

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

Lot 1C

A Replat of Lot 1B and part of Tract A

of Douglas Corner, 2nd Plat, Lots 3 thru 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

Filed for Record this day of
August 3rd, 2003
At 10 o'clock 33 Minutes A M.

At 10 o'clock on 11/11/2011
Recorded in Book I 211 At Page 72
Instrument Number 2023506560

Director Recorder of Deeds




By F. J. Moran
Deputy

Recorder's Fee \$ 66

MISSOURI STATE PLANE COORDINATES:
Missouri State Plane Coordinates, were obtained using

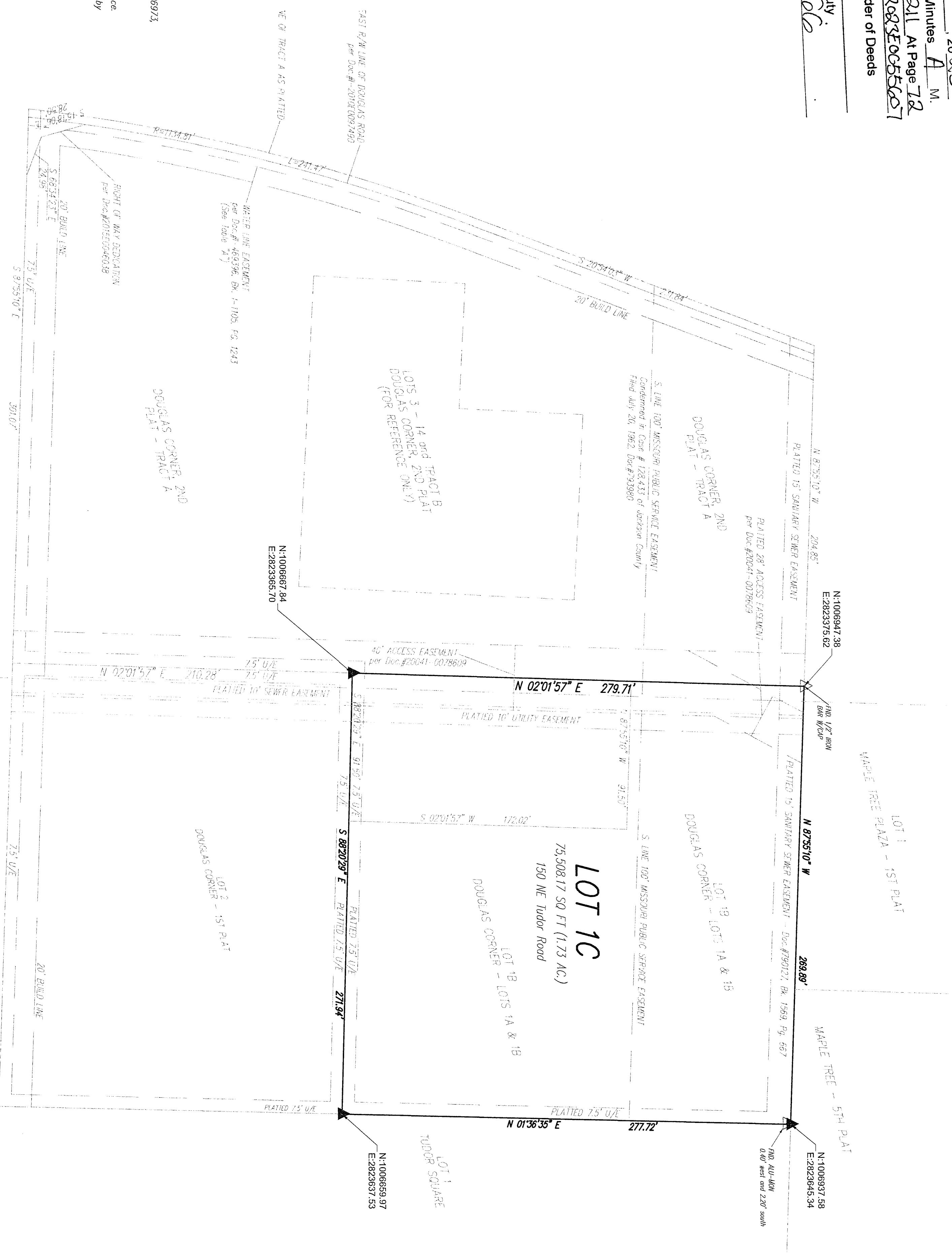
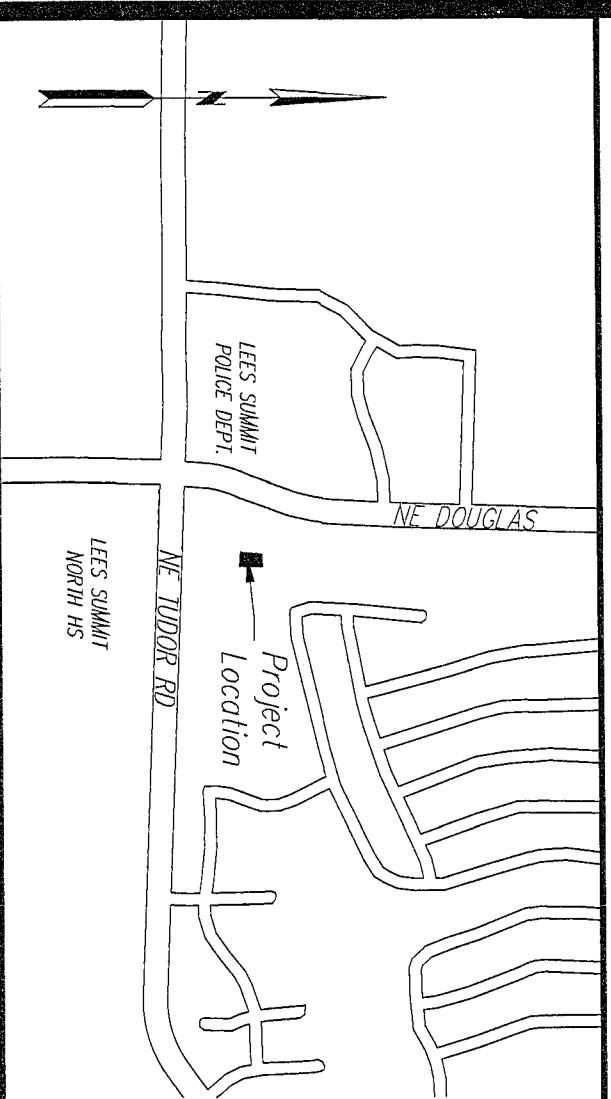
KC Metro Control Monument, JA-43
Monument Coordinates = N 307,528.309 m
E 860,514.793 m
Grid Factor 0.9998381

NOTES:

1.  Deleted found monumentation as noted.
2.  Denotes 1/2" iron bar with Plastic Cap LS-2019005467 set this pole.
3.  All monumentation to be set within 3 months of the recording of this plot.
4. This Survey needs or exceeds the accuracy standards of an "Urban Property" survey.
5. The Record Source of the Parent Tract is recorded in Book T-92, Page 422, Ins.#200069373 and Book T-90, Page 1, Instrument No. E20053492.
6. According to FIMB Plot 417 of 623, May No. 29095204176, dated Jan. 20, 2017, This lot is not in a floodplain and determined to be outside of the 0.2% annual chance. There are no oil or gas wells located on the subject property as of May 9, 2023 as shown by the Missouri Geological Survey (GCSOMI) (Geoscientific Technical Resource Assessment Tool).

VICINITY MAP

NOT TO SCALE



All of lot 1B of the plat, Douglas Corner, lots 1A and 1B and part of Tract n, Douglas Corner 2nd Plat, lots 3 - 14 and Tract A and B, subdivisions in the City of Lee's Summit, Jackson County, Missouri. Containing 1.73 acres.

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 1C".

EASEMENTS:

An assessment or use is hereby granted to the City of Los Angeles, including, but not limited to, to locate, construct and maintain, or to authorize the location, construction and modification of pipes, wires, conduits and/or structures for water, gas, sanitary sewers, storm sewers, electricity, telephone, cable television, or any other necessary public services, any or all of them, upon, over, or under those areas outlined or designated on this plan as utility easements (ULE), or within any street or thoroughfare dedicated to public use on this plan.

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, RSA60 (2006), any right to the request restoration of the rights previously transferred and vacation of the easements herein granted.

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 or setback lines are hereby established as shown on the accompanying plot and no building or portion thereof shall be constructed between this line and the street right of way line.

In testimony whereof, the undersigned owners have hereunto set their hands this 17 day of July, 2023.

~~Robert Thompson, Member - Thompson Properties, LLC~~

State of Missouri

County of San Diego
 On this 17 Day of July, 2023 Before me personally appeared the

 , to me known to be the person(s) described in and who executed the foregoing instrument and above person(s), do hereby certify 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: _____
Nathan P. Jolie - Notary Seal
STATE OF MISSOURI - Jackson County
My Commission Expires May 1, 2024
ID # 1240306

APPROVED:

This is to certify that the minor plot 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.

Justin Fowler Quinn
Insha Fowler Arcuri - City Clerk
Date 7-25-23

George W. Dinger III, P.E. - City Engineer Date 7-24-2023

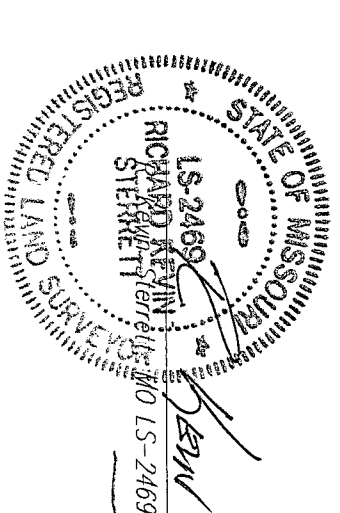
Joshua Johnson 7-24-20
Joshua Johnson, AICP - Director of Development Services Date

APPROVED BY JACKSON COUNTY ASSESSMENT DEPARTMENT:

By MAZ.

Date 8/3/2023

I hereby certify that the within the report of DOUGLAS CORNER, LOT 14, and B3 is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current NATIONAL STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Assessor 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.



Date: 17 July '23

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. 201905067 (NO.)