

NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (MISSOURI ONE CALL 1-800-DIG-RITE). THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PRIVATE UTILITY LOCATE.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, WITH AN YELLOW PLASTIC CAP STAMPED "YOUNG-HOBBS"

THE 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, RSMO 527.188 (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO.29085C0532G, WITH A MAP REVISED DATE OF JANUARY 20, 2017, IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (2403 MO WEST) WITH A COMBINED GRID FACTOR OF 0.99989868. BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 11/22/2021 (NAV/D88, GEOID18).

THERE WERE NO OIL AND/OR GAS WELLS PRESENT AT THE TIME OF THIS SURVEY. OIL AND GAS WELL LOCATIONS WERE RESEARCHED ON THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAPPING WEBSITE.

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOT, 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 OWNER, IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE PROPERTY OWNER, 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.

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, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OF THEM, UPON, OVER OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U/E) AND "WATERLINE EASEMENT" (W/E) OR WITHIN ANY STREET OR THOROUGHFARES DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTER, 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 PERMANENT EASEMENT IS HEREBY GRANTED OF THE CITY OF LEE'S SUMMIT TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR PEDESTRIAN ACCESS OVER, ALONG AND ACROSS THE STRIPS OF LAND DESIGNATED AS "SIDEWALK EASEMENT" (SW/E) ON THE ACCOMPANYING PLAT.

I DO HEREBY STATE THAT THIS IS A TRUE, COMPLETE AND CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF JACKSON, MISSOURI AND THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY SURVEYS (URBAN SURVEY 1:20,000)

DEDICATION:

THE UNDERSIGNED OWNERS OF THE DESCRIBED PROPERTY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "WHATABURGER M150 SUBDIVISION, LOT 1"

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

HFI 463 WARD LLC  
OWNER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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.

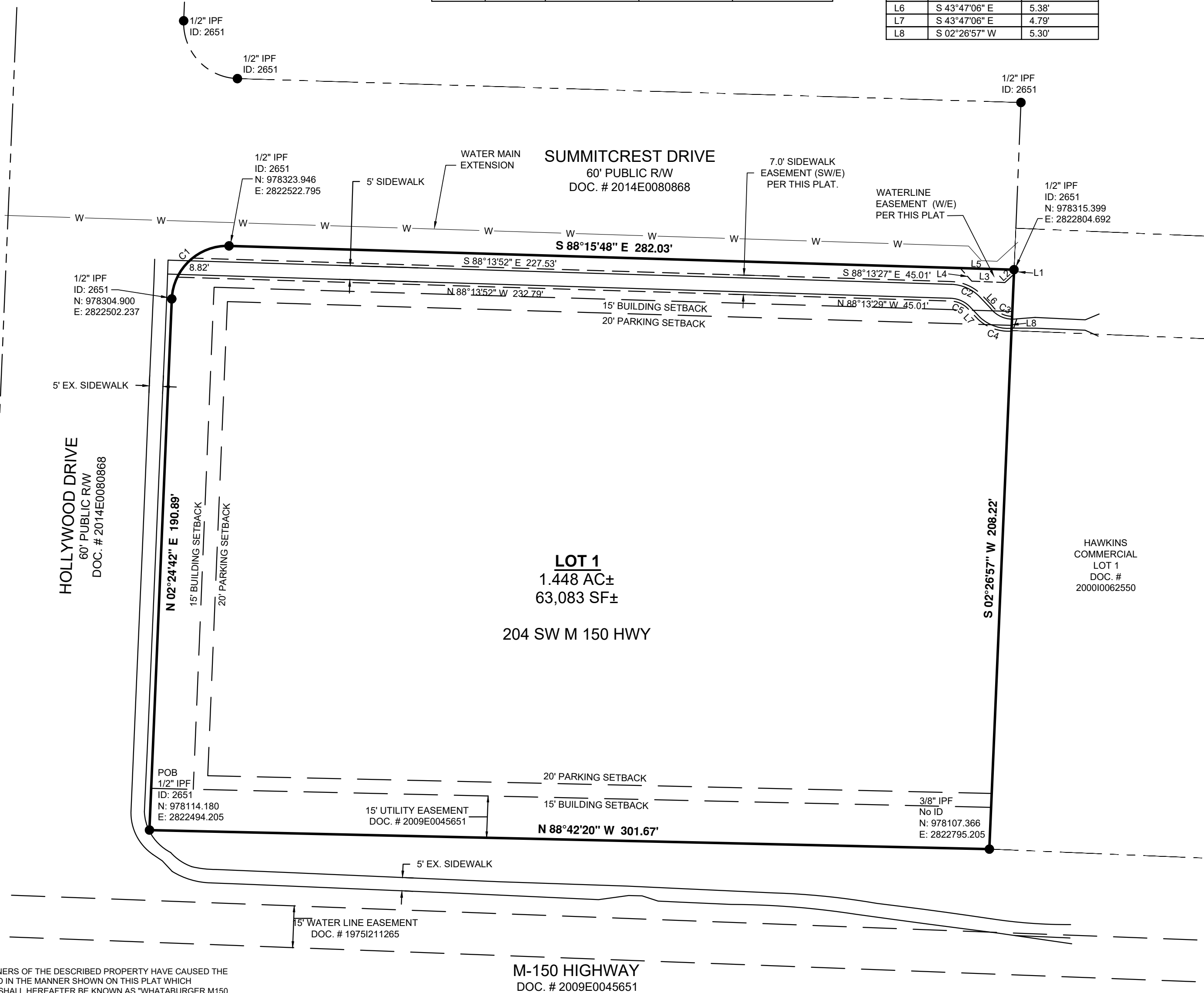
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

DATE \_\_\_\_\_ DAVE R HOBBS PLS 2014020711

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.05'	28.02'	N 47°11'11" E
C2	16.00'	12.41'	12.10'	S 66°00'29" E
C3	9.00'	8.26'	7.98'	S 62°26'17" E
C4	16.00'	12.98'	12.63'	N 70°44'21" W
C5	9.09'	7.54'	7.33'	N 64°21'47" W

LINE	BEARING	DISTANCE
L1	S 02°26'57" W	1.62'
L2	S 47°24'42" W	4.42'
L3	N 87°35'18" W	11.88'
L4	N 41°35'18" W	6.28'
L5	S 88°15'48" E	19.37'
L6	S 43°47'06" E	5.38'
L7	S 43°47'06" E	4.79'
L8	S 02°26'57" W	5.30'



LAND DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
BEING ALL OF TRACT "A", ON THE CERTIFICATE OF SURVEY, RECORDED JULY 27, 2021 AS DOCUMENT NO. 2021E0081920 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ALSO DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" IRON PIN FOUND (ID: 2651) AT THE RIGHT OF WAY LINE INTERSECTION OF 150 HIGHWAY AND HOLLYWOOD DRIVE; THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID HOLLYWOOD DRIVE N 02°24'42" E A DISTANCE OF 190.89 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID HOLLYWOOD DRIVE AND SUMMITCREST DRIVE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 31.05 FEET WITH A RADIUS OF 20.00 FEET WITH A CHORD BEARING OF N 47°11'11" E, WITH A CHORD LENGTH OF 28.02 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID SUMMITCREST DRIVE S 88°15'48" E A DISTANCE OF 282.03 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE WEST LINE OF HAWKINS COMMERCIAL LOT 1, RECORDED IN DOCUMENT NO. 2000I0062550 S 02°26'57" W A DISTANCE OF 208.22 FEET TO A 3/8" IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID 150 HIGHWAY; THENCE WITH SAID NORTH RIGHT OF WAY LINE N 88°42'20" W A DISTANCE OF 301.67 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 63,083 SQUARE FEET, 1.448 ACRES, MORE OR LESS.

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "WHATABURGER M150 SUBDIVISION, LOT 1" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCE.

GEORGE M BINGER III, P.E.  
CITY ENGINEER

DATE \_\_\_\_\_

RYAN A. ELAM, P.E.  
DIRECTOR OF DEVELOPMENT SERVICES

DATE \_\_\_\_\_

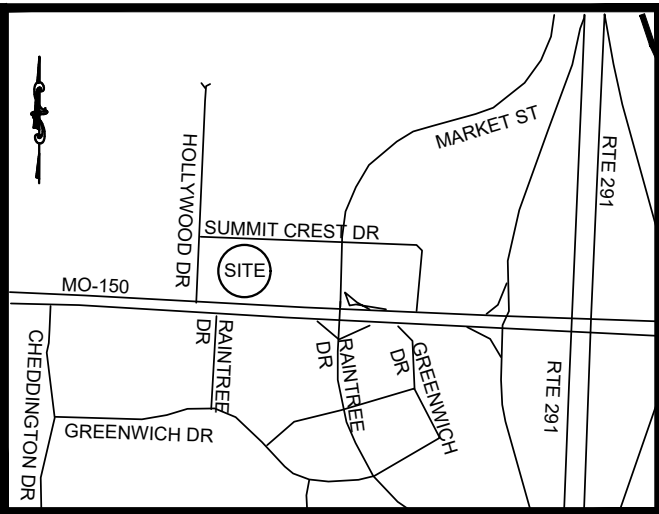
TRISHA FOWLER ARCURI  
CITY CLERK

DATE \_\_\_\_\_

JACKSON COUNTY ASSESSOR DEPT.

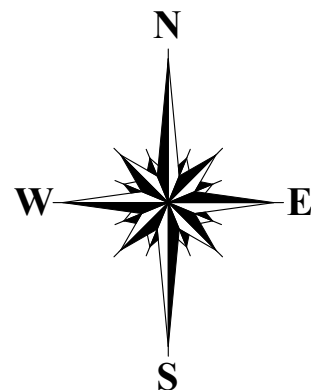
DATE \_\_\_\_\_

LOCATION MAP NTS



LEGEND:

- Iron Pin Set (IPS)
- Iron Pin Found
- Boundary Line
- Adjacent Property Line
- Easement Line
- Setback Line
- Point of Beginning



**BASIS OF BEARINGS**  
MO (W) STATE PLANE COORDINATE SYSTEM  
SPC (2403 MO W)

**M**

**YOUNG, HOBBS & ASSOCIATES**

1202 CROSSLAND AVE. \* CLARKSVILLE, TN 37040  
PHONE 931-645-2524 \* FAX 931-645-2768

**MINOR PLAT  
WHATABURGER M150  
SUBDIVISION  
LOT 1**

TOTAL ACRES 1.448 AC TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0

Date: 11-22-2021 (Field) PARCEL: 70-400-04-03-02-3-00-000

Date: 8-11-2022 (Office) Job No.: 242-21

Source of Title: Instrument No. 2021E0137132 Zoning: AG - Agriculture  
M-150 Corridor Development Area

OWNER/DEVELOPER:

HFI 463 WARD LLC  
463 SW WARD RD  
LEES SUMMIT, MO 64081



**GRAPHIC SCALE 1"=30'**