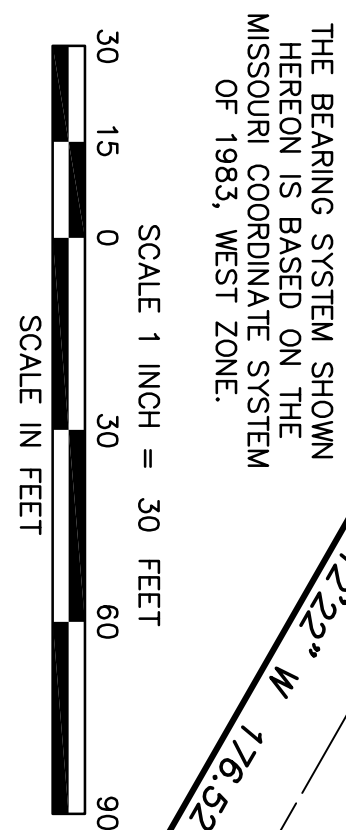


CONTROL STATION: JA-29 Z
 ELEV: 1035.47
 DIST: 1035.47
 SCALE FACTOR: 0.99909030



DRN. RJA P.C. LG CK. RJA APP.

MINOR PLAT OF
TIFFANY WOODS, LOTS 4C AND 7C
 A REPLAT OF LOT 4B, TIFFANY WOODS, LOTS 4B AND 5A AND LOT 7B, TIFFANY WOODS 3RD PLAT, LOT 7B
 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

DESCRIPTION:
 ALL OF LOT 4B, TIFFANY WOODS, LOTS 4B AND 5A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND ALL OF LOT 7B, TIFFANY WOODS, 3RD PLAT, LOT 7B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PLAT DEDICATION:
 THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS:

TIFFANY WOODS, LOTS 4C AND 7C

EASEMENTS:
 AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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, SURGE SEWER, 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" (UE) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE TIFFANY WOODS HOME ASSOCIATION TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SANITARY SEWERS OVER OR UNDER THOSE AREAS OUTLINE OR DESIGNATED UPON THIS PLAT AS "PRIVATE UTILITY EASEMENTS" (PUE) ON THIS PLAT.

FLOOD INFORMATION:
 ACCORDING TO THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 290960313G, EFFECTIVE JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

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.

DRAINAGE:
 THE INDIVIDUAL LOT OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATTERNS ON THE LOT UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OIL/GAS WELLS:
 ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL, WELLS SPREADSHEET, DATED FEBRUARY 2, 2018, THE SUBJECT PROPERTY CONTAINS NO ACTIVE OR ABANDONED GAS OR OIL WELLS.

NOTES:
 THE SUBJECT PROPERTY CONTAINS 187,898 SQUARE FEET OR 4.314 ACRES, MORE OR LESS. THERE ARE NO EXISTING OR PROPOSED SIDEWALKS ON THE SUBJECT PROPERTY.

APPROVED:
 THIS IS TO CERTIFY THAT THE MINOR PLAT OF "TIFFANY WOODS, 4TH PLAT - LOTS 4C AND 5C" WAS SUBMITTED TO AND DULY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

TIFFANY FOWLER ARGURI CITY CLERK	DATE	GEORGE M. RINGER III, P.E. CITY ENGINEER	DATE
RYANA A. ELAM, PE DIRECTOR OF DEVELOPMENT SERVICES	DATE	VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT	DATE

IN WITNESS WHEREOF:
 THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2021.

IN WITNESS WHEREOF:
 TYLER MILLIGAN AND ERIN MILLIGAN HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2022.

TYLER MILLIGAN

ERIN MILLIGAN

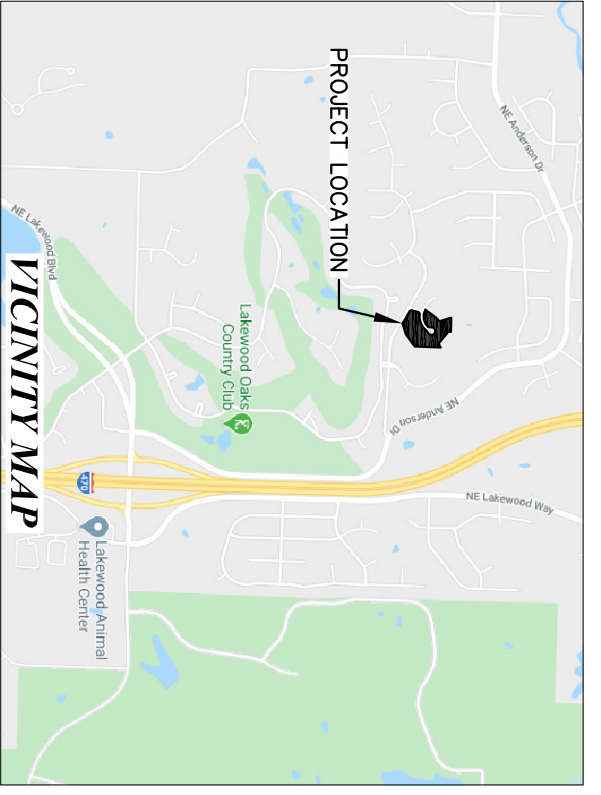
NOTARY CERTIFICATION:
 STATE OF _____)
 COUNTY OF _____) S.S.
 ON THIS ____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE 513 NE PROMISED VIEW DRIVE, AND THAT SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.
 I HAVE HERELINTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
 PRINTED NAME
 DATE PREPARED: MAY 11, 2022

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT OF "TIFFANY WOODS, LOTS 4C AND 7C" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I HAVE BEEN A LICENSED SURVEYOR IN THE STATE OF MISSOURI FOR _____ YEARS. I HAVE PERSONALLY INSPECTED THE PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

OWNER:
 TYLER MILLIGAN AND ERIN MILLIGAN
 1800 NE BARTONS RIDGE DRIVE
 LEE'S SUMMIT, MISSOURI 64064
 (913) 705-9941

SURVEYOR:
 ROBERT J. ANDERSON, P.L.S.
 ANDERSON SURVEY COMPANY
 1720 N.E. DELTA SCHOOL ROAD
 LEE'S SUMMIT, MISSOURI 64064
 (816) 246-5050



PROJECT LOCATION: LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

MINOR PLAT



ANDERSON SURVEY COMPANY
 1720 NE DELTA SCHOOL ROAD
 LEE'S SUMMIT, MISSOURI 64064
 (816) 246-5050

ROBERT J. ANDERSON,
 P.L.S. #2010000242