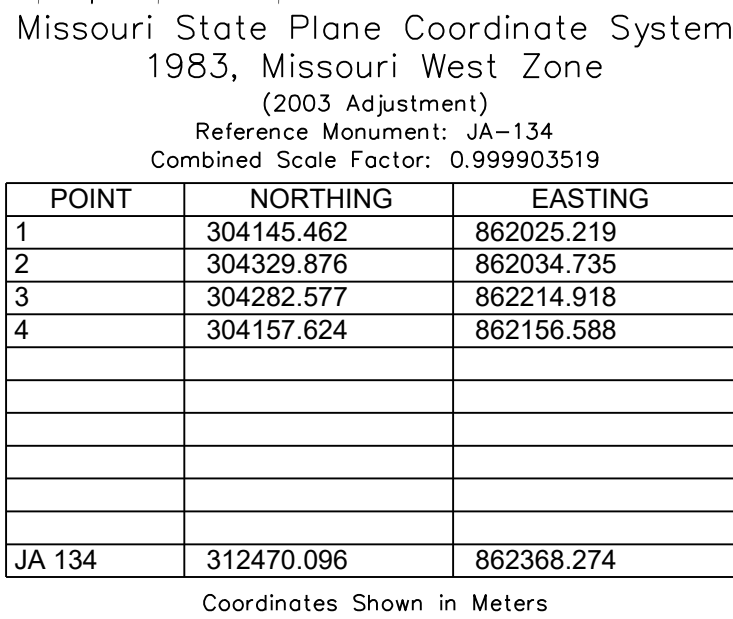


MINOR PLAT
Bayberry Lots 1000, 1001 and 1002



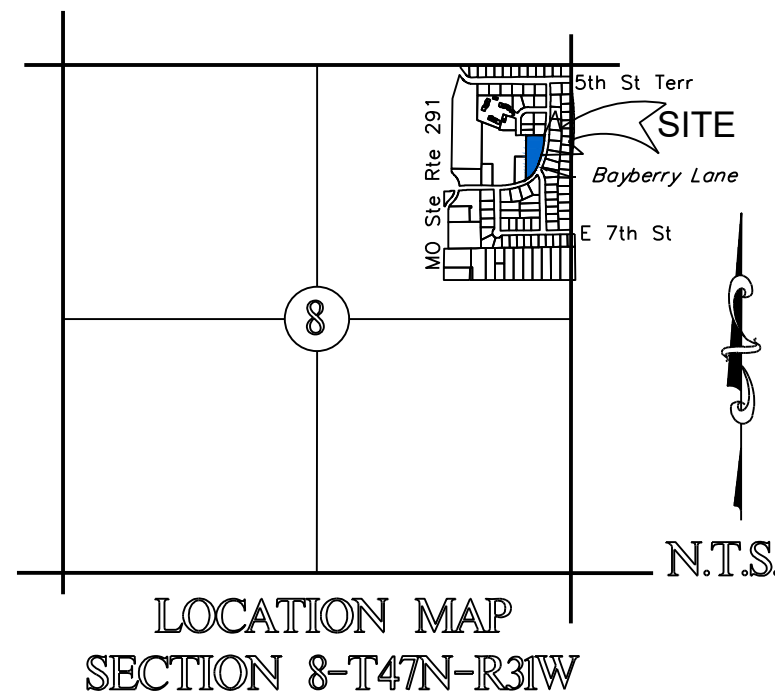
By _____

Date _____

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- ① State Plane Coordinate Location

U/E	Utility Easement
B/L	Building Setback Line
L/E	Landscape Easement



All that Part of Tract B, Bayberry, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri, described as follows:

Beginning at the Southeast corner of BAYBERRY CROSSING, a subdivision in the Lumbert, Jacksonville, Miami, Mirai; then S 02°57'16" E (M) [N 80°37'58" E], distance of 60.69 feet; thence S 67°59'29" E (M) [S 70°14'45" E], distance of 177.84 feet; thence S 18°03'31" W (M) [S 15°44'39" W], distance of 14.05 feet; thence S 67°59'31" E (M) [S 70°17'39" E], distance of 11.76 feet; thence along a curve to the left tangent to the preceding bearing having a radius of 75.00 feet, an arc distance of 25.90 feet; thence S 87°46'39" E (M) [S 89°54'09" E], distance of 123.72 feet; thence S 02°13'02" W (M) [S 80°05'54" E], distance of 5.00 foot; thence S 47°49'58" E (M) [S 89°54'09" E], distance of 275.00 feet; thence S 64°44'59" W, distance of 51.22 feet; thence along a curve to the right tangent to the preceding course having a radius of 73.75 feet (M) [73.70 foot flat], an arc distance of 15.00 feet; thence S 87°46'39" E (M) [S 89°54'09" E], distance of 123.72 feet; thence S 02°13'02" W (M) [S 80°05'54" E], distance of 5.00 foot; thence S 47°49'58" E (M) [S 89°54'09" E], distance of 275.00 feet; and a radius of 253.53 feet (M) [243.0 foot flat], an arc distance of 37.50 feet (M) [37.54 feet flat]; thence along a curve to the right having an initial tangent bearing of S 63°59'00" W and a radius of 253.53 feet (M) [243.0 foot flat], an arc distance of 37.50 feet (M) [37.54 feet flat]; thence along a curve to the right having an initial tangent bearing of S 72°00'37" E and a radius of 71.28 feet, an arc distance of 25.90 feet (M) [25.97 feet flat], thence N 87°02'46" W (M) [N 89°02'22" W], distance of 142.03 feet to the Point of Beginning.

Containing 275,249.77 Square Feet or 6.32 Acres More or Less

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT.

HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS MAP, OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMo (2000), ANY RIGHT TO HIS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

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" (UE) 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 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

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.

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE MAP, NUMBER 29095C0416G, DATED JANUARY 20, 2017.

THE INDIVIDUAL LOT OWNER 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.

IN TESTIMONY THEREOF:

Carl E & Althea J Huff, Husband Wife, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 2023.

STATE OF _____)
)SS

ON THIS DAY OF 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CARL E & ALTHEA J HUFF, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING AND DID ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

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

NOTARY PUBLIC

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - a) SEMI-PERMANENT MONUMENTS:
SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
 - b) PERMANENT MONUMENTS:
SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.

2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)

3. BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT CA-08 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.9998997. COORDINATES DETERMINED BY GPS METHODS.

4. NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI". BY EDWARD ALTON MAY, JR., P.E., 1995.

5. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, PANEL NO. 312, COMMUNITY PANEL NO. 29095C0416 G EFFECTIVE DATE: JANUARY 20, 2017.

6. INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW 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 BAYBERRY LOTS 1000, 1001 AND 1002, 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

HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	17	48N	31W	Jackson	Cedar Ridge
DRAWN BY M. Schlicht, PLS, PE				DATE OF PREPARATION November 23, 2022	

PROFESSIONAL SEAL



ENGINEERING
—ENGINEERING & SURVEYING—
SOLUTIONS

50 SO 30TH STREET
LEWIS STAMMIT, MO 64092
P:(816) 623-9888 F:(816) 623-9849

[illegible]

Minor Plat
Lots 1000, 1001 and 1002, Bayberry
Replat of Tract B, Bayberry
Section 8, Township 47 N, Range 31 West
Lee's Summit, Jackson County, Missouri