTOPO-2_00103 vault easements

Final Plat
Lee's Summit School District #7 - Middle School #4, Lots 1 and 2
Part of the Northeast Quarter of Section 16, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri



Section 16–T47N–R31W
VICINITY MAP
Scale: 1" = 2000'

KC Metro GRS Monuments Utilized:

JA–25
Aluminum GRS disk, set in concrete flush with ground and stamped "JA–25 1987".
N: 996212.02
E: 2824635.01
N: 303646.03 (m)
E: 860950.48 (m)

JA–46
Aluminum GRS disk, set in concrete flush with ground and stamped "JA–46 1988".
N: 986351.65
E: 2824617.51
N: 300640.58 (m)
E: 860945.14 (m)

LEGEND

◉	SECTION CORNER
●	SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366"
○	FOUND MONUMENT ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
R/W	RIGHT OF WAY
S/E	SANITARY SEWER EASEMENT
— — —	SECTION LINE
—·—·—	℄ CENTERLINE OF ROAD

AREA TABLE:

Lot 1:	2,090,576 sq. ft.	or	47.9930 acres
Lot 2:	91,874 sq. ft.	or	2.1091 acres
Cape Drive:	44,943 sq. ft.	or	1.0318 acres
13th Street:	4,582 sq. ft.	or	0.1052 acres
SE Bailey Road:	18,273 sq. ft.	or	0.4195 acres
Total Area:	2,250,248 sq. ft.	or	51.6586 acres

PROPERTY DESCRIPTION:

All that part of Northeast Quarter of Section 16, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, as described by Timothy Blair Wiswell, Missouri Professional Licensed Surveyor, PLS–2009000067, and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter, of said Section 16–T47N–R31W; thence South 02 degrees 20 minutes 19 seconds West, along the West line of said Northeast Quarter, a distance of 19.96 feet, to a point on the South Right–of–Way line of Bailey Road as now established, said point also being the Northeast corner of Lot 164 of Newberry Second Plat, Lots 1–65, 163 and 164, a subdivision in the City of Lee's Summit, Jackson County, Missouri, said point also being the POINT OF BEGINNING; thence South 88 degrees 07 minutes 48 seconds East, on the South Right–of–Way line of said Bailey Road, a distance of 1,350.00 feet, to a point; thence South 35 degrees 20 minutes 58 seconds West, departing the South Right–of–Way line of said Bailey Road, a distance of 517.08 feet, to a point; thence South 07 degrees 56 minutes 53 seconds West, a distance of 320.18 feet, to a point; thence South 12 degrees 12 minutes 42 seconds West, a distance of 1,168.07 feet, to a point; thence South 27 degrees 41 minutes 50 seconds West, a distance of 480.35 feet, to a point on a line that is 300.00 feet North of and parallel to the South line of said Northeast Quarter; thence North 88 degrees 04 minutes 43 seconds West, on said parallel line, a distance of 630.96 feet, to a point on the West line of said Northeast Quarter, said point also being on the East line of Newberry Fourth Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 02 degrees 20 minutes 19 seconds East, on the West line of said Northeast Quarter, and on the East line of said Newberry Fourth Plat, and on the East line of Newberry Third Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, and on the East line of said Newberry Second Plat, Lots 1–65, 163 and 164, a distance of 2,330.63 feet, to the POINT OF BEGINNING, containing 2,250,248 square feet or 51.6586 acres, more or less.

DEDICATIONS:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying Plat, which subdivision shall be hereafter known as "Lee's Summit School District #7 – Middle School #4, Lots 1 and 2".

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.

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 structures for sanitary sewer, upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/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.

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 structures for storm sewer, surface drainage channel, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Drainage Easement" (D/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.

A private easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of pipes, inlets, manholes, surface drainage facilities, underground detention and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Detention Areas", is hereby granted to all lots within this subdivision and to all future lots within this subdivision.

The sanitary, storm, and water utilities not installed within the utility easements, and contained within this plat, are private utilities and shall be owned and maintained by the property owner.

All storm water conveyance, retention, or detention facilities to be located in the areas denoted as "Detention Area" shall be owned and maintained by the [property owners' association, homeowners' association] in accordance with the standards set forth in the [covenants, conditions, and restrictions, or detention basin operation and maintenance manual]. These stormwater detention facilities shall be inspected by the [property owners' association, homeowners association, or owner, as appropriate] on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully–functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

Roads, streets and drives shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

Building Lines

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

"In the areas designated as "Stream Buffer" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 27 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever."

SURVEYOR'S NOTES:

1. Basis of Bearings: Missouri State Plane coordinate system 1983, West Zone utilizing the continuously operating GNSS network; Held North line of NE 1/4, of Sec. 16–T47N–R31W at S88°07'52"E. All distances are ground distances in US Survey Feet.
2. Subject Property lies within Zone X – Areas determined to be outside the 0.2% annual chance floodplain, according to FEMA Flood Insurance Rate Map Number 29095C0438G, Revised January 20, 2017.
3. As Surveyed, the hereon shown property contains 2,250,248 square feet or 51.6586 acres, more or less. This survey meets or exceeds the Urban Property Accuracy Standard of Closure 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration Division 2030, Chapter 16, Title 20 CSR 2030–16–040 – Accuracy standards for Property Boundary Surveys, effective June 30, 2017.
4. To date, Subject Property contains no visible evidence of abandoned oil or gas wells located within the property boundary identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", by Edward Alton May, Jr., dated 1995.
5. Individual Lot Owners shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the City Engineer.
6. Subject Property was last conveyed in Document 2012E0137115.

EXECUTIONS:

OWNER of Lots 1 & 2: School District 7 Reorganized

In testimony whereof, the OWNER of Lots 1 & 2, School District 7 Reorganized, has caused this instrument to be executed by a duly authorized representative of said company, on this _____ day of _____, 2021.

By: Ryan Murdock, Lee's Summit R–7, School Board President

By: _____
Ryan Murdock, Lee's Summit R–7,
School Board President

State of _____)
)SS:
County of _____)

BE IT REMEMBERED that on this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, came Ryan Murdock, Lee's Summit R–7, School Board President, who is personally known to me to be the person who executed the foregoing instrument of writing on behalf of said company.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: _____ _____

CERTIFICATION:

I hereby certify that the within Final Plat of "Lee's Summit School District #7 - Middle School #4, Lots 1 and 2", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 – Chapter 16 (20 CSR 2030–16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Date: _____

DRAFT COPY
FOR REVIEW

By: _____
Timothy Blair Wiswell, MO PLS No. 2009000067
Olsson, LC–366
twiswell@olsson.com

APPROVALS:

This is to certify that the within plat "Lee's Summit School District #7 - Middle School #4 - Lots 1 & 2" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2021 by Ordinance No. _____.

_____ _____
William A. Baird – Mayor Trisha Fowler Arcuri – City Clerk

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

_____ _____
Ryan A. Elam, PE – Director of Development Services Cynda Rader – Planning Commission Secretary

Approved by the Assessor's Office of Jackson County, Missouri.

_____
County Assessor

SHEET 1 of 1

drawn by: TLF
checked by: PEW
approved by: PEW
QA/QC by: PEW
project no.: 0020-0103
drawing no.: V_PLT_00103
date: 03/18/2022

Plat of
Lee's Summit School District #7 - Middle School #4, Lots 1 and 2

Part of the NE 1/4 of Sec. 16-T47N-R31W
in the City of Lee's Summit, Jackson County, Missouri

Lee's Summit, Jackson County, Missouri 2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

olsson
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Overland Park, KS 66213-4750 TEL 913.381.1170 www.olsson.com