

MISSOURI STATE PLANE COORDINATE TRAVERSE				
STATION	BEARING	DISTANCE	NORTHING	EASTING
1			300640.584	860945.139
JA-46				
2			298844.716	862078.558
POINT OF BEGINNING				
3			298547.366	862065.534
4	N87°29'31"W	48.846	298549.504	862016.731
5	R=68.573	L=15.579	298569.909	862013.522
ITB = N00°16'37"W				
6	S72°23'59"W	15.239	298565.301	861998.995
ITB = S17°36'01"E				
7	R=53.335	7.741	298557.777	862000.794
8	N87°44'49"W	214.199	298566.210	861786.739
9	S10°25'25"E	42.982	298523.935	861794.516
ITB = S79°34'24"W				
10	S74°49'14"W	11.526	298497.866	861752.237
11	R=114.289	L=15.510	298494.848	861741.113
ITB = N66°11'01"W				
12	N74°00'20"W	2.036	298500.119	861726.538
13	S15°59'40"W	15.239	298500.679	861724.582
14	S74°00'20"E	2.036	298486.029	861720.383
15	R=99.050	L=26.655	298485.469	861722.339
16	S58°35'16"E	34.698	298474.785	861746.673
17	R=53.335	L=27.054	298456.699	861776.288
18	S29°31'32"E	58.623	298437.464	861794.900
19	N60°28'28"E	15.239	298386.448	861823.793
20	N15°28'28"E	10.777	298393.959	861837.054
21	N60°28'28"E	2.545	298404.344	861839.929
22	R=53.335	L=29.818	298405.626	861842.192
23	S87°29'31"E	20.020	298412.502	861870.813
24	S42°41'51"E	10.813	298411.626	861890.816
25	S87°29'31"E	15.239	298403.677	861898.150
26	N47°18'09"E	10.737	298403.010	861913.375
27	S87°29'31"E	66.495	298410.292	861921.267
28	S42°29'31"E	10.777	298407.382	861987.705
29	S02°30'36"W	59.957	298399.436	861994.985
30	N87°54'10"W	40.626	298339.530	891992.359
31	S02°18'02"W	172.789	298341.017	861951.759
32	S02°05'50"W	15.239	298168.349	861944.823
33	S87°54'10"E	94.750	298153.119	861944.265
34	S02°30'29"W	30.392	298149.652	862038.960
35	S08°13'08"W	30.632	298119.287	862037.630
36	S02°30'29"W	29.060	298088.966	862033.251
37	N87°54'10"W	488.589	298059.931	862031.979
38	N02°32'36"E	559.201	298077.813	861543.669
39	S87°27'24"E	54.859	298639.260	861568.607
40	N02°32'36"E	33.381	298636.826	861623.417
41	S87°44'48"E	315.105	298670.179	861624.898
42	N02°30'29"E	39.620	298657.789	861939.791
43	N87°44'48"W	1.923	298697.375	861941.525
44	N02°15'12"E	54.859	298697.451	861939.603
45	N87°44'48"W	15.080	298752.272	861941.760
46	N02°15'12"E	38.797	298752.865	861926.692
47	R=53.335	L=9.378	298791.637	861928.217
ITB = N77°40'17"W				
48	N02°15'12"E	15.239	298792.826	861918.925
49	R=68.573	L=30.22	298808.054	861919.524
50	N02°15'12"E	43.555	298807.076	861928.676
51	S87°43'33"E	148.271	298850.601	861930.388
2			298844.716	860945.139

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone, using a combined Grid factor of 0.9998993 from Monument JA-46. All distances are Grid distances, and all distances and coordinates are in meters.

FINAL PLAT
COBEY CREEK - 2ND PLAT
A REPLAT OF TRACTS D, H AND J, COBEY CREEK - ST PLAT AND PART OF THE SOUTHEAST QUARER OF SECTION 29-T49N-R31W IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
31	11,533	0.26	183	9,297	0.21
32	11,526	0.26	184	14,139	0.32
33	14,546	0.33	200	12,687	0.32
34	12,213	0.28	201	9,100	0.32
35	10,323	0.24	202	9,100	0.32
36	11,552	0.27	203	9,100	0.32
37	13,671	0.31	204	9,100	0.32
38	11,153	0.26	205	12,103	0.32
39	11,344	0.26	206	9,360	0.32
40	13,899	0.32	207	9,360	0.32
41	16,105	0.37	208	9,360	0.32
42	11,522	0.26	209	9,360	0.32
43	11,913	0.27	210	9,360	0.32
44	11,327	0.26	211	9,750	0.32
45	10,953	0.25	212	9,585	0.32
46	10,371	0.24	213	9,798	0.32
47	13,233	0.30	214	9,798	0.32
48	15,009	0.34	215	9,798	0.32
49	14,158	0.33	216	9,799	0.32
50	13,127	0.30	217	9,799	0.32
51	12,943	0.30	218	9,799	0.32
52	25,237	0.60	219	9,941	0.32
53	10,106	0.23	220	12,981	0.32
54	12,327	0.28	221	8,050	0.32
55	12,351	0.28	222	8,050	0.32
56	12,555	0.29	223	8,050	0.32
57	9,697	0.22	224	8,050	0.32
58	13,150	0.30	225	8,050	0.32
59	12,983	0.30	226	8,126	0.32
60	14064	0.32	227	9,180	0.32
61	10,709	0.25	228	9,141	0.32
62	10,709	0.25	229	11,704	0.32
63	14,728	0.34	230	13,318	0.32
64	13,341	0.31	231	10,173	0.32
65	11,215	0.26	232	11,216	0.32
66	12,648	0.29	233	12,313	0.32
67	12,896	0.30	234	11,922	0.32
68	20,517	0.47	235	11,128	0.32
69	16,188	0.37	236	11,209	0.32
70	14,282	0.33	237	9,100	0.32
71	12,190	0.28	238	9,100	0.32
72	11,225	0.26	239	9,100	0.32
73	12,573	0.29	240	9,100	0.32
74	13,460	0.31	241	9,100	0.32
75	12,666	0.29	242	9,100	0.32
76	11,987	0.28	243	9,872	0.32
77	10,790	0.25	244	9,750	0.32
160	9,143	0.21	245	9,360	0.32
161	9,197	0.21	246	9,360	0.32
162	11,102	0.25	247	9,360	0.32
163	11,140	0.25	248	9,360	0.32
164	9,197	0.21	249	9,360	0.32
165	9,185	0.21	250	11,128	0.32
166	9,169	0.21	187	84,389	1.94
167	9,152	0.21	186	83,653	1.92
168	9,135	0.21	185	150,235	3.45
169	9,118	0.21	TRACT A	62,459	1.43
170	9,101	0.21	TRACT B	107,879	2.48
171	9,087	0.21	TRACT C	17,944	0.41
172	9,067	0.21	TRACT D	91,979	2.11
173	10,857	0.25	TRACT E	1,950	0.04
174	12,063	0.28	TRACT F	4,674	0.11
175	8,580	0.20	TRACT G	448	0.01
176	8,580	0.20	TRACT H	312	0.01
177	8,580	0.20	TRACT I	615	0.01
178	8,580	0.20	TRACT J	618	0.01
179	8,580	0.20	TRACT K	181,783	4.17
180	8,580	0.20	R/W	661,331	15.18
181	8,580	0.20	TOTAL	2,733,076	62.74
182	8,895	0.20			

SURVEYOR'S GENERAL NOTES

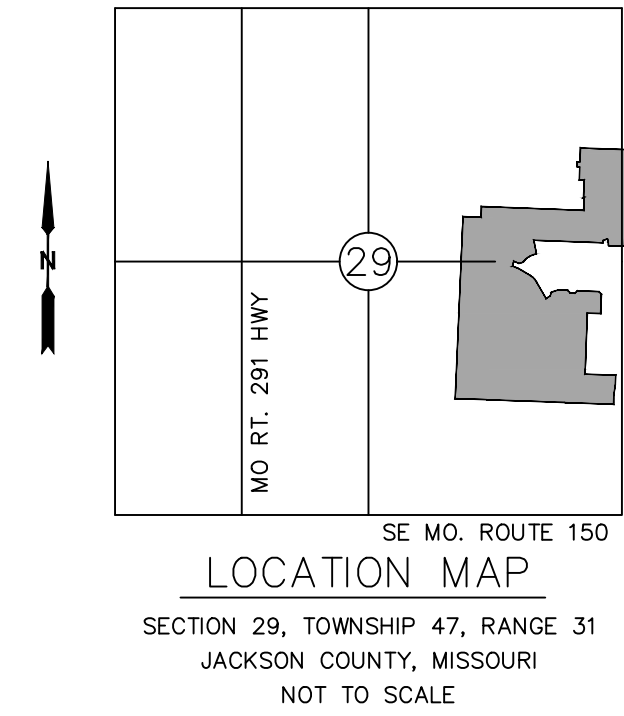
Bearings & coordinates shown are based on the Missouri State Plane Coordinate System of 1983, West Zone (NSRS 2011).

This survey meets or exceeds the accuracy standards of an urban class survey as defined by the Missouri Standards for Property Boundary Surveys (20 CSR 2030-16.040).

Plat boundary corners will be monumented with 5/8" x 24" rebar with caps stamped LC-62.

All lots, parcels and properties in this subdivision shall be subject to the declaration of restrictions for Cobey Creek as filed in the Office of the Recorder of Deeds in Jackson County, Missouri.

The subject property lies in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map 2901740551G, revised January 20, 2017.



LAND DESCRIPTION

All that part of the Southeast Quarter of Section 29, Township 49 North, Range 31 West, and all of Tracts D, H and J, Cobey Creek – 1st Plat, a subdivision of record, all in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows: beginning at the northeast corner of the Southeast Quarter of said Section 29, said point also being the northeast corner of Tract H, Cobey Creek – 1st Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence South 02 degrees 30 minutes 29 seconds West, with the east line of the Southeast Quarter of said Section 29 and with the east line of said Tract H, Cobey Creek – 1st Plat, a distance of 976.49 feet (976.67 feet plat) to the southeast corner of said Tract H; thence North 87 degrees 29 minutes 31 seconds West, with the south line of said Tract H, a distance of 160.27 feet to a point on the east right-of-way line of SE Corbin Drive; thence with the east right-of-way line of SE Corbin Drive on a curve to the left having a radius of 225.00 feet, a central angle of 17 degrees 19 minutes 24 seconds, with an initial tangent bearing of North 00 degrees 16 minutes 37 seconds West, on arc distance of 68.03 feet; thence South 72 degrees 23 minutes 59 seconds West, and no longer with the east right-of-way line of SE Corbin Drive, a distance of 50.00 feet to a point on the west right-of-way line of SE Corbin Drive; thence with the west right-of-way line of SE Corbin Drive on a curve to the right having a radius of 175.00 feet, a central angle of 08 degrees 18 minutes 59 seconds, with an initial tangent bearing of South 17 degrees 36 minutes 01 second East, on arc distance of 25.40 feet to the northeast corner of Lot 30, Cobey Creek – 1st Plat; thence North 87 degrees 44 minutes 49 seconds West, with the north line of Lots 30 through 22, Cobey Creek – 1st Plat, a distance of 702.82 feet to the northwest corner of said Lot 22; thence South 10 degrees 25 minutes 25 seconds East, with the west line of said Lot 22, a distance of 141.03 feet to a point on the north right-of-way SE Carter Road; thence with the north right-of-way line of SE Carter Road on a curve to the left having a radius of 225.00 feet, a central angle of 42 degrees 27 minutes 44 seconds, with an initial tangent bearing of South 79 degrees 34 minutes 24 seconds West, on arc distance of 166.75 feet; thence South 74 degrees 49 minutes 14 seconds West, continuing with the north right-of-way line of SE Carter Road, a distance of 37.82 feet to a point on the easterly right-of-way line of SE Cobey Creek Drive; thence with the easterly right-of-way line of SE Cobey Creek Drive on a curve to the left having a radius of 375.00 feet, a central angle of 07 degrees 46 minutes 30 seconds, with an initial tangent bearing of North 66 degrees 13 minutes 50 seconds West, on arc distance of 50.89 feet; thence North 74 degrees 00 minutes 20 seconds West, continuing with the easterly right-of-way line of SE Cobey Creek Drive a distance of 6.68 feet; thence South 15 degrees 59 minutes 40 West, and no longer with the easterly right-of-way line of SE Cobey Creek Drive, a distance of 50.00 feet to a point on the westerly right-of-way line of SE Cobey Creek Drive; thence South 74 degrees 00 minutes 20 seconds East, with the SE Cobey Creek Drive, a distance of 6.68 feet to a point of curvature; thence continuing with the westerly right-of-way line of SE Cobey Creek Drive on a curve to the right having a radius of 325.00 feet, a central angle of 15 degrees 25 minutes 04 seconds, on arc distance of 87.48 feet; thence South 58 degrees 35 minutes 16 seconds East, continuing with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 113.85 feet to a point of curvature; thence continuing with the westerly right-of-way line of SE Cobey Creek Drive on a curve to the right having a radius of 175.00 feet, a central angle of 29 degrees 03 minutes 44 seconds, on arc distance of 88.77 feet; thence South 29 degrees 31 minutes 32 seconds East, continuing with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 192.35 feet; thence North 60 degrees 28 minutes 28 seconds East, and no longer with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 50.00 feet to a point on the easterly right-of-way line of SE Cobey Creek Drive to a point on the southerly right-of-way line of SE David Road; thence North 15 degrees 28 minutes 28 seconds East, with the southerly right-of-way line of SE David Road, a distance of 35.36 feet; thence North 60 degrees 28 minutes 28 seconds East, continuing with the southerly right-of-way line of SE David Road, a distance of 8.53 feet to a point of curvature; thence continuing with the southerly right-of-way line of SE David Road on a curve to the right having a radius of 175.00 feet, a central angle of 32 degrees 02 minutes 01 second, on arc distance of 97.84 feet; thence South 87 degrees 29 minutes 31 seconds East, continuing with the southerly right-of-way line of SE David Road a distance of 65.69 feet to a point on the westerly right-of-way line of SE Cobey Lane; thence South 42 degrees 41 minutes 51 seconds East, with the westerly right-of-way line of SE Cobey Lane, a distance of 35.48 feet; thence South 87 degrees 29 minutes 31 seconds East, and no longer with the westerly right-of-way line of SE Cobey Lane, a distance of 50.00 feet to a point on the easterly right-of-way line of SE Cobey Lane; thence North 47 degrees 18 minutes 09 seconds East, with the easterly right-of-way line of SE Cobey Lane, a distance of 35.23 feet to a point on the south right-of-way line of SE David Road; thence South 87 degrees 29 minutes 31 seconds East, with the south right-of-way line of SE David Road, a distance of 218.18 feet to a point on the west right-of-way line of SE Corbin Drive, a distance of 196.73 feet to the northeast corner of Lot 159, Cobey Creek – 1st Plat; thence North 87 degrees 54 minutes 10 seconds West, with the north line of said Lot 159, a distance of 133.30 feet to the northwest corner of said Lot 159; thence South 02 degrees 18 minutes 02 seconds West, with the west line of Lots 159 through 152, Cobey Creek – 1st Plat, a distance of 566.95 feet to a point on the north right-of-way line of SE Gillette Street; thence South 02 degrees 05 minutes 50 seconds West, a distance of 50.00 feet to a point on the south right-of-way line of SE Gillette Street; thence South 87 degrees 54 minutes 10 seconds East, with the south right-of-way line of SE Gillette Street, a distance of 310.89 feet to a point on the west right-of-way line of Doc Henry Road; thence South 02 degrees 30 minutes 29 seconds West, with the west right-of-way line of Doc Henry Road, a distance of 99.72 feet; thence South 08 degrees 13 minutes 08 seconds West, continuing with the west right-of-way line of Doc Henry Road, a distance of 100.51 feet; thence South 02 degrees 30 minutes 29 seconds West, continuing with the west right-of-way line of Doc Henry Road, a distance of 95.35 feet to a point on the north right-of-way line of Missouri Highway 150; thence North 87 degrees 54 minutes 10 seconds West, with the north right-of-way line of Missouri Highway 150, a distance of 1603.14 feet; thence North 02 degrees 32 minutes 36 seconds East, and no longer with the north right-of-way line of Missouri Highway 150, a distance of 1843.83 feet; thence South 87 degrees 27 minutes 24 seconds East, a distance of 180.00 feet; thence North 02 degrees 32 minutes 36 seconds East, a distance of 109.53 feet; thence South 87 degrees 44 minutes 48 seconds East, a distance of 1033.91 feet; thence North 02 degrees 30 minutes 29 seconds East, a distance of 130.00 feet; thence North 87 degrees 44 minutes 48 seconds West, a distance of 6.31 feet; thence North 02 degrees 15 minutes 12 seconds East, a distance of 180.00 feet; thence North 87 degrees 44 minutes 48 seconds West, a distance of 49.48 feet; thence North 02 degrees 15 minutes 12 seconds East, a distance of 127.30 feet; thence on a curve to the left having a radius of 175.00 feet, a central angle of 10 degrees 04 minutes 31 seconds, with an initial tangent bearing of North 77 degrees 40 minutes 17 seconds West, a distance of 30.77 feet; thence North 02 degrees 15 minutes 12 seconds East, a distance of 50.00 feet; thence on a curve to the right having a radius of 225.00 feet, a central angle of 07 degrees 41 minutes 42 seconds, with an initial tangent bearing of South 87 degrees 44 minutes 48 seconds East, on arc distance of 30.22 feet; thence North 02 degrees 15 minutes 12 seconds East, a distance of 142.91 feet to a point on the north line of the Southeast Quarter of Section 29; thence South 87 degrees 43 minutes 33 seconds East, with the north line of the Southeast Quarter of said Section 29 and the north line of Tract H, Cobey Creek 1st Plat, a distance of 486.50 feet to the point of beginning. The above described tract contains 2,733,076 square feet, or 62.74 acres.

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 hereafter be known as Cobey Creek 2ND Plat.

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. 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 storm sewer, upon over or under the areas outlined or designated as drainage easements (D/E).

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:

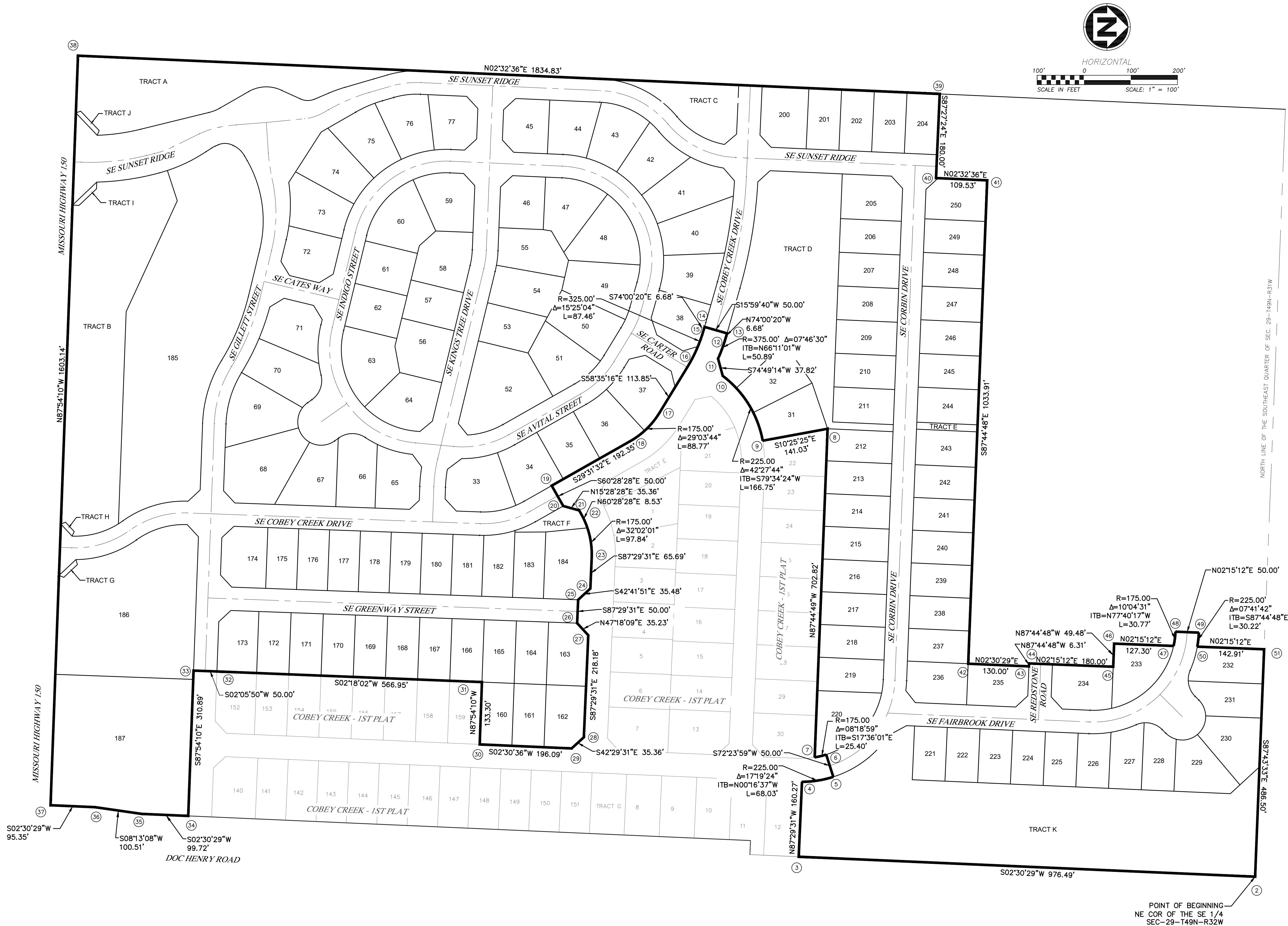
Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

MASTER DRAINAGE PLAN:

Individual lot owners shall not change or obstruct the flow path on lots, as shown on the Master Drainage Plan for Cobey Creek 2nd Plat, unless specific application is made and approved by the City Engineer.

Tract K is to be used as a storm water detention facility.

BUILDING SETBACK LINES:</



ANDERSON
ENGINEERING
EMPLOYEE OWNED

AE

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941 W 141ST TERR, STE A • KANSAS CITY, MO 64148 • PHONE (816) 777-9400
LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS		DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	HD
1	Revised per City comments	SJD	07.15.22	CHECK BY:	SD
				LICENSE NO.	201300041
				DATE:	03/11/2022
				ISSUED FOR:	
				JOB NUMBER:	21KC10060
				NE COA NO.	

COBEY CREEK - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

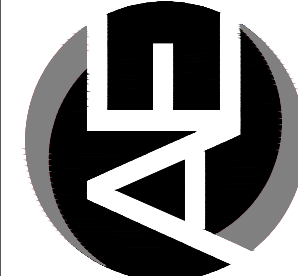
SHEET NUMBER

2 OF 6

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DRAWING INFO.	
NO.	DESCRIPTION
1	Revised per City comments

BY	DATE	DRAWN BY	CHECK BY
SJD	07.15.22	HD	SD

REVISIONS	
NO.	DESCRIPTION
1	Revised per City comments

SHEET NUMBER	
3	OF 6

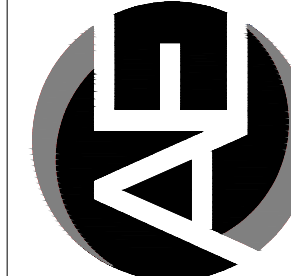
COBEY CREEK - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

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DATE	ISSUED FOR	JOB NUMBER	NE COA NO.
03/11/2022		21KC10060	



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DRAWING INFO.			
NO.	DATE	DRAWN BY:	HD
1	07/15/22	SD	201300041
		CHECK BY:	SD
		LICENSE NO.	201300041
		DATE:	03/11/2022
		ISSUED FOR:	
		JOB NUMBER:	21KC10060
		NE COA NO.	

COBEY CREEK - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

SHEET NUMBER
4 OF 6

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DRAWING INFO.			
NO.	DATE	DRAWN BY:	HD
1	07.15.22	CHECK BY:	SD
DESCRIPTION		LICENSE NO.	201300041
Revised per City comments		DATE:	03/11/2022
ISSUED FOR:		JOB NUMBER:	21KC10060
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COBEY CREEK - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

SHEET NUMBER
5 OF 6

