

MINOR SUBDIVISION
LAZY BULL RANCH - LOTS 1A & 2A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
CLASS OF PROPERTY - URBAN

SURVEY NOTES:
1. THE SUBJECT PROPERTY LOT 1A CONTAINS 6.41 ACRES MORE OR LESS AND LOT 2A CONTAINS 3.21 ACRES MORE OR LESS. TOTAL ACREAGE IS 9.62 ACRES, MORE OR LESS.
2. ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY: SW PRYOR ROAD.
3. UTILITY INFORMATION SHOWN HEREON 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.
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. 200300031651 & 2009E0101330.

DRAINAGE NOTE:
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.

FLOOD ZONE:
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0531G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY ARE TAKEN FROM THE PLAT OF "LAZY BULL RANCH".

PLAT DESCRIPTION:
LOTS 1 AND 2, LAZY BULL RANCH, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEDICATION:
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 HEREFTER BE KNOWN AS "LAZY BULL RANCH - LOTS 1A & 2A".

PUBLIC 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 OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, 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.

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.

LEE'S SUMMIT, MISSOURI ACKNOWLEDGEMENT:
THIS IS TO CERTIFY THAT THE PLAT OF "LAZY BULL RANCH - LOTS 1A & 2A" WAS SUBMITTED AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

GEORGE M. BINGER III, P.E., CITY ENGINEER DATE

JOSHUA JOHNSON, AICP DATE
DIRECTOR OF DEVELOPMENT SERVICES

TRISHA FOWLER ARCURI, CITY CLERK DATE

APPROVED BY THE JACKSON COUNTY ASSESSOR/GIS DEPARTMENT

BY: _____

DATE: _____

ACKNOWLEDGEMENT LOT 1:
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

STATE OF _____)
)SS:
COUNTY OF _____)

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM MICHAEL AND 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: _____
STATE OF _____

ACKNOWLEDGEMENT LOT 2:
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HEREUNTO SUBSCRIBED THEIR NAME THIS ____ DAY OF _____, 20__.

WILLIAM LOYD CARMACK TRUST AGREEMENT DATED AUGUST 31, 2009

DEBORAH L. THOMPSON, TRUSTEE WILLIAM MICHAEL CARMACK, TRUSTEE

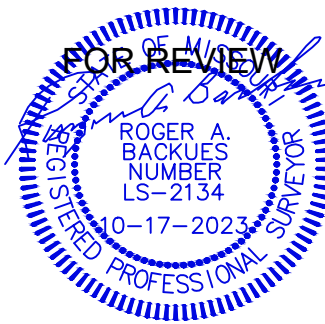
STATE OF _____)
)SS:
COUNTY OF _____)

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEBORAH L. THOMPSON AND WILLIAM MICHAEL CARMACK, TRUSTEES OF THE WILLIAM LOYD CARMACK TRUST AGREEMENT DATED AUGUST 31, 2009 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: _____
STATE OF _____

CERTIFICATION:
I HEREBY DECLARE THAT AN ACTUAL PROPERTY BOUNDARY RE-SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: ROGER A. BACKUES - RLS NO. 2134



MINOR SUBDIVISION

A REPLAT OF LOTS 1 & 2, LAZY BULL RANCH
A SUBDIVISION IN
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

BOUNDARY & CONSTRUCTION
SURVEYING, INC.

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH.# 816/554-9798, FAX # 816/554-0337

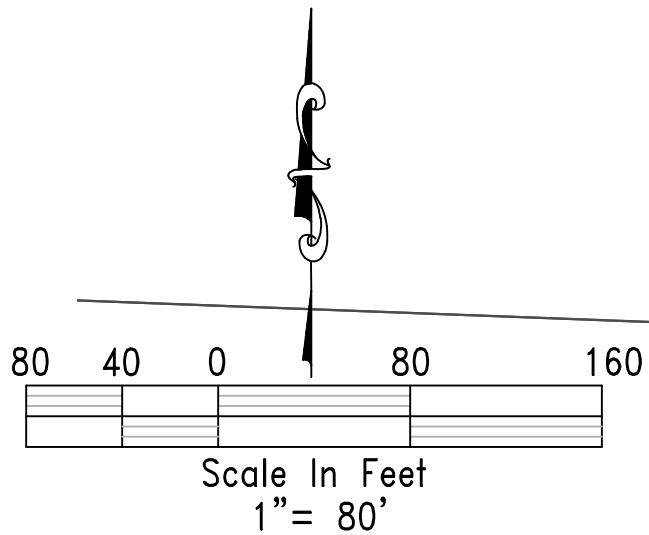
PROJECT NO. 23-181 SHEET 1 OF 1

3904 SW PRYOR RD, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DATE: OCT. 17, 2023

CLIENT:

MICHAEL CARMACK
3912 SW PRYOR RD
LEE'S SUMMIT, MO 64082



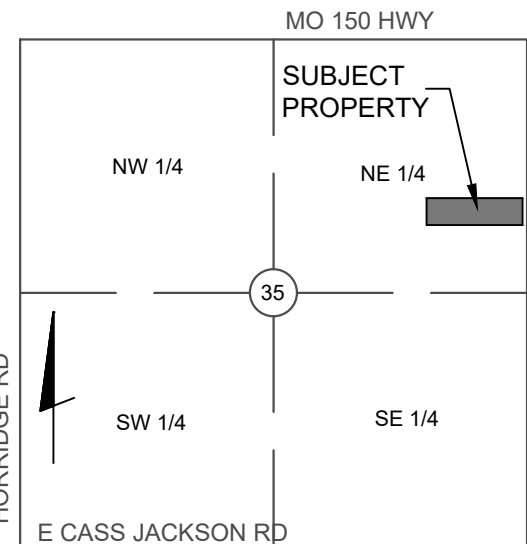
UNPLATTED

UNPLATTED

UNPLATTED

LEGEND

R/W - RIGHT OF WAY
C/L - CENTERLINE
● - SET 1/2" X 24" REBAR AND CAP
PLS-2134, MO.
○ - FOUND (ORIGIN UNKNOWN, UNLESS NOTED)



LOCATION MAP
SCALE=1"=2000'
SECTION 35
TOWNSHIP 47 RANGE 32

STATE PLANE COORDINATES
COORDINATES ARE IN GRID DISTANCE

NXXXXXX XXX
EXXXXXX XXX
1 METER = 3.28083333'
KC METRO CONTROL STATION JA-74 WAS USED TO CREATE THE COORDINATES AS SHOWN AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9998961.