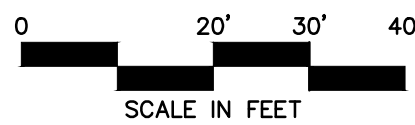


MINOR PLAT

*Lots 1 and 2, A Replat of Lots 9-14, Block 5, Lowe's Addition*

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



U/E = UTILITY EASEMENT  
B/L = BUILDING LINE

△ INDICATES MONUMENT FOUND

MISSOURI STATE PLANE COORDINATES  
Missouri State Plane Coordinates were obtained using

1. **▲** Denotes found monumentation as noted.
2. **▲** Denotes 1/2" Iron Bar with Plastic Cap LS-2019005467 set this plat.
3. All monumentation to be set within 3 months of the recording of this plat.
4. This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
5. The Record Source of the Parent Tract is the plat of BLOCK 5, LOWE'S ADDITION
6. According to the FIRM Map 2090504A366 dated Jan. 20, 2017, this site falls in Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
7. There are no oil or gas wells located on the subject property as of January 10, 2023 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

A map showing the project location at the intersection of Summit Ave and SE 3rd St. The map includes labels for SE Douglas St, SE 2nd St, SE 3rd St, SE Grand St, SE Corder St, Independence Ave, and 291 N. A north arrow is located on the right side of the map. The project location is indicated by a small square at the intersection of Summit Ave and SE 3rd St.

All of Lots 9 through 14, Block 5, and the north half of the vacated alley (Doc. No. 2000010036587) located on the south side of said lots of Lowe's Addition, a subdivision in the City of Lee's Summit, Jackson County, Missouri, more particularly described as: Beginning at the northwest corner of Lot 14, Block 5, Lowe's Addition; thence North 63 degrees 52 minutes 39 seconds E a distance of 168.00 feet to the northeast corner of Lot 9, Block 5, Lowe's Addition; thence South 02 degrees 01 minutes 28 seconds West a distance of 149.07 to a point on the centerline of the vacated alley by Doc. No. 2000010036587; thence South 63 degrees 52 minutes 39 seconds West a distance of 149.07 to a point on said vacated alley; thence North 02 degrees 01 minutes 28 seconds East a distance of 168.00' to the Point of Beginning. Containing 0.50 acres.

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 "Baxter's Addition, Lots 1 and 2.

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 maintain of poles, wires, anchors, conduits and/or structures for water, gas, sanitary sewer, storm sewer, electricity, telephone, cable television, or any other necessary public services, any, or all of them, upon, over, or under those areas outlined or designated up this plat as utility easements (U.E.), or within any street or thoroughfare dedicated to public use on this plat.

Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waves, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMO (2006), any right to the request restoration of the rights previously transferred and vacation of the easement herein granted.

*Individual lot owners shall not change or obstruct the flow on lots, unless specific application is made and approved by the city engineer.*

*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.*

In testimony whereof, the undersigned owners have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

705 High Street, LLC, Dustin Baxter – Member

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_\_ Before me personally appeared the above person(s), to me known to be the person(s) 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 the state the date and year last written above.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

*This is to certify that the minor plat of "Baxter's Addition, Minor Plat, Lots 1 and 2 was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to chapter 33, The Unified Development Ordinance, of the code of ordinance*

Trisha Fowler Arcuri - City Clerk Date

George M. Binger III, P.E. - City Engineer      Date

*Ryan A. Elam, P.E. – Director of Development Services*      *Date*

APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPARTMENT:

By \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify that the within plot of BAXTER'S ADDITION MINOR PLAT, LOTS 1 AND 2 is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plot; that I have complied with all State and City of Lee's Summit statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.

R. Kevin Sterrett, MO LS-2469

Date: \_\_\_\_\_

Surveyed for:  
705 High Street, LLC.  
705B Melody Lane  
Lee's Summit, MO 64063  
Contact: Dustin Baxter  
(816) 877-5086



**H&G Consult**  
engineers  
planners

1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE No. 2019005467 (MO.)