

MINOR PLAT  
SUMMIT ORCHARD LOTS 4E-2A & 4E-2B  
A REPLAT OF LOT 4E-2, SUMMIT ORCHARD, LOTS 4E-1 AND 4E-2  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:  
ALL OF LOT 4E-2, SUMMIT ORCHARD MINOR PLAT, LOTS 4E-1 and 4E-2, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, CONTAINING 1.04 ACRES.

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 ORCHARD LOTS 4E-2A and 4E-2B".

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, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON 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 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.

DRAINAGE PLAN: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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.

ACCESS EASEMENT: THE LOTS WITHIN THIS PLAT ARE SUBJECT TO CERTAIN ACCESS EASEMENTS CREATED BY, AND IN ACCORDANCE WITH THE TERMS OF, THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT THAT IS BEING RECORDED AGAINST THE LOTS WITHIN THIS PLAT ON OR ABOUT THE DATE HEREOF.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SUPERSTAR HOLDINGS, LLC, TIM HARRIS - 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 STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED:  
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "SUMMIT ORCHARD LOTS 4E-2A AND 4E-2B" 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 ORDINANCES.

TRISHA FOWLER ARCURI - CITY CLERK DATE

GEORGE M. BINGER III, P.E. - CITY ENGINEER DATE

JOSHUA JOHNSON - DIRECTOR OF DEVELOPMENT SERVICES DATE

APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPARTMENT:

By \_\_\_\_\_

Date \_\_\_\_\_

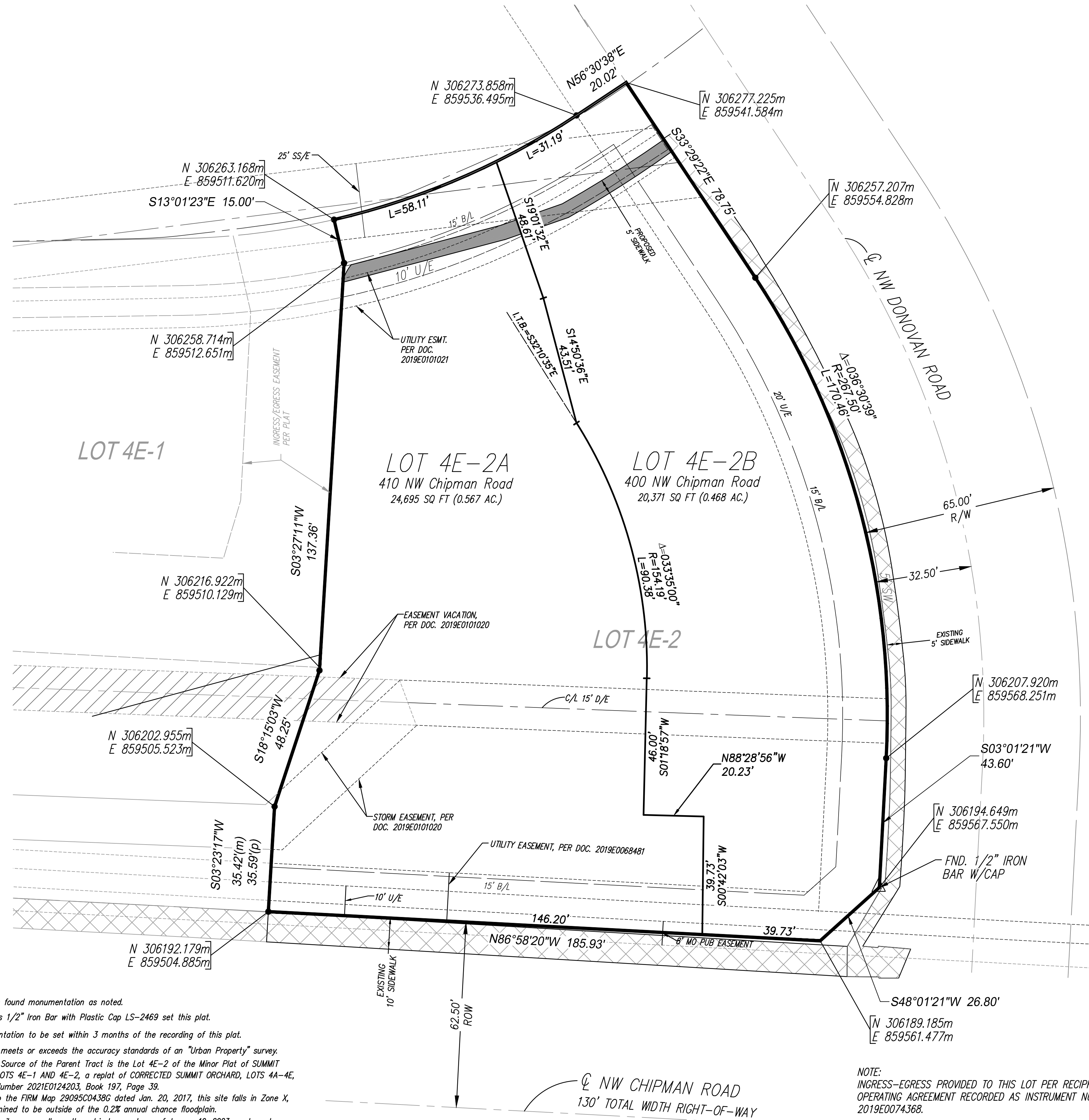
I hereby certify that the within plat of SUMMIT ORCHARD MINOR PLAT, LOTS 4E-2A AND 4E-2B, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, 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 plat; that I have complied with all State and City of Lee's Summit statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

*R. Kevin Sterrett*  
R. Kevin Sterrett, MO LS-2469  
3-24-23  
Date

Surveyed for:  
Superstar Holdings, LLC  
Robert De La Fuentes  
244 W. Mill Street, Suite 101  
Liberty, Mo. 64068



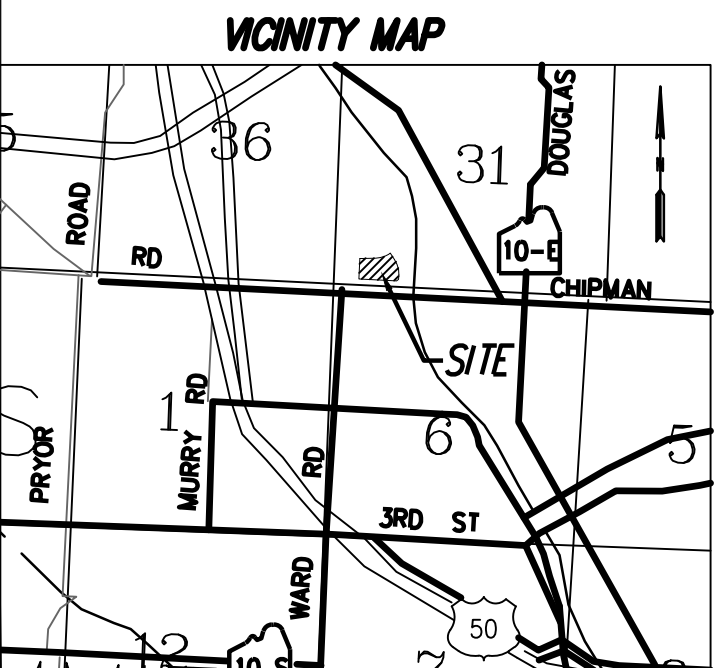
NOTE:  
INGRESS-EGRESS PROVIDED TO THIS LOT PER RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AS INSTRUMENT NUMBER 2019E0074368.



KEY:

- m = MEASURED
- p = PLATTED
- I.T.B = INITIAL TANGENT BEARING
- U/E = UTILITY EASEMENT
- B/L = BUILDING LINE
- ▲ INDICATES MONUMENT FOUND
- ▲ INDICATES SET 1/2" IRON BAR W/CAP

MISSOURI STATE PLANE COORDINATES:  
Missouri State Plane Coordinates were obtained using  
KC Metro Control Monument, JM-43  
Monument Coordinates = N 307,528.309 m  
E 860,514.793 m  
Grid Factor 0.9998981



NOTES:

- ▲ Denotes found monumentation as noted.
- ▲ Denotes 1/2" Iron Bar with Plastic Cap LS-2469 set this plat.
- All monumentation to be set within 3 months of the recording of this plat.
- This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
- The Record Source of the Parent Tract is the Lot 4E-2 of the Minor Plat of SUMMIT ORCHARD, LOTS 4E-1 AND 4E-2, a replat of CORRECTED SUMMIT ORCHARD, LOTS 4A-4E, Document Number 2021E0124203, Book 197, Page 39.
- According to the FIRM Map 29095C0438G dated Jan. 20, 2017, this site falls in Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
- There are no oil or gas wells on the subject property as of January 19, 2023 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).
- Title Commitment No. 232991 by Thomson-Affinity Title, LLC, dated 10/3/2022 was also used in the preparation of this plat.

Sheet 1 of 1  
Project No.: 23 006  
Revised: 03/20/2023  
Prepared: 01/19/2023  
Prepared By: SPW

**g Consult Inc** engineers planners  
1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.)