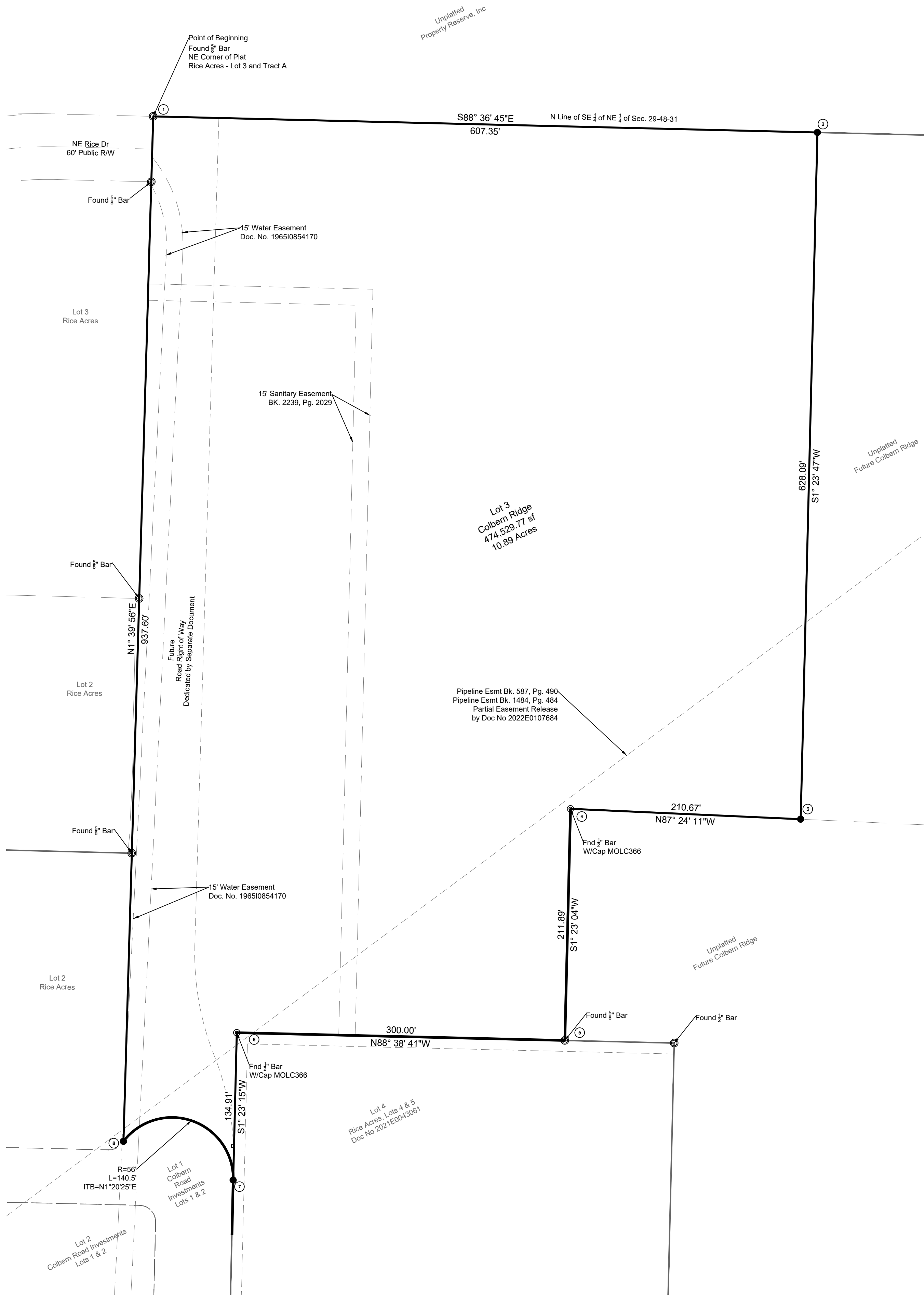
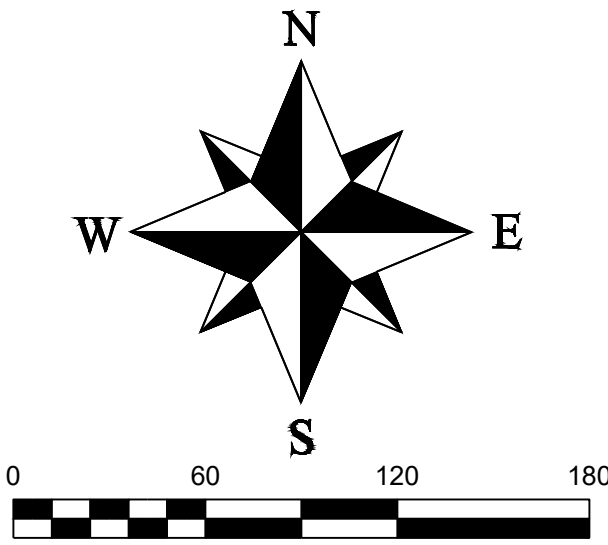


Minor Plat
Colbern Ridge, Lot 3
Section 29, Township 48, Range 31
Lee's Summit, Jackson County, Missouri

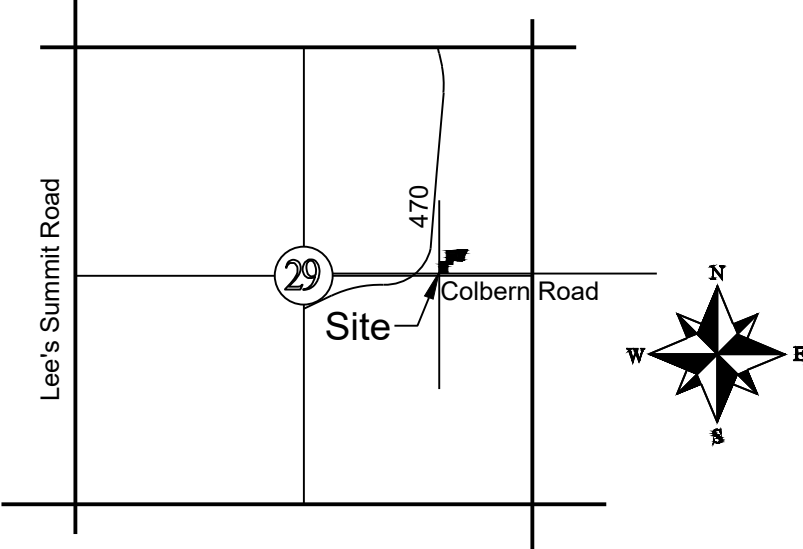


Missouri State Plane Coordinate System 1983, Missouri West Zone (2003 Adjustment) Reference Monument: JA-134 Combined Scale Factor: 0.999903519		
POINT	NORTHING	EASTING
1	308881.665	862327.160
2	308877.182	862512.228
3	308685.797	862507.563
4	308688.707	862443.415
5	308624.142	862441.855
6	308626.304	862350.440
7	308585.194	862349.445
8	308596.006	862318.854
JA 134	312470.096	862368.274
Coordinates Shown in Meters		



LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
 - ⊙ Found Survey Monument (As Noted)
 - ① Exception Document Location
 - U/E Utility Easement
 - B/L Building Setback Line



PLAT DESCRIPTION:

A TRACT OF LAND BEING LOCATED IN SECTION 29, TOWNSHIP 48, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF RICE ACRES - LOT 3 AND TRACT A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 88° 36' 45" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 607.35 FEET; THENCE S 1° 23' 47" W, A DISTANCE OF 628.09 FEET; THENCE N 87° 24' 11" W, A DISTANCE OF 210.67 FEET; THENCE S 1° 23' 04" W, A DISTANCE OF 211.89 FEET; THENCE N 88° 38' 41" W, A DISTANCE OF 300.00 FEET; THENCE S 1° 23' 15" W, A DISTANCE OF 134.91 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 1° 20' 25" E AND A RADIUS OF 56.00 FEET, AN ARC DISTANCE OF 140.50 FEET; THENCE N 1° 39' 56" E, A DISTANCE OF 937.60 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"COLBERN RIDGE, LOT 3"

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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, SURFACE DRAINAGE CHANNEL, 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 527.1888 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.

SIDEWALKS

SIDEWALKS SHALL BE INSTALLED AT THE TIME THE PUBLIC INFRASTRUCTURE IS INSTALLED WITHIN LOT 1

OIL - GAS WELLS:

THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

ACCESS EASEMENT:

AN EASEMENT IS HEREBY ESTABLISHED FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR MORTGAGEE, TENANTS, AND BUSINESS INVITEES FOR THE PURPOSE OF PROVIDING VEHICULAR ACCESS TO AND FROM THE LOTS SHOWN ON THIS PLAT, FOR MAIL AND PARCEL DELIVERIES, TRASH PICKUP, UTILITY MAINTENANCE, AND FIRE, POLICE, AND MEDICAL SERVICES UPON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THIS PLAT AS "ACCESS EASEMENT" (A/E), THE ACCESS EASEMENT SHALL BE MAINTAINED TO THE LIMITS OF EACH LOT LINE BY THE RESPECTIVE LOT OWNER.

OWNER

IN TESTIMONY THEREOF:

COLBERN-RICE INVESTMENTS, LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS ____ DAY OF ____, 2023.

MIKE ATCHESON, MEMBER

NOTARY CERTIFICATION

STATE OF MISSOURI)
JSS
COUNTY OF LAFAYETTE)

ON THIS ____ DAY OF ____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE ATCHESON, MEMBER, OF COLBERN-RICE INVESTMENTS, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Rice Acres - Lot 2, recorded in Book 61 at Page 11.
(B). Lot 1 Rice Acres, Recorded as Document Number 1905842.
(C). Minor Plat Rice Acres, Lots 4 & 5, Recorded as Document Number 2021E0043061.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- The Title report was furnished by Fidelity National Title Insurance Company, Policy No.KCC221956, dated January 9, 2023.
- Bearings shown hereon are based upon bearings described in the Minor Plat Rice Acres, Lots 4 & 5, Recorded as Document Number 2021E0043061.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Dig Rite Ticket #150071203, 150071179, 150071171
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- This property is located outside the 100 year flood plain, zone "x" as shown on the Firm panel No. 29095C0430G effective date: January 20, 2017.

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF COLBERN RIDGE, LOT 3, 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 Joshua Johnson, Director of Development Services Date

By Trisha Fowler Arcuri, City Clerk Date

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

APPROVED BY JACKSON COUNTY ASSESSORS OFFICE:

By
Date

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

DATE	

Colbern Ridge, Lot 3
Section 29, Township 48, Range 31
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1 OF 1	29	48	31	Jackson	Colbern Ridge	June 17, 2023

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849