

Filed for Record this day of  
March 22, 2022  
At 11 o'clock 42 Minutes AM.  
Recorded in Book 199 At Page 89  
Instrument Number 2022ECO27246  
Director Recorder of Deeds  
By C. Waterfield  
Deputy  
Recorder's Fee \$ 66.00

FINAL PLAT OF  
**HIGHLAND MEADOWS 6TH PLAT**  
**LOTS 160-210 AND TRACT J**  
A SUBDIVISION OF LAND IN SECTION 10, TOWNSHIP 47, RANGE 32  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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, HEREFTER BE KNOWN AS HIGHLAND MEADOWS SIXTH PLAT, LOTS 160 THRU 210, AND TRACT J.

EASEMENTS: 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.

STREETS: ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION 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.

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.

COMMON AREA: TRACT J IS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION, INCLUSIVE OF THE PRIVATE SIDEWALK AND ANY OTHER IMPROVEMENTS LOCATED ON SAID TRACT THAT PROVIDES A CONNECTION BETWEEN SW LONGVIEW BLVD AND SW 11TH TERR. THE CITY OF LEE'S SUMMIT SHALL HAVE NO OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OVER THE PRIVATE IMPROVEMENTS ON TRACT J.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS 1st DAY OF March, 2022.

Hannah Hiatt  
Notary Public, Notary Seal  
State of Missouri  
Clayton Properties Group, Inc.  
Commission # 21897388  
My Commission Expires 12-13-2025

ON THIS 2 DAY OF March, 2022, 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 Hannah Hiatt MY COMMISSION EXPIRES 12-13-2025

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HIGHLAND MEADOWS SIXTH PLAT, LOTS 160 THRU 210, AND TRACT J, WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS 8th DAY OF March, 2022, BY ORDINANCE NO. 9353.

William A. Baird - MAYOR DATE 3/15/22

Shayla Lombardo - CITY CLERK DATE 3-15-22

George M. Binger III - CITY ENGINEER DATE 3-9-2022

Ryan A. Elam - DIRECTOR OF PLANNING AND DEVELOPMENT DATE 3-11-2022

Cynthia Rader - PLANNING COMMISSION SECRETARY DATE 3-11-22

JACKSON COUNTY ASSESSOR/GIS DEPT. DATE 3/22/2022

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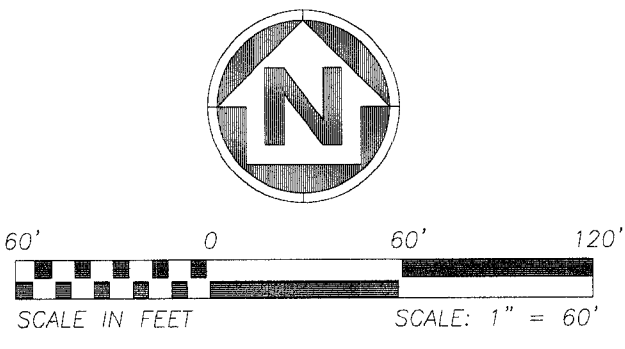
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- = FOUND SURVEY MONUMENT AS NOTED.
- = SET 5/8" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC 62 @ PLAT EXTERIOR CORNERS
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- BL = BUILDING SETBACK LINE
- 1/8" = 1/8" SCALE PLANE COORDINATE
- △ = SET MAG NAIL ON STREET CENTERLINE

FOUND 1/2" REBAR W/ PLASTIC CAP PHLEPS

FOUND 1/2" REBAR W/ PLASTIC CAP HDR

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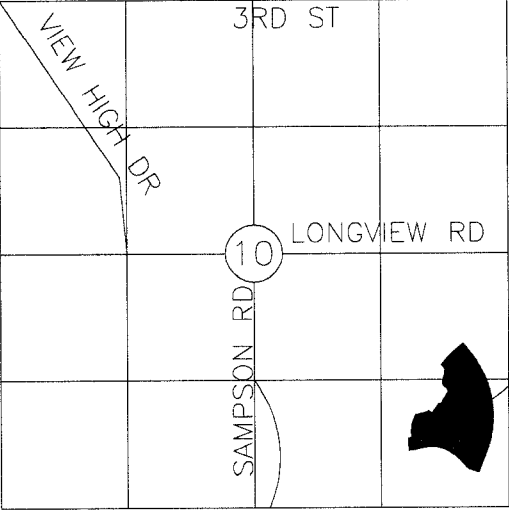
STATE PLANE COORDINATES (METERS)

GRID FACTOR = 0.99989470

| Point # | Northing   | Easting    |
|---------|------------|------------|
| 1       | 30320.747  | 855499.109 |
| 2       | 303357.523 | 855498.874 |
| 3       | 303359.006 | 855512.113 |
| 4       | 303374.001 | 855509.401 |
| 5       | 303395.816 | 855511.771 |
| 6       | 303414.075 | 855517.197 |
| 7       | 303431.213 | 855525.854 |
| 8       | 303435.639 | 855555.518 |
| 9       | 303441.604 | 855568.812 |
| 10      | 303431.565 | 855578.914 |
| 11      | 303462.032 | 855601.901 |
| 12      | 303458.937 | 855606.242 |
| 13      | 303501.930 | 855635.187 |
| 14      | 303517.368 | 855619.812 |
| 15      | 303525.076 | 855615.886 |
| 16      | 303571.771 | 855628.407 |
| 17      | 303586.938 | 855616.386 |
| 18      | 303622.183 | 855658.530 |
| 19      | 303648.165 | 855689.268 |
| 20      | 303629.712 | 855703.951 |
| 21      | 303299.623 | 855744.684 |
| 22      | 303237.689 | 855716.534 |
| 23      | 303240.589 | 855710.153 |
| 24      | 303248.211 | 855688.632 |
| 25      | 303254.960 | 855680.021 |
| 26      | 303276.060 | 855663.466 |
| 27      | 303297.017 | 855644.838 |
| 28      | 303313.933 | 855621.122 |
| 29      | 303322.898 | 855600.854 |
| 30      | 303327.457 | 855582.008 |
| 31      | 303328.981 | 855562.859 |
| 32      | 303327.084 | 855541.537 |
| 33      | 303322.061 | 855520.235 |

DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47, RANGE 32, WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 121, HIGHLAND MEADOWS FOURTH PLAT, LOTS 93-133 & TRACT F, AS RECORDED IN DOCUMENT NO. 2017E0104888, THENCE NORTH 85°28'23" EAST, A DISTANCE OF 66.45 FEET; THENCE NORTH 76°44'00" EAST, A DISTANCE OF 71.81 FEET; THENCE NORTH 84°50'00" EAST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 85°27'00" EAST, A DISTANCE OF 63.03 FEET; THENCE SOUTH 76°24'00" EAST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 66°08'25" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 54°30'00" EAST, A DISTANCE OF 95.58 FEET; THENCE SOUTH 41°38'00" EAST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 38°07'00" EAST, A DISTANCE OF 88.00 FEET; THENCE SOUTH 51°50'00" EAST, A DISTANCE OF 35.80 FEET; THENCE SOUTH 70°29'47" EAST, A DISTANCE OF 74.91 FEET; THENCE SOUTH 85°33'30" EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 24°26'31" EAST, A DISTANCE OF 223.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 07°02'05" WEST, A RADIUS OF 1045.00 FEET, FOR AN ARC DISTANCE OF 1148.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LONGVIEW BLVD, AS ESTABLISHED BY SAID HIGHLAND MEADOWS, THIRD PLAT, RECORDED AS DOCUMENT NO. 2014E0053988, THENCE NORTH 38°30'32" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 77.38 FEET TO THE SOUTHEAST CORNER OF LOT 50, HIGHLAND MEADOWS, FIRST PLAT, AS RECORDED IN DOCUMENT 2007E025590; THENCE ALONG THE SOUTH PLAT LINE OF SAID HIGHLAND MEADOWS, FIRST PLAT, THEN FOLLOWING FOUR (4) COURSES: SOUTH 52°24'00" WEST, A DISTANCE OF 139.72 FEET; THENCE SOUTH 48°00'00" WEST, A DISTANCE OF 172.83 FEET; THENCE SOUTH 38°24'00" EAST, A DISTANCE OF 63.50 FEET; THENCE SOUTH 15°00'00" WEST, A DISTANCE OF 156.62 FEET TO THE SOUTHEAST CORNER OF LOT 133, HIGHLAND MEADOWS, FOURTH PLAT, LOTS 93-133 & TRACT F, AS RECORDED IN DOCUMENT NO. 2017E0104888; THENCE ALONG THE SOUTH AND WEST PLAT LINE OF SAID HIGHLAND MEADOWS, FOURTH PLAT, THE FOLLOWING FIFTEEN (15) COURSES: SOUTH 15°00'00" WEST, A DISTANCE OF 78.60 FEET; THENCE SOUTH 26°58'00" EAST, A DISTANCE OF 28.37 FEET; THENCE SOUTH 44°53'00" EAST, A DISTANCE OF 71.49 FEET; THENCE SOUTH 33°57'00" WEST, A DISTANCE OF 170.06 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 11TH STREET, AS PREVIOUSLY ESTABLISHED BY SAID PLAT, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 54°30'28" WEST, A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 175.00 FEET; THENCE SOUTH 37°02'04" WEST, A DISTANCE OF 125.23 FEET; THENCE NORTH 45°10'38" WEST, A DISTANCE OF 46.73 FEET; THENCE SOUTH 68°50'00" WEST, A DISTANCE OF 47.81 FEET; THENCE SOUTH 81°30'52" WEST, A DISTANCE OF 68.41 FEET; THENCE SOUTH 26°48'00" WEST, A DISTANCE OF 63.00 FEET; THENCE SOUTH 16°33'00" WEST, A DISTANCE OF 62.50 FEET; THENCE SOUTH 06°12'00" WEST, A DISTANCE OF 72.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 11TH STREET, AS PREVIOUSLY ESTABLISHED BY SAID HIGHLAND MEADOWS, FIRST PLAT, THENCE SOUTH 10°15'00" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 11TH STREET, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 83°36'22" WEST, A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 43.75 FEET; THENCE SOUTH 02°22'00" EAST, A DISTANCE OF 120.67 FEET TO THE POINT OF BEGINNING CONTAINING 652,744.40 SQ. FEET (14.98 ACRES)



VICINITY MAP  
SECTION 10, TOWNSHIP 47, RANGE 32  
LEE'S SUMMIT, JACKSON COUNTY  
MISSOURI  
NOT TO SCALE

SURVEYOR'S GENERAL NOTES

NOTE: BEARINGS & COORDINATES SHOWN ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE (NRS 1011). THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CBR 2030-16-040).

REAR LOT CORNERS AND CENTERLINE INTERSECTIONS, ROAD PC'S & PT'S, EXCEPT PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH 1/2" REBAR SEMI-PERMANENT MONUMENTS AND CAPS (LC-62).

PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH 3/4" REBAR PERMANENT MONUMENTS AND CAPS (LC-62).

ALL LOTS, PARCELS AND PROPERTIES IN THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR HIGHLAND MEADOWS AS FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI.

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.

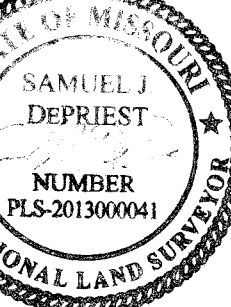
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 28095C0418G, DATED JANUARY 19, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY IS ZONED RP-1

SETBACKS: EACH LOT TO HAVE 5' SIDE YARD SETBACK AND 20' REAR YARD SETBACK

DEVELOPER: BMW COMMUNITIES INC, 16500 S MO STATE ROUTE 291, GREENWOOD, MO 64034

I HEREBY CERTIFY THAT THE PLAT OF HIGHLAND MEADOWS SIXTH PLAT, LOTS 160 THRU 210, AND TRACT J, IS BASED ON AN ACTUAL SURVEY BY ME AND IS SUBDIVIDED AS SHOWN HEREON AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND 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 SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



SAMUEL J. DEPRIEST MO PLS 201300041  
ANDERSON ENGINEERING, INC., LC-62

DATE

DRAWING NO.  
20KC10058PLAT.DWG  
SHEET NUMBER  
**1**  
OF 1

SUMMIT HOMES  
120 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
**FINAL PLAT**  
**HIGHLAND MEADOWS 6TH PLAT**  
**LOTS 160-210, AND TRACT J**  
PART OF E 1/2 - SE 1/4  
SEC.10, TWP.47, RNG.32  
LEE'S SUMMIT, JACKSON COUNTY, MO

| REVISIONS |  |     |            | DRAWING INFO. |            |
|-----------|--|-----|------------|---------------|------------|
| NO.       | DESCRIPTION                                    | BY  | DATE       | FIELD BY:     |            |
| 1         | REVISED PER CITY COMMENTS                      | MJE | 01/25/2021 | DRAWN BY:     | MJE        |
| 2         | REVISED PER CITY COMMENTS - PLAT DESCRIPTION   | MJE | 01/29/2021 | CHECK BY:     | KRB        |
| 2         | REVISED PER CITY COMMENTS - TRACT J DEDICATION | MJE | 02/18/2021 | DATE:         | 12/23/2020 |
|           |  |     |            | FIELD BOOK:   |            |
|           |  |     |            | JOB NUMBER:   | 20KC10058  |

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**AE ANDERSON ENGINEERING**  
EMPLOYEE OWNED  
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W 141ST TERR. • SUITE A • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400  
ANDERSON ENGINEERING, INC., LC-62