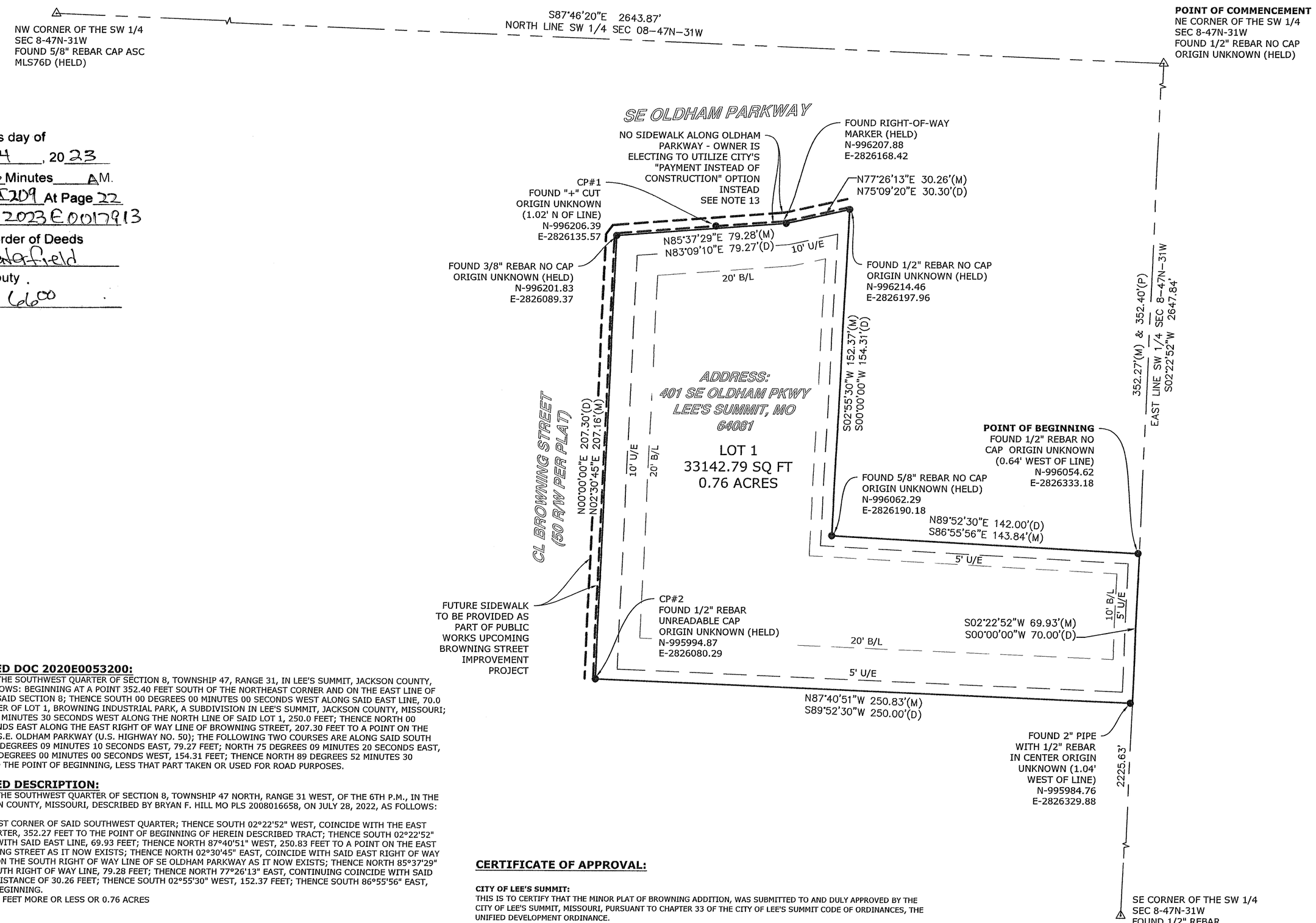
2023E0017913

BROWNING ADDITION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH P.M., IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Filed for Record this day of
March 14, 2023
At 9 o'clock 26 Minutes A M.
Recorded in Book I209 At Page 22
Instrument Number 2023E0017913
Director Recorder of Deeds
By C. Wakefield
Deputy .
Recorder's Fee $ 66.00

DESCRIPTION PER DEED DOC 2020E0053200:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 352.40 FEET SOUTH OF THE NORTHEAST CORNER AND ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, 70.0 FEET TO THE NORTHEAST CORNER OF LOT 1, BROWNING INDUSTRIAL PARK, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, 250.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF BROWNING STREET, 207.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.E. OLDHAM PARKWAY (U.S. HIGHWAY NO. 50); THE FOLLOWING TWO COURSES ARE ALONG SAID SOUTH RIGHT OF WAY LINE; NORTH 83 DEGREES 09 MINUTES 10 SECONDS EAST, 79.27 FEET; NORTH 75 DEGREES 09 MINUTES 20 SECONDS EAST, 30.30 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 154.31 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 30 SECONDS EAST, 142.00 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

SURVEYORS SUGGESTED DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE 6TH P.M., IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED BY BRYAN F. HILL MO PLS 2008016658, ON JULY 28, 2022, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02°22'52" WEST, COINCIDE WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 352.27 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 02°22'52" WEST, CONTINUING COINCIDE WITH SAID EAST LINE, 69.93 FEET; THENCE NORTH 87°40'51" WEST, 250.83 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BROWNING STREET AS IT NOW EXISTS; THENCE NORTH 02°30'45" EAST, COINCIDE WITH SAID EAST RIGHT OF WAY LINE, 207.16 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SE OLDHAM PARKWAY AS IT NOW EXISTS; THENCE NORTH 85°37'29" EAST, COINCIDE WITH SAID SOUTH RIGHT OF WAY LINE, 79.28 FEET; THENCE NORTH 77°26'13" EAST, CONTINUING COINCIDE WITH SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 30.26 FEET; THENCE SOUTH 02°55'30" WEST, 152.37 FEET; THENCE SOUTH 86°55'56" EAST, 143.84 FEET TO THE POINT OF BEGINNING.
CONTAINING 33,142.79 SQUARE FEET MORE OR LESS OR 0.76 ACRES

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "BROWNING ADDITION".

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TO ENTER UPON, CONSTRUCT, MAINTAIN, USE AND AUTHORIZE THE LOCATION, OF CONDUITS FOR PROVIDING WATER, GAS, CABLE, ELECTRIC, SEWERS, AND OTHER UTILITY SERVICES, INCLUDING RELATED FACILITIES AND APPURTENANCES THERETO, DRAINAGE FACILITIES, UPON, UNDER, OVER AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", AND FURTHER, SUBJECT TO ADMINISTRATION AND REGULATION BY THE CITY, THE SUBORDINATE USE OF SUCH AREAS BY OTHER GOVERNMENTAL ENTITIES AND UTILITIES, FRANCHISED OR AUTHORIZED TO DO BUSINESS IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. 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.

THE STREETS, SIDEWALKS, ALLEYS AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF,
WE, UNDERSIGNED PROPRIETORS HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS 27 DAY OF February, 2023.

NICHOLAS A LEE, OWNER

AMANDA M LAMISON, OWNER

ACKNOWLEDGEMENT:

STATE OF KS
COUNTY OF

BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME NICHOLAS A LEE, OWNER & AMANDA M LAMISON, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

VIRGINIA E LORENZANI NOTARY PUBLIC STATE OF KANSAS My Appt. Expires 12/23/2024

NOTARY PUBLIC Virginia Lorenzani
My Commission Expires: 12/23/2024

CERTIFICATE OF APPROVAL:

CITY OF LEE'S SUMMIT:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF BROWNING ADDITION, 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 Stacy Lombardo TRISH FOWLER ARCURI, CITY CLERK Deputy — DATE 3-9-2023
BY George M Binger GEORGE M BINGER, III P.E., CITY ENGINEER — DATE 3-9-2023
BY Joshua Johnson RYAN A. ELAM, P.E., DIRECTOR OF PLANNING AND DEVELOPMENT Joshua Johnson — DATE 3-9-2023
BY Vincent E Brice APPROVED BY JACKSON COUNTY ASSESSOR'S OFFICE VINCENT E BRICE — DATE 3/13/2023

RECORDER OF DEEDS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE ON THE _____ DAY OF _____, 20__. IN CABINET_____, SLEEVE _____ AT _____ AM/PM O'CLOCK.

RECORDER OF DEEDS

COUNTY SURVEYOR'S REVIEW CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16). FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

JACKSON COUNTY SURVEYOR

KS ENG COA #3315
KS SUR COA: #363
MO ENG COA #2002014084
MO SUR COA #2002014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-702-5073
606 Jefferson Hills Court, Lawrence, Kansas 66044
ANDREA@ALCONSULT-LLC.COM

MINOR PLAT

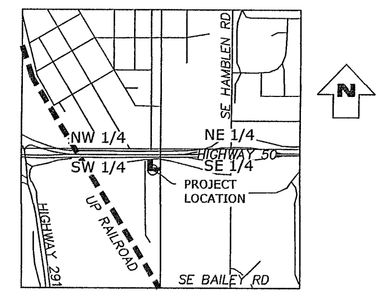
LEGEND

△ DENOTES FOUND MONUMENT AS NOTED
○ DENOTES SET 1/2" REBAR WITH MO PLS 2008016658
● DENOTES FOUND MONUMENT AS NOTED

GENERAL NOTES

1. THE BASIS OF THE BEARING SYSTEM FOR THIS PLAT IS THE MISSOURI WEST ZONE U.S. STATE PLANE 1983. NAVD 1988.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
3. MISSOURI ONE CALL WAS NOT CALLED ON THIS SURVEY.
4. CONTROL POINT #1 - FOUND "+" CUT
   -N-996206.39
   -E-2826135.57
   CONTROL POINT #2 - FOUND 1/2" REBAR UNREADABLE CAP ORIGIN UNKNOWN
   -N-995994.87
   -E-2826080.29
   CONTROL POINT #3/BM#1 - MODNR JA-25 MONUMENT
   -N-996212.01 (303646.030 METERS)
   -E-2824635.00 (860950.475 METERS)
   -ELV-1055.77 (321.80 METERS)
5. BUILDING LINES OR SETBACKS ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.
6. THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING), ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0438G, MAP REVISED 01/20/2017.
7. CURRENT ZONING - P1
8. FRONT YARD BUILDING LINE - 20 FEET
9. SIDE YARD BUILDING LINE - 10 FEET
10. REAR YARD BUILDING LINE - 20 FEET
11. SCALE FACTOR = 0.99994288
12. NO OIL OR GAS WELLS PER FRACTRACKER ALLIANCE
13. NO SIDEWALK ALONG OLDHAM PARKWAY - OWNER IS ELECTING TO UTILIZE CITY'S "PAYMENT INSTEAD OF CONSTRUCTION" OPTION.

VICINITY MAP



SECTION 08-47N-31W
Not to Scale

I declare that to the best of my professional knowledge and belief, this plat and survey meets the current Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).

BRYAN F. HILL NUMBER PLS-2008016658 7-28-22 PROFESSIONAL LAND SURVEYOR

BRYAN F. HILL MO PLS 2008016658

JOB NO:22-1080

SCALE	PREPARED FOR
30 15 0 30 SCALE IN FEET	NICHOLAS A LEE ADDRESS: 401 SE OLDHAM PKWY LEES SUMMIT, MISSOURI 64081
SEC-TWN-RNG 8-47N-31W	
DATE JULY 28, 2022	