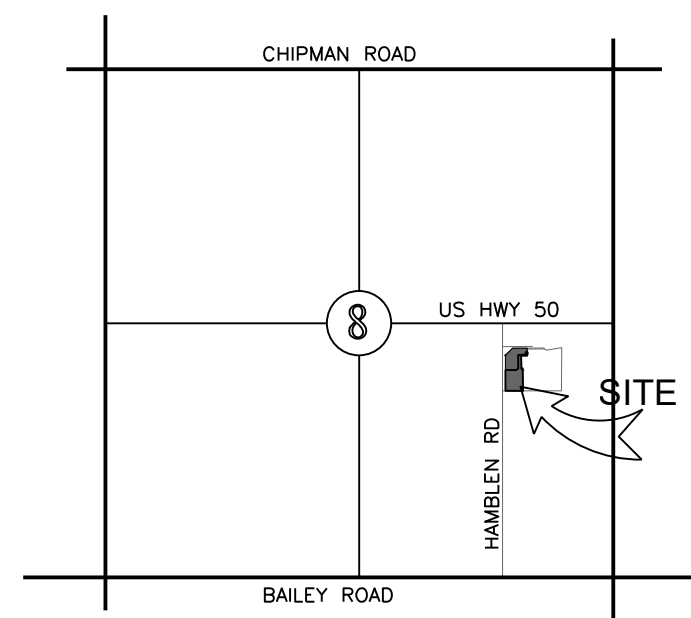
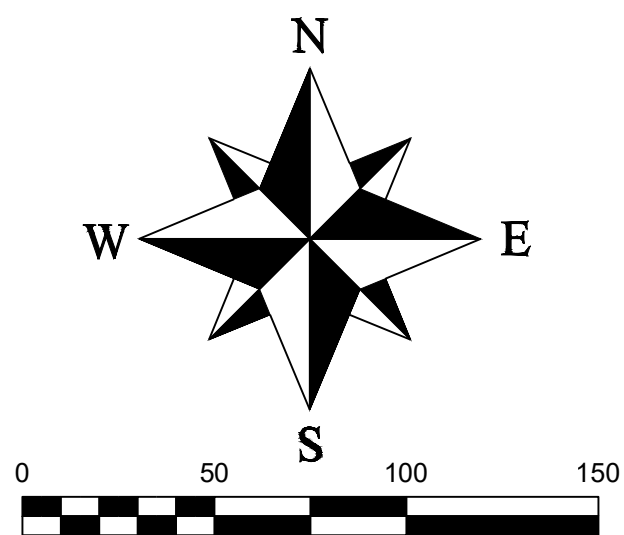


MINOR PLAT

Hamblen Plaza, Lots 1A, 2A & 3A
 a Replat of Lots 1 thru 3, Hamblen Plaza, Lots 1 thru 3
 Part of the Northeast 1/4 of the Southeast 1/4
 Section 8, Township 47 North, Range 31 West
 Lee's Summit, Jackson County, Missouri



OWNER:
 HD Development of Maryland, Inc
 PO Box 105842
 Atlanta, GA 30348-5842

LOCATION MAP
SECTION 8-T47N-R31W

LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-200508319D)
 - ⊙ Found Survey Monument (As Noted)
 - ① State Plane Coordinates
 - x — x — x — Existing Fence Line - Chain Link
 - w — Existing Water Line
 - ss — Existing Sanitary Sewer Main
 - STORM — Existing Storm Sewer
 - c — Existing Gas Line
 - tel — Existing Underground Telephone
 - Existing Underground Electric

PROPERTY DESCRIPTION

All of Lots 1 thru 3, Hamblen Plaza, Lots 1 thru 3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"Hamblen Plaza, Lots 1A, 2A and 3A"

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, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.), "DRAINAGE EASEMENT" (D.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

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

OIL - GAS WELLS:

THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

DRAINAGE NOTE:

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS INCLUDED IN THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

FLOODPLAIN NOTE:

Site is located in Zone "X" areas outside the 100 year flood plan per panel 29095C0430G, Dated January 20, 2017

OWNER

IN TESTIMONY THEREOF:

HD DEVELOPMENT OF MARYLAND, INC. A MARYLAND CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2022.

MANAGER:

NOTARY CERTIFICATION

STATE OF _____)
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ MANAGER OF HD DEVELOPMENT OF MARYLAND, INC A MARYLAND CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF HAMBLEN PLAZA, LOTS 1A, 2A AND 3A, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

By _____
 Ryan A. Elam, P.E., Director of Development Services Date _____

By _____
 Trisha Fowler Arcuni, City Clerk Date _____

By _____
 George M Binger, III P.E., City Engineer Date _____

APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPT:

By _____

Date _____

Missouri State Plane Coordinate System
 1983, Missouri West Zone
 (2003 Adjustment)
 Reference Monument: JA-29 2
 Combined Scale Factor: 0.99999030

POINT	NORTHING	EASTING
1	303401.870	861880.126
2	303436.324	861917.123
3	303430.665	862170.136
4	303207.277	862160.135
5	303219.117	861871.915
JA 29 2	315309.740	862449.671

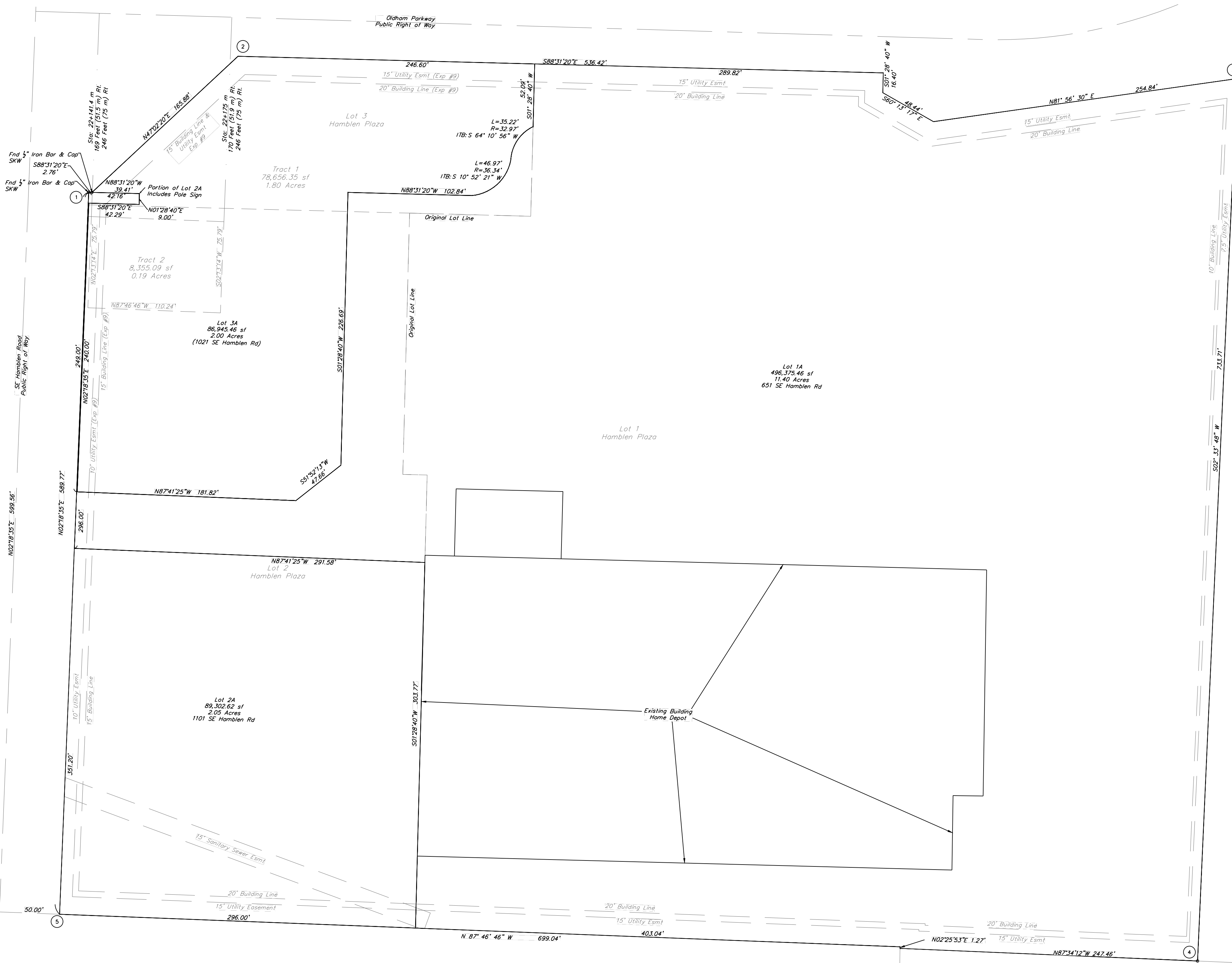
Coordinates Shown in Meters

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____

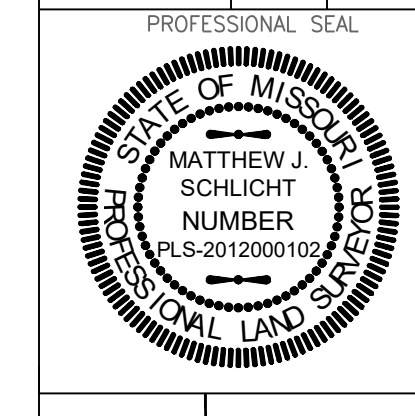
MATTHEW J. SCHLICHT, MOPLS 2012000102
 ENGINEERING SOLUTIONS, LLC, MO CORP LS 200508319-D



REVISIONS	
DATE	

Lots 1A, 2A and 3A, Hamblen Plaza
 a Replat of Hamblen Plaza, Lots 1 thru 3
 Part of the Northeast 1/4 of the Southeast 1/4 of
 Section 8, Township 47 North, Range 31 West
 Jackson County, Missouri

SHEET	1 OF 1	SECTION	8	TOWNSHIP	47N	RANGE	31W	COUNTY	JACKSON	JOB NO.	here sheet
	DATE OF PREPARATION		November 7, 2022								
DRAWN BY	M. Schlicht, PLS., PE	SCALE	1"=50'								
	PROFESSIONAL SEAL										



ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849