

SURVEYOR
Hg CONSULT, INC.
15 Locust St.
Kansas City, MO 64108
(816) 703-7098
Contact - Kevin Sterrett

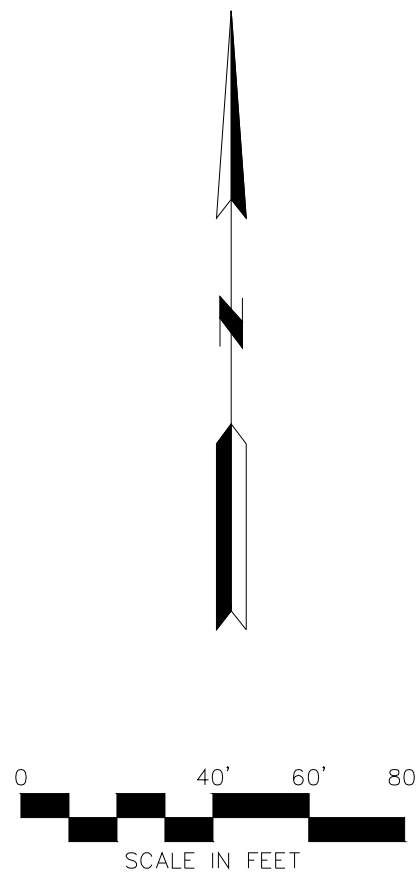
PLAT PREPARED FOR:
Capital Builders, LLC
1507 NE Wall St.
Lee's Summit, MO 64086
(816) 609-8633
Contact - matt@capitalbuilderskc.com

Replat of DOUGLAS CORNER Lot 1A and 1B

A Replat of Lot 1B and part of Lot 1A, Douglas Corner and Tract A of Douglas
Corner, 2nd Plat, Lots 3-14 and Tracts A and B

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

A Part of the Southeast Quarter of Section 31 - Township 48 - Range 31



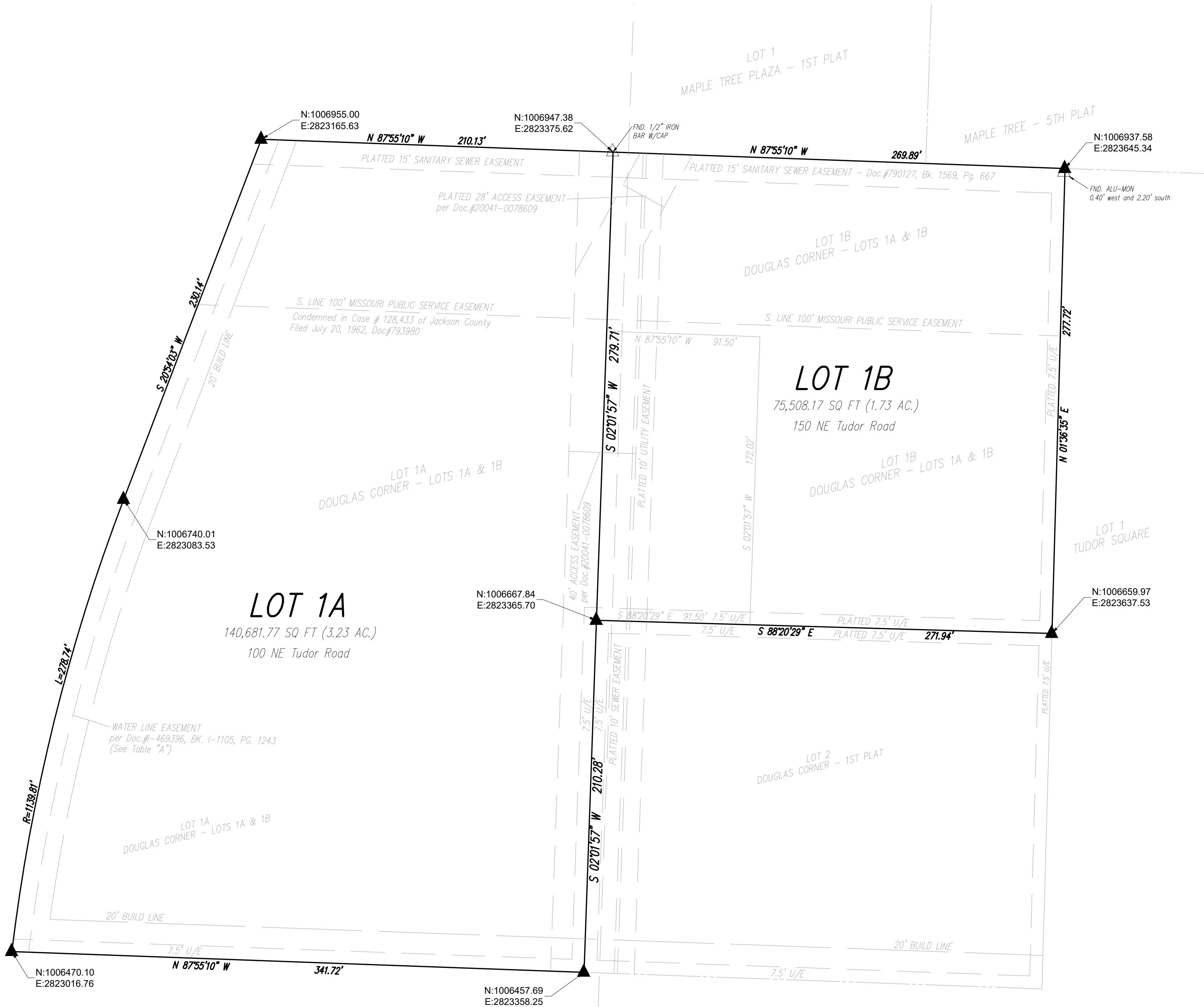
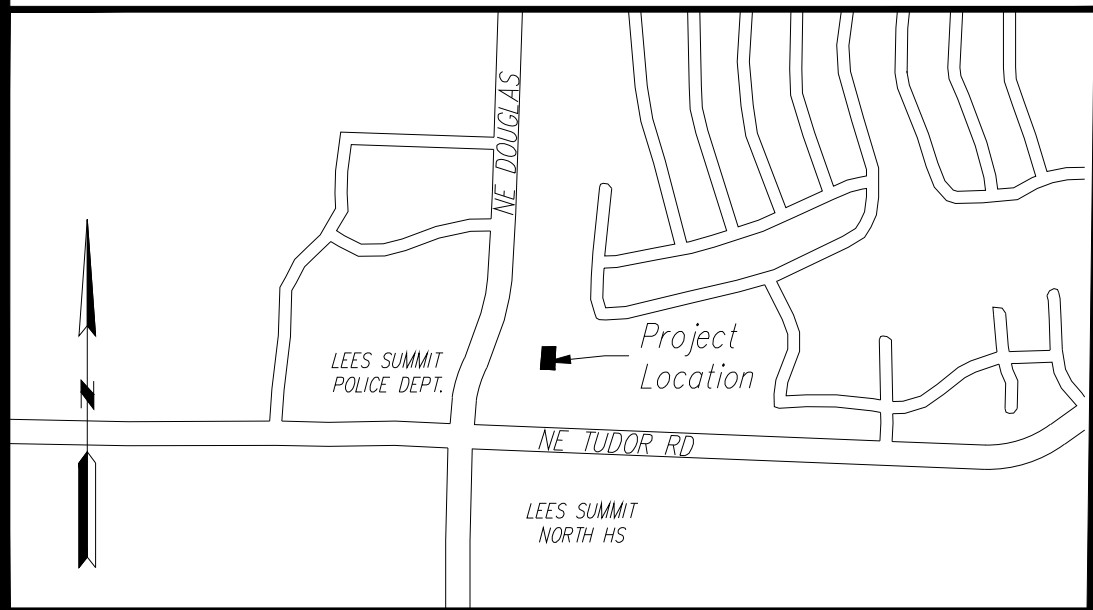
MISSOURI STATE PLANE COORDINATES:
Missouri State Plane Coordinates, were obtained using
KC Metro Control Monument, JA-43
Monument Coordinates = N 307,528.309 m
E 860,514.793 m
Grid Factor 0.9998981

NOTES:

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 recorded in Book 1-92, Page 82, Ins.#E0006973
6. According to FIRM Panel 417 of 625, Map No. 29095C0417G, dated Jan. 20, 2017.
This lot is not in a floodplane and determined to be outside of the 0.2% annual chance.
8. There are no oil or gas wells located on the subject property as of May 9, 2023 as shown by
the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

VICINITY MAP

NOT TO SCALE



PROPERTY DESCRIPTION:

All of Lot 1B and a portion of Lot 1A, Douglas Corner, a subdivision in the City of Lee's Summit, Jackson County, Missouri. Containing 1.73 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 "Douglas Corner, Lot 1B".

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 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.

DRAINAGE PLAN:

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:

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof she 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____.

Robert Thompson, 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: _____

APPROVED:

This is to certify that the minor plat of "Douglas Corner, Lot 1B" 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, AICP - Director of Development Services Date

APPROVED BY JACKSON COUNTY ASSESSMENT DEPARTMENT:

By _____

Date _____

I hereby certify that the within the replat of DOUGLAS CORNER, LOT 1A and 1B 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 plotting of subdivisions to the best of my knowledge and belief.

R. Kevin Sterrett, MO LS-2469

Date: