

Coordinates Shown in Meters

Minor Plat Smittys Oasis Lot 1

A Replat of Tract M, The Villages of Lakewood
Fairway Homes Village Section One
Section 5, Township 48, Range 31
Lee's Summit, Jackson County, Missouri

PLAT BOUNDARY DESCRIPTION

Tract 1:

All that part of Tract M, THE VILLAGES OF LAKEWOOD, FAIRWAY HOMES VILLAGE, SECTION ONE, a subdivision in Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Northeast corner of said Tract M thence North 85 degrees 00 minutes 53 seconds West, along the North line of said Tract, 284.61 feet to the point of beginning of the tract to be herein described; thence South 0 degrees 00 minutes West, 27.62 feet; thence Southerly along a curve to the right, from the last described course as a tangent, having a radius of 253.28 feet, and a central angle of 16 degrees 04 minutes 28 seconds, a distance of 71.06 feet; thence South 16 degrees 04 minutes 28 seconds West (measured), (South 16 degrees 03 minutes 22 seconds West, Deed), tangent to the last described curve, 15.13 feet; thence Southerly along a curve to the left, from the last described course as a tangent, having a radius of 313.28 feet and a central angle of 16 degrees 04 minutes 28 seconds, a distance of 87.89 feet; thence South 0 degrees 00 minutes 00 seconds West, tangent to the last described curve, 68 feet; thence North 90 degrees 00 minutes 00 seconds West, 214 feet; thence North 00 degrees 00 minutes 00 seconds East, 261.46 feet to a point on the Northerly line of said Tract "M"; thence Easterly along said Northerly line, being a curve to the right, having a radius of 1355.93 feet and a central angle of 3 degrees 51 minutes 19 seconds (measured), 3 degrees 51 minutes 18 seconds (deed), the initial tangent of which bears North 77 degrees 22 minutes 53 seconds East, a distance of 91.23 feet; thence South 88 degrees 35 minutes 05 seconds East, along said North line, 28.75 feet; thence South 85 degrees 00 minutes 53 seconds East, along said North line, 122.42 feet to the point of beginning.

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the

client or researched by this surveyor.

(A). Plat of Lakewood Village Shops, Lots 1, 2 and Tract A(B). Plat of Lakewood Village Shops, Lots 2A and 2B

(C). Plat of The Villages of Lakewood, Fairway Homes Village, Section One
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 Warranty Deed, Document No. 2023E0038493
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

"SMITTYS OASIS, LOT 1"

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.

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 WELL

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.

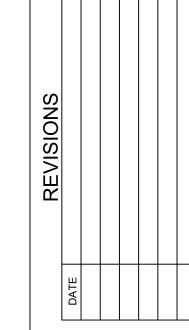
DRAINAGE NOT

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.

T. CERTIFICATION

I hereby certify that the Minor Plat of "SMITTYS OASIS, LOT 1", 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.

Matthew J. Schlicht, MOPLS 2012000102 Engineering Solutions, LLC LS-2005008139-D



Smittys Oasis, Lot 1
lat of Tract M, The Villages of Lakewo
Fairway Homes Village Section One

NNSHIP RANGE COUNTY JOB NG
48 31 Jackson 811 Lakew
SCALE DATE OF PREPARATION
1"=20' September 6, 202

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