

Minor Plat
VERITASI THREE
Lots 1 & 2
Section 6, Township 47, Range 31
Lee's Summit, Jackson County, Missouri

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

"VERITASI THREE"

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 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 MAY JR., P.E., 1995.

FLOODPLAIN:
ACCORDING TO FIRM MAP 29095C0417G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DRAINAGE NOTE:
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.

OWNER 404 SW 3RD ST:
IN TESTIMONY THEREOF:
JAMES MCENTIRE, MEMBER AND KELLY MCENTIRE, SHARE HOLDER OF J2 JOLDINGS, LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2023.

JAMES MCENTIRE, MEMBER _____ KELLY MCENTIRE, SHAREHOLDER _____

NOTARY CERTIFICATION
STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, JAMES MCENTIRE, MEMBER AND KELLY MCENTIRE, SHARE HOLDER OF J2 JOLDINGS, LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF VERITASI THREE, WAS SUBMITTED TO AND DULY 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.

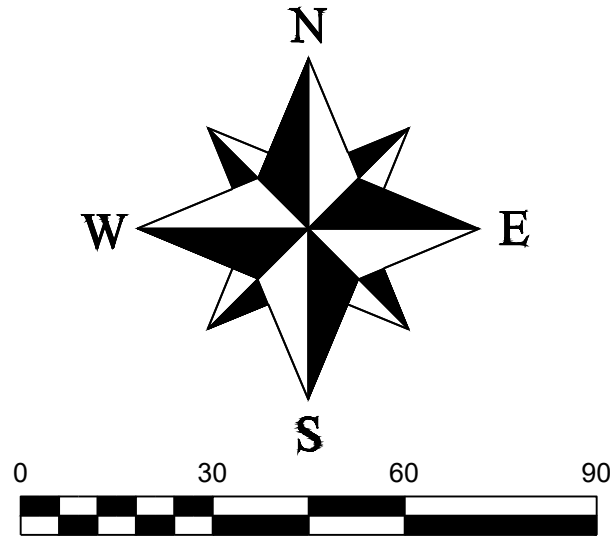
By _____ Director of Development Services _____ Date _____ APPROVED BY JACKSON COUNTY ASSESSOR: _____

By _____ City Clerk _____ Date _____ By _____ Date _____

By _____ City Engineer _____ Date _____

PLAT CERTIFICATION:
I hereby certify that the Minor Plat of "Veritasi Three," 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, MOLS 2012000102 _____ Date: _____
Engineering Solutions, LLC LS-2005008139-D



LEGEND

These standard symbols will be found in the drawing.

- Found Survey Monument (As Noted)
- Set 1/2" Bar and Cap (2005008319-D)
- State Plane Coordinate Identification
- Utility Easement
- Building Line
- Address

PREPARED FOR:

SHANE VERITASI
6 SW THIRD ST
LEE'S SUMMIT, MO 64083

LOCATION MAP
SECTION 6-T47-R31
(N.T.S.)

OVERALL PLAT BOUNDARY DESCRIPTION (METES AND BOUNDS)

A tract of land lying in the Southeast Quarter of Section 6, Township 47, Range 31 in Lee's Summit, Jackson County, Missouri more particularly described as follows:

Commencing at the South Quarter Corner of said Section 6; thence North 88 degrees 08 minutes 42 seconds East, along the south line of Section 6, Township 47, Range 31, a distance of 294.94 feet; thence North 02 degrees 28 minutes 13 seconds East, a distance of 21.84 feet to the True Point of Beginning; thence North 02 degrees 28 minutes 13 seconds East, a distance of 194.79 feet; thence South 88 degrees 08 minutes 07 seconds East a distance of 223.63 feet, to a point on the west right of way line of SW Lakeview Blvd; thence Southeasterly, along said West right of way, on a curve to the right, having an initial tangent bearing of South 19 degrees 56 minutes 58 seconds East, a radius of 365.80 feet, and an arc length of 69.50 feet; thence North 88 degrees 08 minutes 42 seconds West a distance of 73.06 feet; thence South 02 degrees 27 minutes 38 seconds West a distance of 17.60 feet; thence North 88 degrees 08 minutes 42 seconds West a distance of 70.78 feet; thence South 02 degrees 27 minutes 38 seconds West a distance of 111.74 feet, to a point on the north right of way line of SW 3rd St; thence North 87 degrees 28 minutes 36 seconds West, along said North right of way line, a distance of 100.07 feet to the True Point of Beginning. Containing 29,774.27 square feet more or less.

PLAT BOUNDARY DESCRIPTION (PER DEEDS)

Instrument Number 2022E0089733

A tract of land lying in the Southeast Quarter of Section 6, Township 47, Range 31 in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Beginning at a point 295.02 feet East of the Southwest corner of the Southeast Quarter of Section 6, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri; running thence North 218 feet; thence East 100 feet; thence South 218 feet; thence West 100 feet to the Point of Beginning. (404 SW 3rd St)

Instrument Number 2020E0005076

A tract of land lying in Southwest Quarter of the Southeast Quarter, Section 06, Township 47, Range 31 in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence North 89 degrees 31 minutes 11 seconds East a distance of 395.02 feet; thence North 00 degrees 07 minutes 31 seconds East a distance of 132.40 feet to the True Point of Beginning; thence North 00 degrees 07 minutes 31 seconds East a distance of 84.80 feet; thence North 89 degrees 31 minutes 11 seconds East a distance of 70.78 feet; thence North 00 degrees 07 minutes 31 seconds West a distance of 17.20 feet; thence North 89 degrees 31 minutes 11 seconds East a distance of 58.30 feet; thence Southerly along a curve to the right with a radius of 365.80 feet, an arc distance of 52.10 feet; thence South 89 degrees 31 minutes 11 seconds West a distance of 73.33 feet; thence South 00 degrees 07 minutes 31 seconds West a distance of 17.60 feet; thence South 89 degrees 31 minutes 11 seconds West a distance of 70.78 feet to the True Point of Beginning. (222 SW Lakeview Blvd)

And

A tract of land lying in Southwest Quarter of the Southeast Quarter, Section 06, Township 47, Range 31 in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Beginning 465.80 feet East of the Southwest Corner of the Southeast Quarter; thence North 217 feet; thence East 70.78 feet to the True Point of Beginning; thence Easterly 52 feet more or less to the Westerly Right-of-Way of Lakeview Boulevard; thence Southeasterly along said right of way 18 feet more or less; thence South 89 degrees 31 minutes 11 seconds West 58.30 feet; thence North 00 degrees 07 minutes 31 seconds East 17.20 feet to the True Point of Beginning. (206 SW Lakeview Blvd)

OWNER 222 SW LAKEVIEW BLVD:

IN TESTIMONY THEREOF:
SHANE VERITASI, MEMBER OF 222 SW LAKEVIEW LIMITED COMPANY, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2023.

SHANE VERITASI, MEMBER _____

NOTARY CERTIFICATION

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, SHANE VERITASI, MEMBER OF 222 SW LAKEVIEW LIMITED COMPANY, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Warranty Deed, Document No. 2022E0089733
(B). Quit Claim Deed, Document No. 2020E0005076
(C). Trustee's Deed, Document No. 2016E0061685
(D). Missouri General Warranty Deed, Document No. 2018E0066639
(E). Quit-Claim Deed, Document No. 2020E0051361
(F). Warranty Deed, Document No. 2021E0047245
(G). Deed of Trust, Document No. 1988I0841976
(H). Butterfields Addition, Plat, Document No. 1909I0067601
(I). Quit-Claim Deed, Document No. 2023E0073837
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished.
- Bearings shown hereon are based upon GPS observations.
- Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-136 (Meters)
- 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.
- 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.

Missouri State Plane Coordinate System
1983, Missouri West Zone
Reference Monument: JA-136
Combined Scale Factor: 0.9998998

POINT	NORTHING	EASTING
1	304640.212	859985.036
2	304637.993	860053.162
3	304617.516	860058.460
4	304618.236	860036.203
5	304612.977	860035.975
6	304613.575	860014.410
7	304579.550	860012.950
8	304580.891	859982.476
JA-136	304466.750	859083.036

Coordinates Shown in Meters

REVISIONS				
DATE				

Minor Plat
Veritasi Three
Lots 1 & 2
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	6	47	31	Jackson	206 SW LAKEVIEW

PROFESSIONAL SEAL

DATE OF PREPARATION
August 10, 2023

ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (616) 623-9888 F: (616) 623-9849