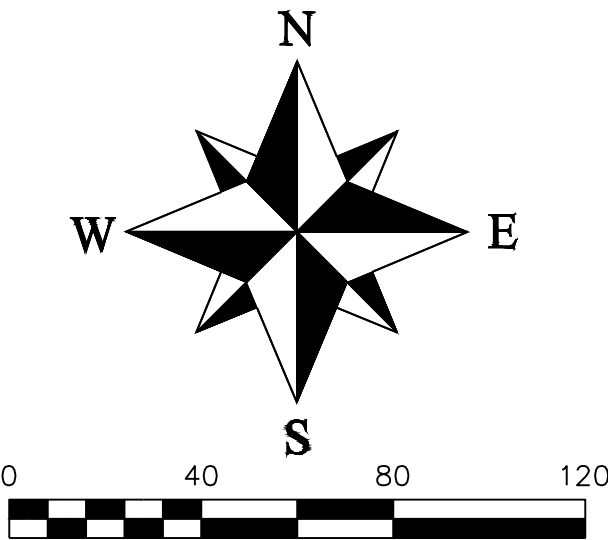


LOCATION MAP
SECTION 35-T46-R32
(N.T.S.)

Missouri State Plane Coordinate System
1983, Missouri West Zone
Reference Monument: JA-74
Combined Scale Factor: 0.9998961

POINT	NORTHING	EASTING
1	307004.881	857535.165
2	306867.153	857499.423
3	306872.796	857367.770
4	307092.121	857377.173
5	307082.586	857377.173
JA-74	298235.597	856321.461

Coordinates Shown in Meters



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
 - U.E. Utility Easement
 - S.E. Sanitary Sewer Easement
 - P.C.A.E. Public Common Area Easement
 - BL Building Line
 - (###) Address

OWNER:
WEST PRYOR OWNERS ASSOCIATION INC
7200 W 132ND ST STE 109
OVERLAND PARK, KS 66213

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

"STREETS OF WEST PRYOR, LOTS 13-A AND 14-A"

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.

PUBLIC COMMON AREA EASEMENT:
PUBLIC COMMON AREA EASEMENT (P.C.A.E) AS SHOWN SHALL BE DEFINED AND MAINTAINED IN ACCORDANCE WITH SEPARATE DOCUMENT TITLED "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS". THE DEVELOPER SHALL MAINTAIN THE PUBLIC COMMON AREA EASEMENTS IN ACCORDANCE WITH SAID SEPARATE DOCUMENT.

SANITARY SEWER 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 STRUCTURES FOR SANITARY SEWER, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SANITARY SEWER EASEMENT" (S.E. OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

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 29095C0531G, 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.

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF STREETS OF WEST PRYOR, LOTS 13-A AND 14-A, 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 Joshua Johnson, AICP, Director of Development Services Date _____

By Trisha Fowler Arcuri, City Clerk Date _____

By George M Binger, III P.E., City Engineer Date _____

APPROVED BY JACKSON COUNTY ASSESSOR:

By _____
Date _____

IN TESTIMONY THEREOF:
THE CITY OF LEE'S SUMMIT, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 2023.

WILLIAM B. BAIRD, MAYOR

NOTARY CERTIFICATION
STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM A. BAIRD, MAYOR OF CITY OF LEE'S SUMMIT, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE 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 _____

PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "STREETS OF WEST PRYOR, LOTS 13-A AND 14-A", 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 plotting 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 Date: _____

REVISIONS

DATE	REVISIONS

Minor Plat
Streets of West Pryor, Lots 13-A & 14-A
Replat of Lots 13 and 14, Streets of West Pryor
Lots 1 thru 14, Tracts "A", "B", "C" & "D"
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	35	46	32	Jackson	SOME LOTS 13 & 14
DRAWN BY	SCALE	DATE OF PREPARATION			
M. Schlicht, PLS., PE	1"=40'	October 18, 2023			



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849