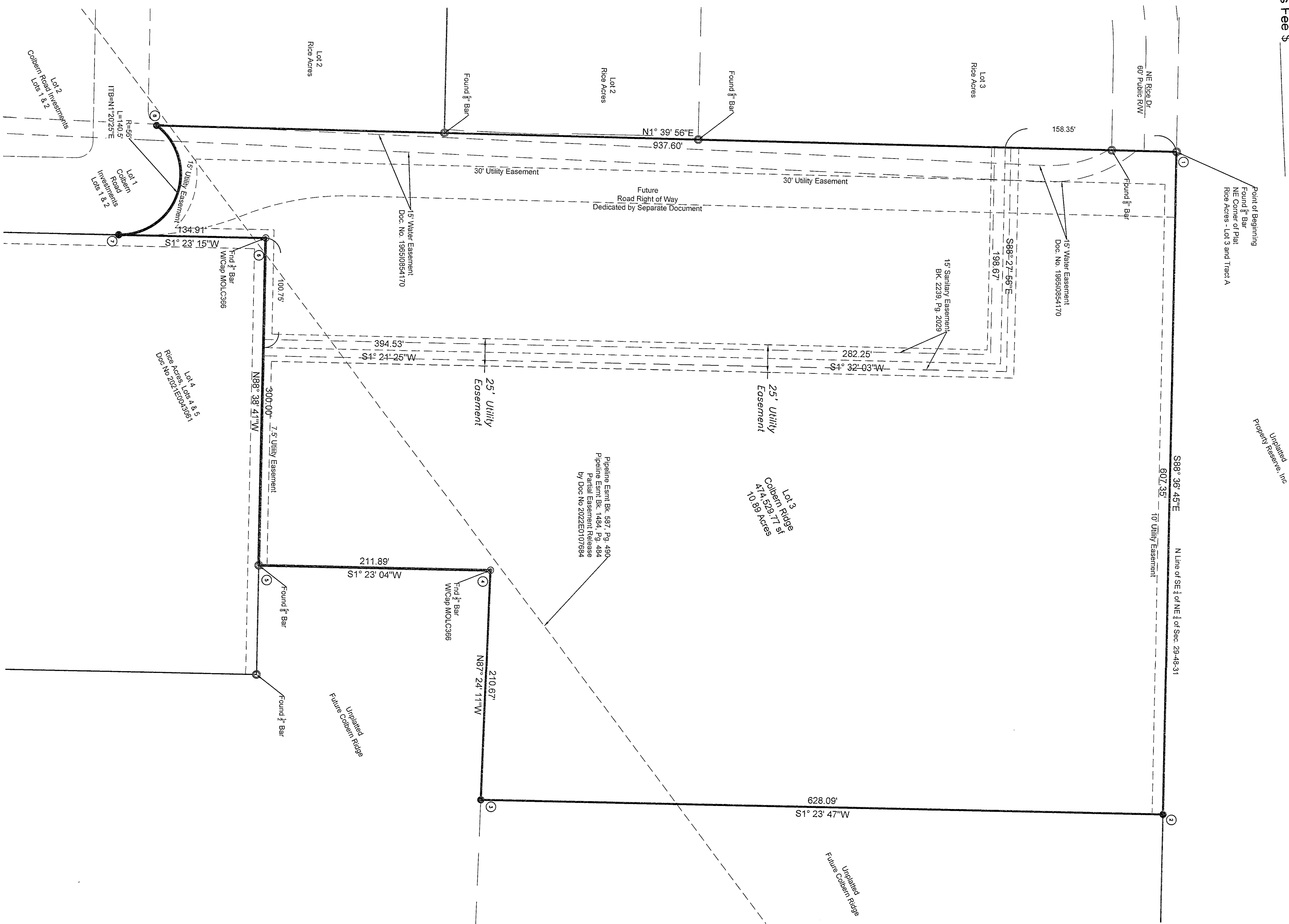


At 2 o'clock 21 Minutes P.M.
Recorded in Book I ALL At Page 50
Instrument Number 2023E0057595
Director Recorder of Deeds

By _____ Deputy
Recorder's Fee \$ _____



Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: 1174
Corner of Lee's Summit, MO 64064
Coordinates Shown in Meters

POINT	NORTHING	EASTING
1	308681.665	862327.460
2	308677.182	862512.228
3	308685.797	862507.563
4	308688.707	862443.415
5	308624.142	862441.855
6	308626.304	862350.440
7	308685.194	862348.445
8	308596.005	862318.854
LA 134	312470.096	862389.274

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor:
 - Rice Acres - Lot 2, recorded in Book 61 at Page 11.
 - Public Right of Way, recorded in Book 61 at Page 11.
 - Water Right 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 of Property Boundary Surveys.
- The title report was furnished by Fidelity National The Insurance Company, Policy No. KC221956, dated January 9, 2023.
- Boundaries 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 and no underground utilities were located. There may be additional underground utilities not shown on the drawing.
- Dig Rule Titled #19007123, 15007173, 15007171.
- 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. 2009604303 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 FULLY 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.

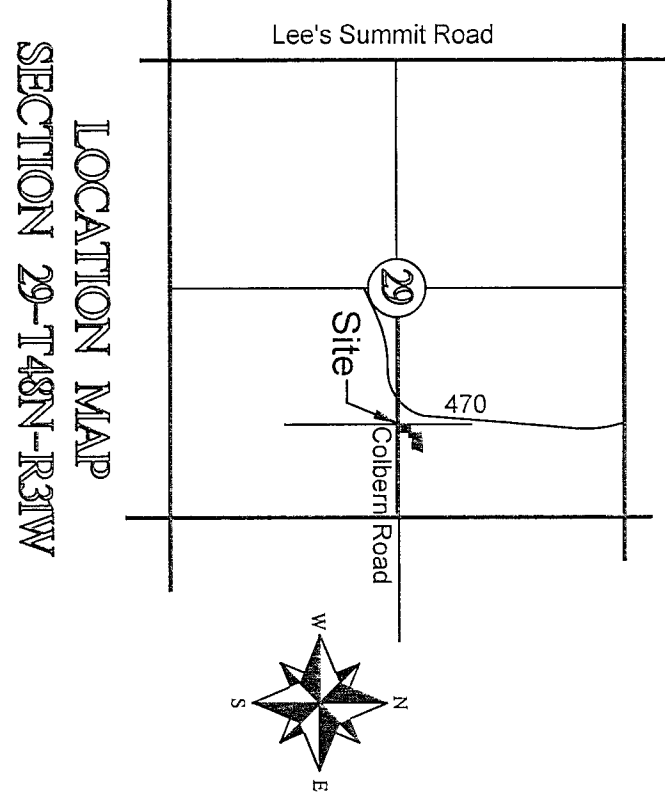
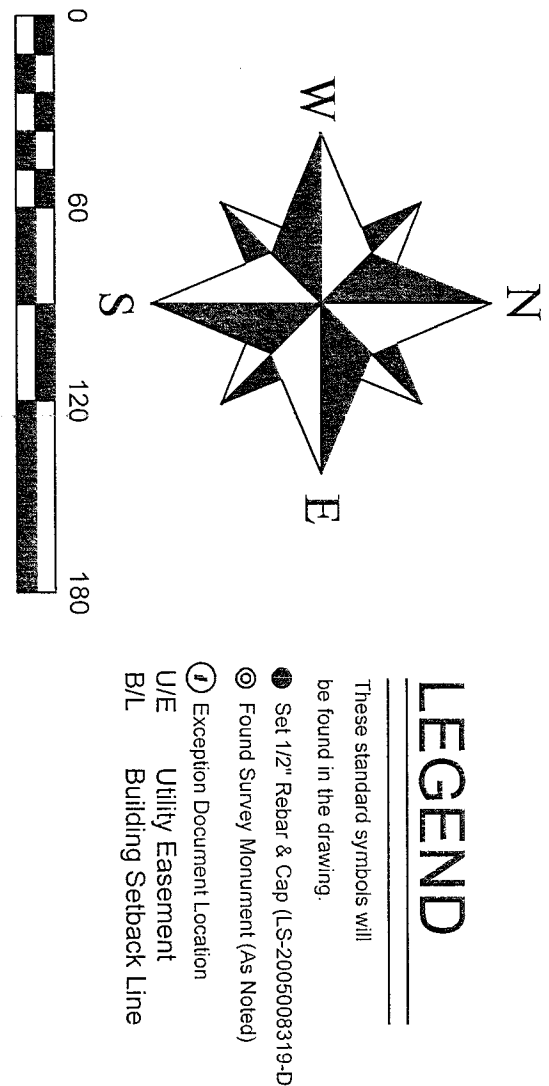
By John A. Fowler 8-7-23
John A. Fowler, AICP Director of Development Services
George W. Blythe, III P.E. 8-3-2023
City Engineer Date



APPROVED BY JACKSON COUNTY ASSESSORS OFFICE:

By Matthew J. Schlacht
Matthew J. Schlacht, MOA 15201200102
Date 8/19/2023

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



Developer:
COLBERN-PRICE INVESTMENTS LLC
3170 NE Carnegie Dr
Suite 400
Lee's Summit, MO 64064

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 89° 20' 44" E, DISTANCE OF 628.09 FEET, THENCE N 87° 24' 11" W, A DISTANCE OF 210.97 FEET, THENCE S 1° 23' 04" W, A DISTANCE OF 211.89 FEET, THENCE N 87° 38' 41" W, A DISTANCE OF 300.00 FEET, THENCE S 1° 23' 04" 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' 26" E, A DISTANCE OF 397.00 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 ANY AND ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THE 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 WIVES TO THE FOLLOWS EASEMENT ALLOWED TO BE LOCATED, CONSTRUCTED, AND MAINTAINED, AND TO BE USED FOR ANY AND ALL PURPOSES, INCLUDING BUT NOT LIMITED TO, THE PURPOSES 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

NO SIDEWALKS ARE REQUIRED TO BE INSTALLED AS PART OF THIS PLAT.

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 BAY, JR., P.E., 1993.

OWNER

IN TESTIMONY WHEREOF, COLBERN-PRICE INVESTMENTS LLC HAS CAUSED THESE PRESENT TO BE SIGNED THIS 2nd day of August, 2023.

MINELATCHESON, MEMBER

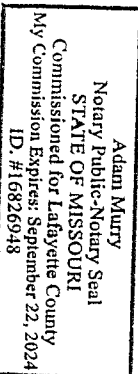
NOTARY CERTIFICATION

STATE OF MISSOURI)
COUNTY OF LAMETTE)

ON THIS 2nd day of August, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANNE ATONSON, MEMBER OF COLBERN RIDGE, JACKSON COUNTY, MISSOURI, TO WITNESS THE SIGNING OF 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.

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

MY COMMISSION EXPIRES 9-12-24
NOTARY PUBLIC



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 PROFESSIONAL SURVEYORS. I HAVE MADE A PERSONAL AND CAREFUL SURVEY OF THE PREMISES AND HAVE FOUND THAT THE SURVEY 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 PROFESSIONAL SURVEYORS. I HAVE MADE A PERSONAL AND CAREFUL SURVEY OF THE PREMISES AND HAVE FOUND THAT THE SURVEY 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 PROFESSIONAL SURVEYORS.

Matthew J. Schlacht
Matthew J. Schlacht, MOA 15201200102
DATE 8/19/23
ENGINEERING SOLUTIONS, LLC, MO-COP 15205003519-D

REVISIONS

DATE	

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

JOB NO.
Colbern Road
DATE OF PREPARATION
June 17, 2023

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	29	48	31	Jackson	Colbern Road
DRAWN BY			SCALE	DATE OF PREPARATION	
M. Schlacht, PLS, PE			1"=60'	June 17, 2023	

PROFESSIONAL SEAL

