

2023 E0001734

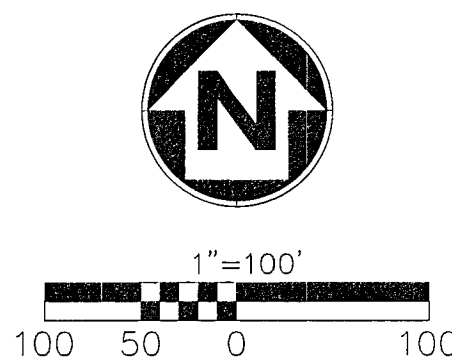
# Minor Plat of Summit Fair, Lots 10A-10C

Replat of Lot 10, Summit Fair, Second Plat Lots 8, 10-14, and Tract C  
in the City of Lee's Summit, Jackson County, Missouri



Know what's below.  
Call before you dig.

- = FOUND SURVEY MONUMENT AS NOTED.
- = SET 5/8" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC 62 @ PLAT EXTERIOR CORNERS
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- △ = STATE PLANE COORDINATE



NW. COR. SE. 1/4 SEC. 36, TWP. 48, RNG. 32  
FOUND 5/8" REBAR W/ 2" AL. CAP STAMPED  
CLS2000175358

S86°41'05"E 2642.92' N. LINE SE. 1/4 SEC. 36, TWP. 48, RNG. 32

N46°05'38"E 11.98'  
S38°51'13"E 15.06'  
S85°23'52"E 33.13'  
L=28.32'  
R=1102.91'  
S34°46'49"E 283.97'  
R=190.00'  
Δ=14°27'09"  
I.T.B.=N31°38'29"E  
L=47.93'  
FOUND CHISELED +  
0.46' WEST & 0.29' SOUTH

SUMMIT INNOVATION CENTER  
FIRST PLAT  
LOT 4

NE. COR. SE. 1/4  
SEC. 36, TWP. 48, RNG. 32

N. LINE SE. 1/4 SEC. 36, TWP. 48, RNG. 32

NE. COR. SW. 1/4 SEC. 36,  
TWP. 48, RNG. 32  
FOUND 5/8" REBAR W/ 2"  
ALUMINUM CAP STAMPED  
CLS2007001128

S87°25'32"E 2636.45'

LAND DESCRIPTION: Lot 10, Summit Fair, Second Plat Lots 8, 10-14, and Tract C.

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 Summit Fair, Lots 10A-10C.

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.

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.

IN TESTIMONY WHEREOF, The undersigned owners have hereunto set their hands this 9 day of Nov 2022

Managing Member, Townsend Summit, LLC

State of :

County of :

On this 9th day of November, 2022, 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: 11/29/22

SARA BECK  
Notary Public, Notary Seal  
State of Missouri  
Jackson County  
Commission # 185817528  
My Commission Expires 11-29-2022

This is to certify that the minor plat of Summit Fair, Lots 10A-10C, was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the Code of Ordinances of the City of Lee's Summit.

David L. Galt, Jr. 11-11-22  
City Engineer

David L. Galt, Jr. 11/11/2022  
Director of Development Services

Vincent E. Brice 11/10/2023  
Jackson County Assessor/GIS Dept.



Filed for Record this day of  
January 10, 2023  
At 11 o'clock 29 Minutes PM.  
Recorded in Book 1208 At Page 26  
Instrument Number 2023 E0001734  
Director Recorder of Deeds  
By C. Wapfield  
Deputy  
Recorder's Fee \$ 60.00

## SURVEYOR'S GENERAL NOTES

The basis of bearings & coordinates shown are based on Summit Fair, Second Plat Lots 8, 10-14, and Tract C.

This survey meets or exceeds the accuracy standards of an urban class survey as defined by the Missouri Standards for Property Boundary Surveys.

Plat boundary corners will be monumented with 5/8" x 24" rebar permanent monuments and caps LC-62; interior lot corners will be monumented with a 1/2" x 24" rebar with cap stamped LC-62.

All lots, parcels and properties in this subdivision shall be subject to the Declaration of Restrictions for Summit Fair as filed in the Office of the Recorder of Deeds in Jackson County, Missouri.

No abandoned oil or gas well are identified on this drawing, locations if show are per the Missouri Department of Natural Resources Permitted Oil and Gas database, dated June 2, 2020.

The subject property lies in Zone X, Other Areas, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map 29095C04170, dated January 20, 2017.

The subject property is zoned Planned Mix Use, as shown on the City of Lee's Summit Zoning Map.

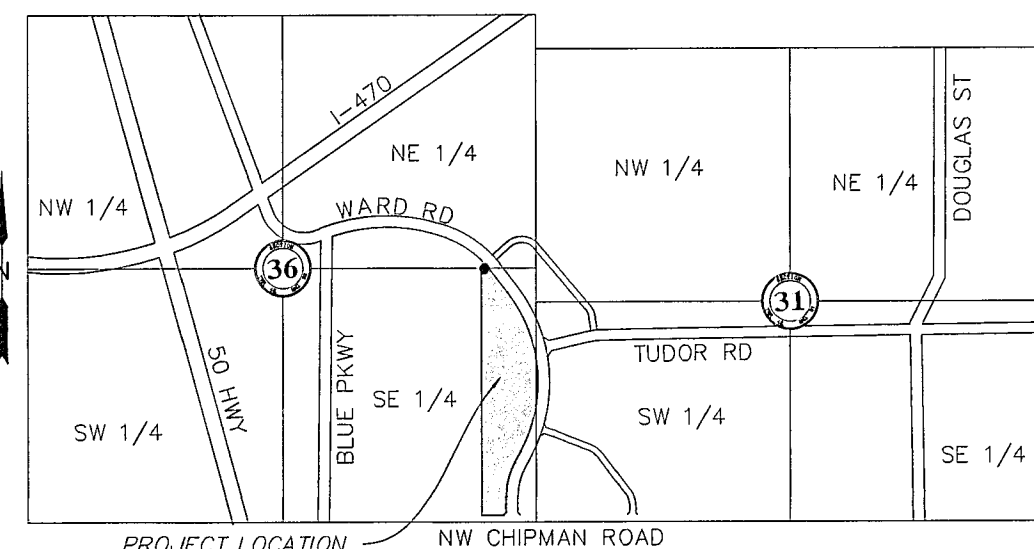
Developer: Townsend Summit, LLC, a Delaware limited liability company.

Individual lot owners shall not change or obstruct the flow on lots, as shown on the master drainage plan, 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 property owners' association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions filed simultaneously with this plat.

## LOCATION MAP

SECTION 36 & 31, TOWNSHIP 48, RANGE 32 & 31  
JACKSON COUNTY, MISSOURI  
SCALE=NTS



LOT	AREA
LOT 10-A	438,941.43 Sq.Ft. 10.08 Acres
LOT 10-B	515,315.82 Sq.Ft. 11.83 Acres
LOT 10-C	121,581.22 Sq.Ft. 2.79 Acres
TOTAL	1,075,838 Sq. Ft. 24.70 Acres

I HEREBY CERTIFY THAT THE PLAT OF SUMMIT FAIR, LOTS 10A-10C IS BASED ON AN ACTUAL SURVEY BY ME AND IS SUBDIVIDED AS SHOWN HEREON AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SW. COR. SE. 1/4 SEC. 36, TWP. 48, RNG. 32  
FOUND 5/8" REBAR W/ 2" AL. CAP (ILLEGIBLE)

TOWNSEND SUMMIT, LLC  
230 Shilling Court, Suite 120  
Hunt Valley, Maryland 21031

## Summit Fair, Lot 10A-10C

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in the City of Lee's Summit, Jackson County, Missouri

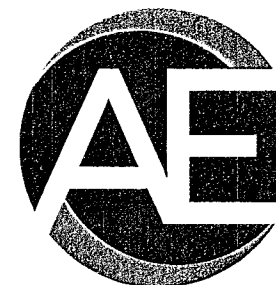
## REVISIONS

NO.	DESCRIPTION	BY	DATE
1	Revised Per City Comments	NB	8/19/22

## DRAWING INFO.

DRAWN BY:	SD
CHECK BY:	NB
LICENSE NO.	LC-62
DATE:	05/31/22
ISSUED FOR:	
JOB NUMBER:	22CO10009
NE COA NO.	

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ANDERSON  
ENGINEERING  
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W 141ST TERR. STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62