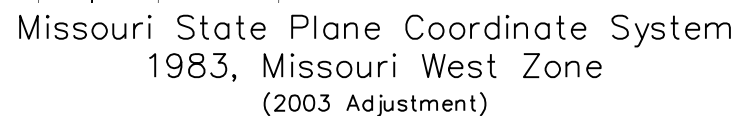


MINOR PLAT
Bayberry Lots 1000, 1001 and 1002

Coordinates Shown in Meters

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 BAYBERY CROSSING, a subdivision in Lee's Summit, Jackson County, Missouri; then to 02°57'16" E (M) (N 00°37'58" E) a distance of 605.84 feet; then to S 67°59'22" E (M) (S 70°18'45" E) Deed, a distance of 177.84 feet; then to S 18°03'31" W (M) (S 15°43'49" E) Deed, a distance of 14.05 feet; then to S 67°39'14" E (M) (S 70°17'13" E) Deed, a distance of 11.79 feet; then along a curve to the left tangent to the preceding bearing and having a radius of 75.00 feet, an arc distance of 25.90 feet; then to S 87°46'39" E (M) (S 89°44'06" E) Deed, a distance of 121.73 feet; then to S 02°10'32" W (M) (N 00°55'54" E) Deed, a distance of 50.00 feet; then to S 87°46'38" E (M) (S 89°54'46" E) Deed, a distance of 275.00 feet; then to S 69°54'47" W, a distance of 51.22 feet; then along a curve to the right tangent to the preceding course and having a radius of 73.75 feet (M) (73.70 feet Plat), an arc distance of 267.76 feet; then along a curve to the right tangent to the preceding course and having a radius of 243.60 feet (M) (243.49 feet Plat), an arc distance of 151.93 feet (M) (151.86 feet Plat); then along a curve to the right having an initial tangent bearing of S 63°39'07" W and a radius of 253.82 feet (M) (243.49 feet Deed), an arc distance of 37.50 feet (M) (37.54 feet Deed); then along a curve to the right having an initial tangent bearing of S 72°07'53" W and a radius of 712.86 feet, an arc distance of 258.00 feet (M) (257.98 feet Deed); then to N 87°02'46" W (M) (N 89°02'20" W) Deed, a 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, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"Bayberry Lots 1000, 1001 and 1002"

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, CABLES, 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 PLAN AS "UTILITY EASEMENTS" (UE) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAN. 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 HEREBY 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.

FLOODPLAIN:

DRAINAGE NOTE:
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:

)SS

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.

IN WITNESS WHEREOF

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.

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 Trisha Fowler Arcuri. City Clerk Date _____

I 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 IS 2005008319-D

REVISIONS

Minor Plat

PROFESSIONAL SEARCH

JOB NO. _____

ENGINEERING
—ENGINEERING & SURVEYING—
SOLUTIONS

50 SE 30TH STREET