MINOR SUBDIVISION LOTS 1A & 2A - LAZY BULL RANCH LEE'S SUMMIT, JACKSON COUNTY, MISSOURI CLASS OF PROPERTY - URBAN - NE COR. NE 1/4 80 40 0 SEC. 35-47-32 SURVEY NOTES: 1. THE SUBJECT PROPERTY LOT 1A CONTAINS 6.41 ACRES MORE OR LESS AND LOT 2A CONTAINS 3.21 ACRES MORE OR Scale In Feet 1"= 80' 2. ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY: SW PRYOR ROAD. 3. UTILITY INFORMATION SHOWN HERON IS BASED UPON THE FOLLOWING: FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES. 4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. SW NAPA VALLEY DR 5. THERE IS NO VISIBLE EVIDENCE TO DATE OF ABANDONED OIL OR GAS WELLS WITHIN THE PLAT BOUNDARY PER DOCUMENT "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" BY EDWARD ALTON, JR., P.E., 1995. 6. NO TITLE REPORT WAS FURNISHED, THERE MAY BE OTHER EASEMENTS OR RECORD INFORMATION THAT AFFECTS THIS PROPERTY THAT WOULD BE DISCLOSED IN A TITLE REPORT. 7. PARENT TRACT RECORDED IN DOCUMENT NO'S. 2003I0031651 & 2009E0101330. THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER. N:976820.162 E:2810906.788 UNPLATTED FLOOD ZONE: THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR /-FOUND 1/2" REBAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0531G, WITH AN EFFECTIVE FOUND 3/4" REBAR DATE OF JANUARY 20, 2017. 1271.61' 40' R/W -BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY ARE TAKEN FROM THE PLAT OF "LAZY BULL RANCH". — — 771.61' S88°09'24"E -500.00' - FOUND 3/4" REBAR <u>PLAT DESCRIPTION:</u> LOTS 1 AND 2, LAZY BULL RANCH, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI → 50' R/W --- THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION HEREAFTER BE KNOWN AS "LOTS 1A AND 2A, LAZY BULL RANCH". UNPLATTED AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND SW PRY 279,375 sq. ft. MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, 139,737 sq. ft. AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY. 6.41 acres TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON 3.21 acres 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 527.188, RSMO. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED. FOUND 3/4" REBAR 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. LEE'S SUMMIT, MISSOURI ACKNOWLEDGEMENT: 1272.03' N88°09'55"W S. LINE N. 1/2, SE 1/4, NE 1/4 THIS IS TO CERTIFY THAT THE PLAT OF "LOTS 1A AND 2A, LAZY BULL RANCH" WAS SUBMITTED AND DULY APPROVED BY E:2810894.051 SEC. 35-47-32 THE CITY OF LEE'S SUMMIT, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S 40' R/W -SUMMIT CODE OF ORDINANCES. UNPLATTED GEORGE M. BINGER III, P.E., CITY ENGINEER DATE JOSHUA JOHNSON DIRECTOR OF DEVELOPMENT SERVICES TRISHA FOWLER ARCURI, CITY CLERK DATE APPROVED BY THE JACKSON COUNTY ASSESSOR/GIS DEPARTMENT IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HEREUNTO SUBSCRIBED THEIR NAME THIS ____DAY OF ______, 20___. WILLIAM MICHAEL CARMACK, HUSBAND THERESE ANN CARMACK, WIFE LEGEND R/W - RIGHT OF WAY STATE OF _____ C/L - CENTERLINE - SET 1/2" X 24" REBAR AND CAP COUNTY OF PLS-2134, MO. - FOUND (ORIGIN UNKNOWN, ON THIS DAY OF , 20 , BEFORE ME, THE UNDESIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM MICHAEL AND UNLESS NOTED) THERESE ANN CARMACK, HUSBAND AND WIFE TO ME KNOWN TO BE THE SAME PERSON DESCRIBED TO AND WHO BY ME BEING DULY SWORN, DID ACKNOWLEDGE THE EXECUTION OF SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE LAST DAY AND YEAR WRITTEN ABOVE. NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ MY COMMISSION EXPIRES: _____ MO 150 HWY STATE OF _____ SUBJECT ACKNOWLEDGEMENT: PROPERTY IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HEREUNTO SUBSCRIBED THEIR NAME THIS _____DAY OF ______, 20___. MINOR SUBDIVISION GARY L. THOMPSON, HUSBAND DEBORAH L. THOMPSON, WIFE A REPLAT OF LOTS 1 & 2, LAZY BULL RANCH A SUBDIVISION IN STATE PLANE COORDINATES STATE OF _____ LEE'S SUMMIT, JACKSON COUNTY, MISSOURI COORDINATES ARE IN GRID DISTANCE SW 1/4 NXXXXXX.XXX COUNTY OF DATE: SEPT. 13, 2023 **BOUNDARY & CONSTRUCTION** EXXXXXXXXXXXX 1 METER = 3.28083333' ON THIS ___ DAY OF _____, 20_, BEFORE ME, THE UNDESIGNED NOTARY PUBLIC, PERSONALLY APPEARED <u>GARY L. AND DEBORAH L. THOMPSON</u>, <u>HUSBAND AND WIFE</u> TO ME KNOWN TO BE THE SAME PERSON DESCRIBED TO AND WHO BY ME BEING DULY SWORN, DID SURVEYING, INC. CLIENT: KC METRO CONTROL STATION JA-74 WAS E CASS JACKSON R I HEREBY DECLARE THAT AN ACTUAL PROPERTY BOUNDARY RE-SURVEY USED TO CREATE THE COORDINATES AS WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY ACKNOWLEDGE THE EXECUTION OF SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 LOCATION MAP SHOWN AND IS BASED ON "MISSOURI AND AFFIXED MY SEAL ON THE LAST DAY AND YEAR WRITTEN ABOVE. MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR MICHAEL CARMACK PH.# 816/554-9798, FAX # 816/554-0337 COORDINATE SYSTEM OF 1983, WEST ZONE" PROPERTY BOUNDARY SURVEYS TO THE BEST OF MY PROFESSIONAL SCALE=1"=2000' 3912 SW PRYOR RD USING A COMBINED GRID FACTOR OF NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ MY COMMISSION EXPIRES: _____ KNOWLEDGE, INFORMATION AND BELIEF. SECTION 35 PROJECT NO. 23-181 LEE'S SUMMIT, MO 64082 STATE OF _____ SHEET 1 OF 1 0.9998961. **TOWNSHIP 47 RANGE 32** SURVEYOR: ROGER A. BACKUES - RLS NO. 2134 3904 SW PRYOR RD, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI