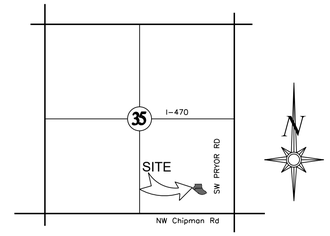
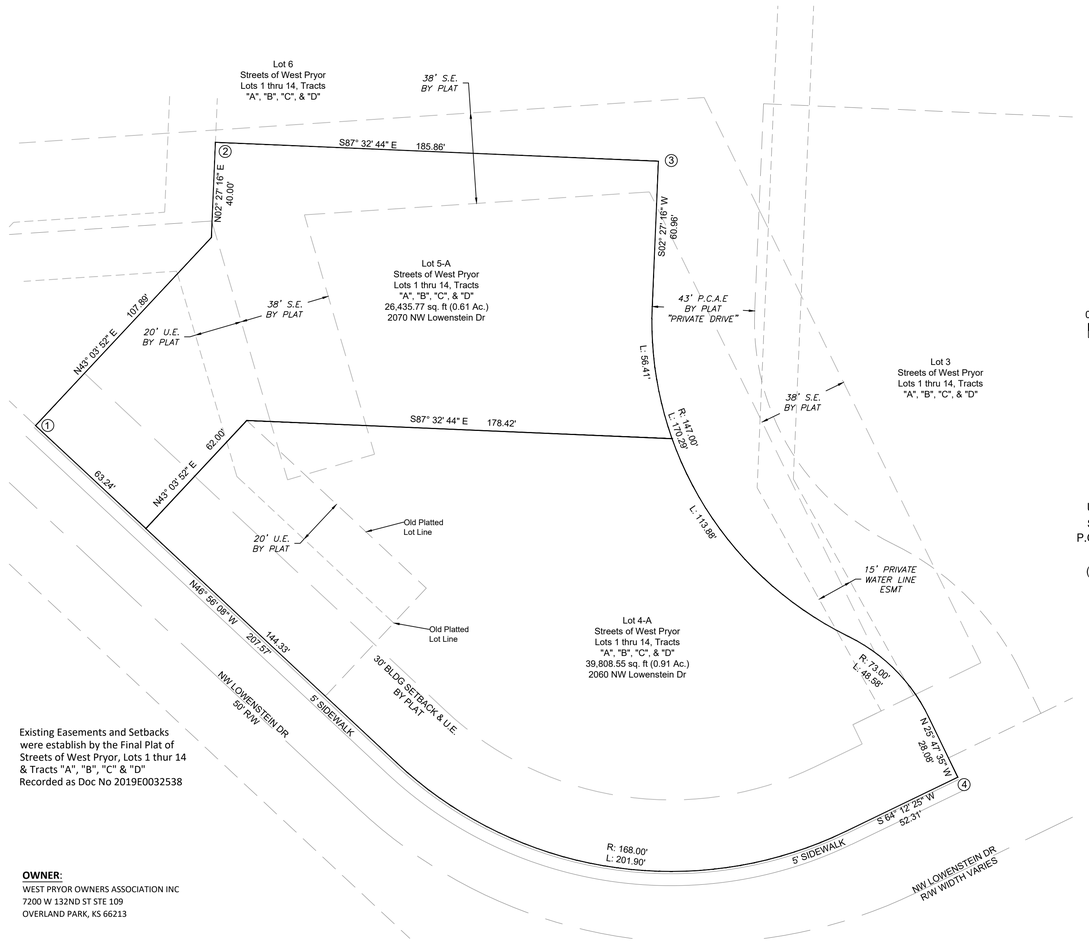
Minor Plat
Streets of West Pryor
Lots 4-A & 5-A

A Replat of Lots 4 & 5, Streets of West Pryor
Lots 1 thru 14, Tracts "A", "B", "C" & "D"
Section 35, Township 46, Range 32
Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 35-T46-R32
(N.T.S.)



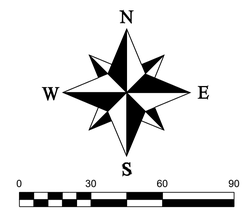
Existing Easements and Setbacks were establish by the Final Plat of Streets of West Pryor, Lots 1 thur 14 & Tracts "A", "B", "C" & "D" Recorded as Doc No 2019E0032538

Missouri State Plane Coordinate System
1983, Missouri West Zone
Reference Monument: JA-74
Combined Scale Factor: 0.9998961

POINT	NORTHING	EASTING
1	306498.157	857315.190
2	306534.365	857338.169
3	306531.938	857394.767
4	306453.202	857433.014
JA-74	298235.597	856321.461

Coordinates Shown in Meters

OWNER:
WEST PRYOR OWNERS ASSOCIATION INC
7200 W 132ND ST STE 109
OVERLAND PARK, KS 66213



LEGEND

These standard symbols will be found in the drawing.

◎	Found Survey Monument (As Noted)
●	Set ½" Bar and Cap (2005008319-D)
(#)	State Plane Coordinate Identification
U.E.	Utility Easement
S.E.	Sanitary Sewer Easement
P.C.A.E.	Public Common Area Easement
BL	Building Line
(###)	Address

PLAT BOUNDARY DESCRIPTION

All of Lots 4 and 5, Streets of West Pryor, Lots 1 thru 14, Tracts "A", "B", "C" & "D", a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri, as Document No. 2019E0032538

Containing 0.19 acres more or less.

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of Streets of West Pryor, Lots 1 thru 14, Tracts "A", "B", "C" & "D", Document No. 2019E0032538

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). No Title report was furnished.

4). Bearings shown hereon are based upon bearings described on the Final Plat of Streets of West Pryor, Lots 1 thru 14, Tracts "A", "B", "C" & "D", Document No. 2019E0032538

5). Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-74 (Meters)

6). 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.

7). 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.

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

"STREETS OF WEST PRYOR, LOTS 4-A AND 5-A"

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, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

PUBLIC COMMON AREA EASEMENT:
PUBLIC COMMON AREA EASEMENT (P.C.A.E) AS SHOWN SHALL BE DEFINED AND MAINTAINED IN ACCORDANCE WITH SEPARATE DOCUMENT TITLED "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS". THE DEVELOPER SHALL MAINTAIN THE PUBLIC COMMON AREA EASEMENTS IN ACCORDANCE WITH SAID SEPARATE DOCUMENT.

SANITARY SEWER EASEMENT:
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 STRUCTURES FOR SANITARY SEWER, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SANITARY SEWER EASEMENT" (S.E. OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

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.

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.

FLOODPLAIN:
ACCORDING TO FIRM MAP 29095C0531G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DRAINAGE NOTE:
THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF STREETS OF WEST PRYOR, LOTS 4-A AND 5-A, 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, AICP, Director of Development Services Date

By_____
Trisha Fowler Arcuri, City Clerk Date

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

IN TESTIMONY THEREOF:
STREETS OF WEST PRYOR OWNER'S ASSOCIATION INC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2023.

_____
MANAGER:

NOTARY CERTIFICATION
STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, MANAGER OF STREETS OF WEST PRYOR OWNER'S ASSOCIATION INC, 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/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

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

_____ _____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC

APPROVED BY JACKSON COUNTY ASSESSOR:

By _____

Date_____

PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "STREETS OF WEST PRYOR, LOTS 4-A AND 5-A", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

_____ *Date:*_____
Matthew J. Schlicht, MOPLS 2012000102
Engineering Solutions, LLC L5-2005008139-D

REVISIONS

DATE						

Minor Plat
Streets of West Pryor, Lots 4-A & 5-A
Replat of Lots 4 and 5, Streets of West Pryor
Lots 1 thru 14, Tracts "A", "B", "C" & "D"
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	35	46	32	Jackson	SDWP LOTS 4 & 5
	DRAWN BY		SCALE	DATE OF PREPARATION	
	M. Schlicht, PLS, PE		1"=30'	June 29, 2023	

PROFESSIONAL SEAL

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