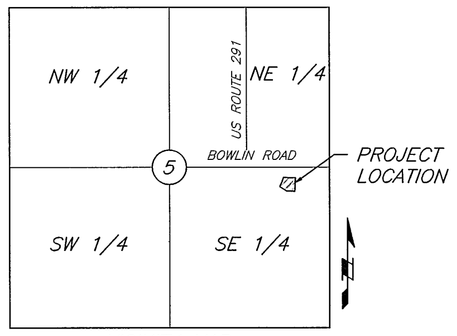
2023E0004223

MINOR PLAT OF
EXECUTIVE LAKES CENTER
LOTS 6-A1 AND 7-A
A SUBDIVISION IN THE SE 1/4, OF
SECTION 5, TOWNSHIP 48 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC. 5-48-31
N.T.S.

HORIZONTAL CONTROL
JA-29 2 - NAD 1983 - MISSOURI WEST ZONE (FEET)
COMBINED ADJUSTMENT FACTOR = 0.9999030

MISSOURI STATE PLANE COORDINATES			
Point #	Northing	Easting	Description
1	1034478.704	2829553.626	JA-29 2
50	1033188.328	2830207.807	PROPERTY CORNER
51	1033180.265	2830486.774	PROPERTY CORNER
52	1032971.162	2830480.763	PROPERTY CORNER
53	1032975.705	2830368.424	PROPERTY CORNER
54	1032755.747	2830359.509	PROPERTY CORNER
55	1032761.320	2830221.995	PROPERTY CORNER
56	1032830.093	2830111.017	PROPERTY CORNER

GENERAL SURVEY NOTES:

1.) The plat of EXECUTIVE LAKES CENTER is recorded in Plat Book I-79 at Page 65 in the Recorder of Deeds Office in Jackson County, Missouri.

2.) The plat of EXECUTIVE LAKES CENTER LOTS 3-B & 4 THRU 10 is recorded in Plat Book I-79 at Page 65 in the Recorder of Deeds Office in Jackson County, Missouri.

3.) Title Report No. MJ116323 dated November 24, 2020 at 8:00 AM was provided by First American Title Insurance Company.

4.) Bearings used on this survey are based on the Missouri State Plane coordinate system fro m GPS observation.

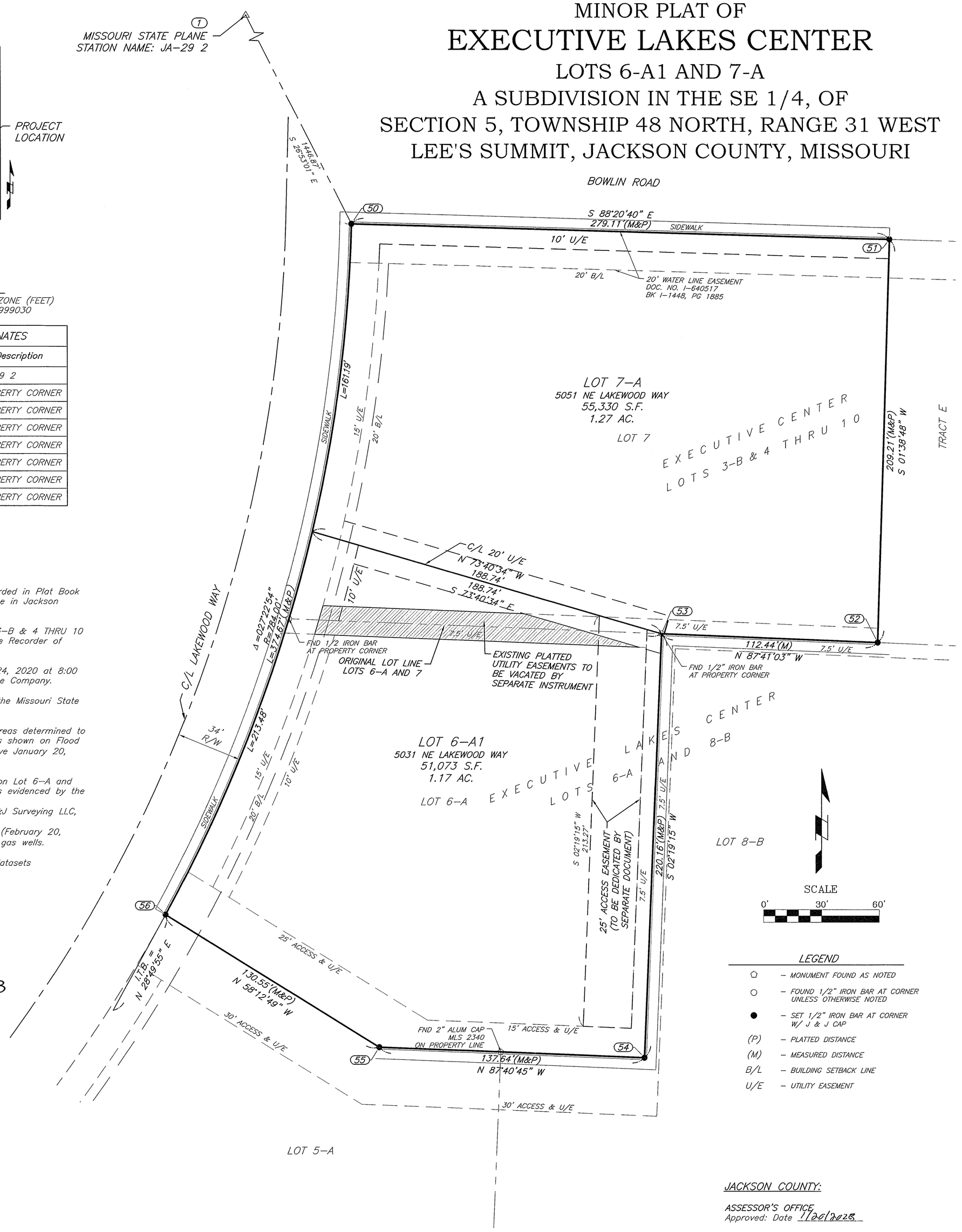
5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0313G, effective January 20, 2017.

6.) No evidence of oil or gas wells were found on Lot 6-A and the portion of Lot 7 proposed to be replatted as evidenced by the following sources
- a) ALTA/NSPS Land Survey performed by J&J Surveying LLC, Dated December 7, 2021.
- b) Missouri spatial data information service (February 20, 2022), MO 2018 state permitted oil and gas wells. Retrieved from HTTP://data-msdis.opendata.arcgis.com/datasets

Filed for Record this day of
January 20 2023
At 3 o'clock 14 Minutes ___ P.M.
Recorded in Book I208 At Page 33
Instrument Number 2023E0004223
Director Recorder of Deeds
By C. Waterfield
Deputy
Recorder's Fee $ 66.00

CLIENT:
GLMV
9229 Ward Parkway
Kansas City, Mo 64114

PROPERTY ADDRESS:
5031 NE Lakewood Way
Lee's Summit, Mo 64064



LEGEND

⬠	– MONUMENT FOUND AS NOTED
○	– FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
●	– SET 1/2" IRON BAR AT CORNER W/ J & J CAP
(P)	– PLATTED DISTANCE
(M)	– MEASURED DISTANCE
B/L	– BUILDING SETBACK LINE
U/E	– UTILITY EASEMENT

JACKSON COUNTY:

ASSESSOR'S OFFICE
Approved: Date 1/26/2023

_____, ASSESSOR

PROPERTY DESCRIPTION:
All of Lot 6-A, EXECUTIVE LAKES CENTER Lots 6-A and 8-B, and Lot 7, EXECUTIVE CENTER LOTS 3-B & 4 THRU 10, both being subdivisions in the Southeast Quarter of Section 5, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri.
Containing 106,403 square feet or 2.44 acres.

PLAT DEDICATION:
The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as:
"EXECUTIVE LAKES CENTER, LOTS 6-A1 AND 7-A"

EASEMENTS
An easement or license is hereby granted to Lee's Summit, Missouri, to locate , construct and maintain, or to authorize the location, construction and maintenance or poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or service, any or all of them upon, over or under those areas outlined or designated upon the plat as "utility easement" or "U.E." or within any streets or throughfare dedicated to public use on this plat.

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, Section 527.188 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

STREETS
Roads and streets shown hereon and not heretofore dedicated for public use as throughfares are hereby so dedicated.

BUILDING LINES
Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be located or constructed between this line and the street right-of-way line or Lot line nearest thereto.

IN WITNESS THEREOF - (LOT 6-A1):
City of Lee's Summit, has caused these presents to be executed by its general partner this 5th day of January, 2023.

William A. Baird

NOTARY CERTIFICATION:

STATE OF Missouri)
) SS
COUNTY OF Jackson)

On this 5th day of January, 2023, before me, the undersigned notary public, personally appeared William A. Baird, to me known to be the person described in and who executed the foregoing instrument and being duly sworn by me did acknowledge that they are the owners and that they executed the same as the free act and deed of said property.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my notarial seal the day and year last written above.

My Commission Expires
4/9/2024

Julie C. Pryor, Notary Public

JULIE C. PRYOR
NOTARY PUBLIC SEAL
My Commission Expires
April 9, 2024
Jackson County
Commission #12517227

IN WITNESS THEREOF - (LOT 7-A):
Wais, Inc., a Missouri corporation, has caused these presents to be executed by its general partner this 3rd day of January, 2023.

Shuping Yeh, President

NOTARY CERTIFICATION:

STATE OF Missouri)
) SS
COUNTY OF Jackson)

On this 3rd day of January, 2023, before me, the undersigned notary public, personally appeared Shuping Yeh, to me known to be the person described in and who executed the foregoing instrument and being duly sworn by me did acknowledge that they are the President of Wais Inc., and that they executed the same as the free act and deed of said corporation.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my notarial seal the day and year last written above.

My Commission Expires
Feb. 09 2025

Donna L. Lee, Notary Public

DONNA L. LEE
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: February 09, 2025
Commission Number: 17566941

CITY OF LEE'S SUMMIT:
This is to certify that the plat of "EXECUTIVE LAKES CENTER, LOTS 6-A1 AND 7-A" was submitted 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 Ordinances.

PUBLIC WORK'S DEPARTMENT
Approved: Date 1-3-2023

PLANNING & DEVELOPMENT DEPARTMENT
Approved: Date 1-3-2023

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

Ryan A. Elam, P.E., Director of Development Services

CITY CLERK'S OFFICE
Approved pursuant to the City of Lee's Summit Unified Development Ordinance.

Trisha Fowler Arcuri, City Clerk

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 12th day of July, 2021 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI
JOHN B. YOUNG
NUMBER PLS-2006016647
PROFESSIONAL LAND SURVEYOR

12-28-22
Date

John B. Young, PLS - 2006016647

J & J SURVEY LLC
6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816)741-1017 • FAX (816)741-1018

Location: S:\21.071 - Lees Summit Fire Stations\DRAWINGS\5031 NE LAKEWOOD WAY\2022.12.28-LOT SPLIT\21.071LOT SPLIT.dwg - Dec 30, 2022 - 8:49am

1	INITIAL SUBMITTAL	10-19-22	
2	REVISED PER COMMENTS	11-14-22	
3	REVISED PER COMMENTS	12-28-22	

SHEET 1 OF 1