

B/L - BUILDING SETBACK LINE
P/U/E - PRIVATE UTILITY EASEMENT
U/E - UTILITY EASEMENT
L/E - LANDSCAPE EASEMENT
R/W - RIGHT OF WAY

LOT 54
TIFFANY WOODS, LOTS 4B AND 54

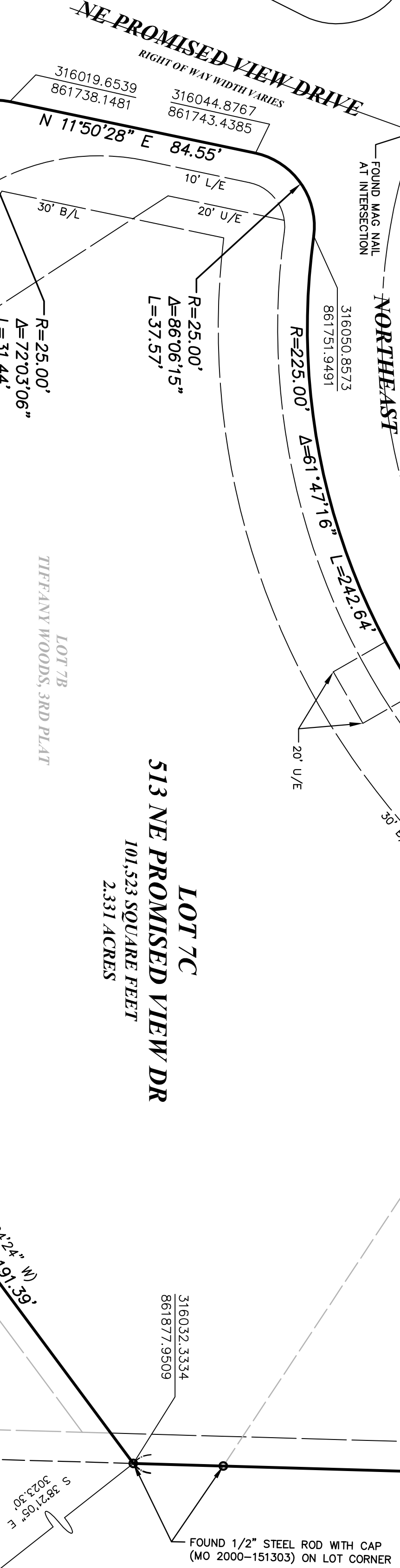
LOT 4C
512 NE PROMISED VIEW DR
86,375 SQUARE FEET
1.993 ACRES

LOT 7C
513 NE PROMISED VIEW DR
101,523 SQUARE FEET
2.331 ACRES

LOT 7B
TIFFANY WOODS, 3RD PLAT

LOT 6A
TIFFANY WOODS, 2ND PLAT

TRACT B-1
TIFFANY WOODS, 2ND PLAT



MINOR PLAT OF
TIFFANY WOODS, LOTS 4C AND 7C
A REPLAT OF LOT 4B, TIFFANY WOODS, LOTS 4B AND 54 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 54, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND
ALL OF LOT 6A, TIFFANY WOODS, 2ND PLAT, LOTS 1A THRU 4A, LOTS 6A THRU 8A AND TRACTS A-1, B-1 AND C-1
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, 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" (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.

DEDICATION OF EASEMENT:

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 627, 188 RSMO, (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

FLOOD INFORMATION:

ACCORDING TO THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0313G, 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 187,888 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 FULLY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNITED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

TISHIA FOWLER ARCURI
CITY CLERK

GEORGE M. BINGER III, P.E.
CITY ENGINEER

RYAN A. ELAM, PE
DIRECTOR OF DEVELOPMENT SERVICES

VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

IN WITNESS WHEREOF:

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

TYLER MILLIGAN

ERIN MILLIGAN

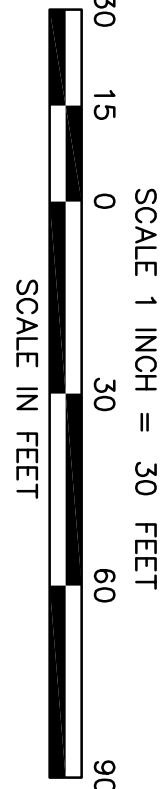
NOTARY CERTIFICATION:
STATE OF _____)
COUNTY OF _____) S.S.

ON THIS ____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED _____, KNOWN TO ME PERSONALLY, WHO BEING BY ME FULLY SHOWN AND SURE THAT HE/ SHE/ IT WAS THE OWNER OF THE 512 NE PROMISED VIEW DRIVE, AND THAT SAID TYLER AND ERIN MILLIGAN ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREINTO 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 _____

CONTROL STATION: JA-28.2
NORTH: N:1034478.705
EAST: E:282953.699
SCALE FACTOR: 0.9999800



THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

SURVEYORS CERTIFICATION:

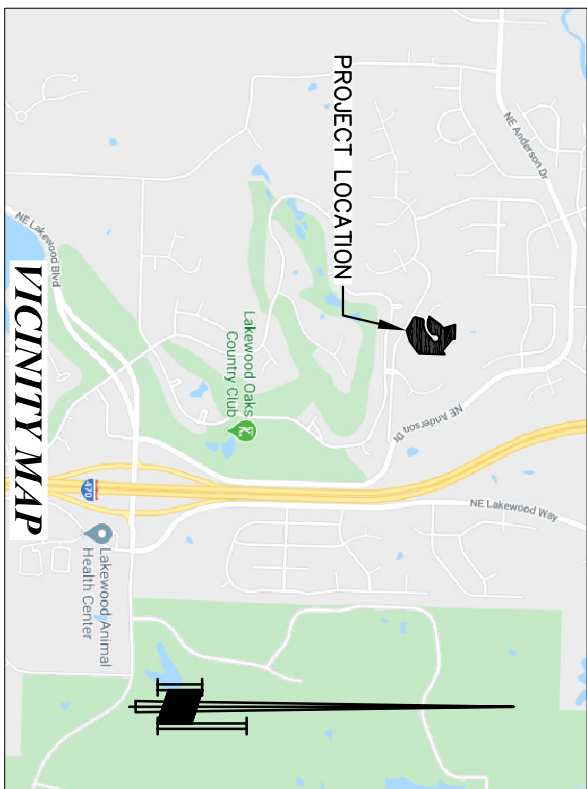
I HEREBY CERTIFY THAT THIS PLAT OF "TIFFANY WOODS, LOTS 4C AND 7C" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

OWNER:

TYLER MILLIGAN AND ERIN MILLIGAN
1600 NE DALTONS RIDGE DRIVE
LEE'S SUMMIT, MISSOURI 64064
(913) 705-9841

SURVEYOR:

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



MINOR PLAT

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



MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

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