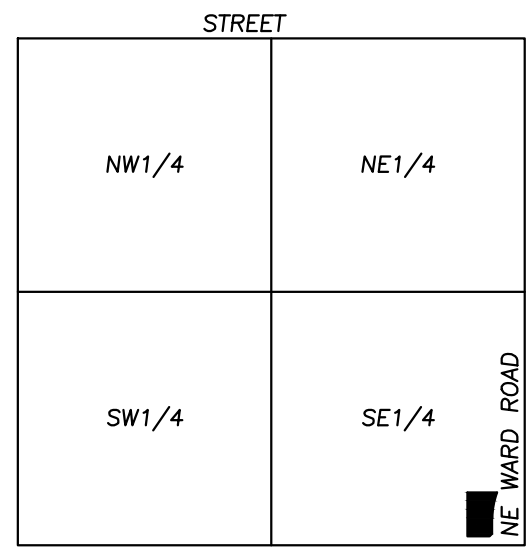


MINOR PLAT OF
SUMMIT FAIR, LOTS 10D-10F
REPLAT OF LOT 10C, SUMMIT FAIR LOTS 10A-10C, A SUBDIVISION OF LAND
IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST,
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

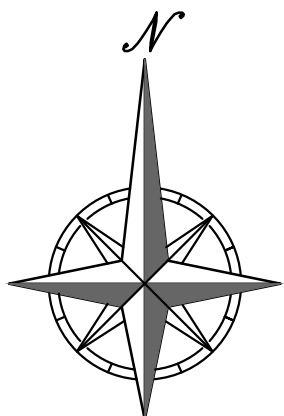


VICINITY MAP
SEC. 36-48-32



SCALE:
1"=2000'

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
10D	55797.52	1.2809
10E	33475.59	0.7685
10F	32309.37	0.7417
LOT 10C	121582.48	2.7911



SCALE: 1"=30'

BEARING BASIS: U.S. STATE PLANE 1983
MISSOURI WEST ZONE #2403

LEGEND

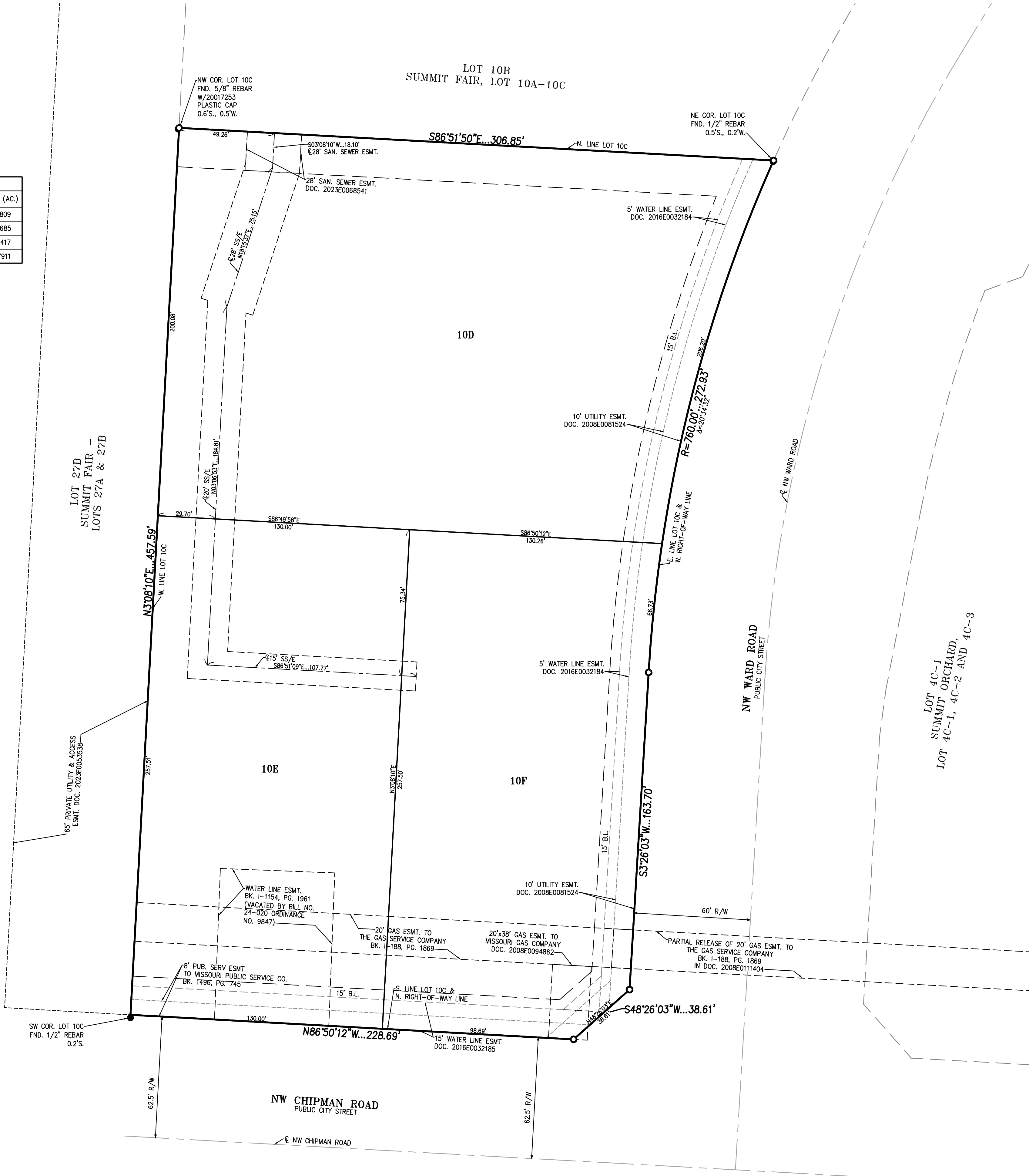
- DENOTES SET 1/2"x24" REBAR W/PHELPS MOCLS-2007001128 PLASTIC CAP
- DENOTES FOUND SURVEY MONUMENT (AS DESCRIBED)
- ▲ DENOTES FOUND 5/8"x24" REBAR WITH 2" ALUM. CAP STAMPED "PHELPS MO CLS 2007001128"
- P/S DENOTES PARKING SETBACK
- SS/E DENOTES SANITARY SEWER EASEMENT

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C04176, AND DATED JANUARY 20, 2017.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. KCC231965 (UPDATED 09-26-2023) WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2023 AT 08:00 A.M.



DESCRIPTION

LOT 10C, SUMMIT FAIR, LOTS 10A - 10C, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: "SUMMIT FAIR, LOTS 10D-10F".

EASEMENTS

A permanent easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat as "Sanitary Sewer Easement", or SS/E, or within any street or thoroughfare dedicated to the public use on this plat. Grantor, it's successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, it's successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.

OIL AND GAS WELLS

There is no evidence of abandoned Oil and Gas Wells on the subject property according to the Missouri Department of Natural Resources, Missouri Geological Survey, GeoSTRAT website, as of this date.

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 or immediately adjacent property line.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors have caused this instrument to be executed on this _____ day of _____, 20____.

WSO Partners, LLC, a Missouri limited liability company

By: _____
John R. Davis, President

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came John R. Davis, President of WSO Partners, LLC, a Missouri limited liability company, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said city, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

This is to certify that the within plot of "SUMMIT FAIR, LOTS 10D-10F" was submitted and duly approved by the Mayor and City Council of the

City of Lee's Summit, this _____ day of _____, 20____ by Ordinance No. _____

By: _____
William A. Baird, Mayor

Date

By: _____
Director of Development Services,
Ryan A. Elam, P.E.

Date

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

Date

By: _____
City Clerk, Trisha Fowler Arcuri

Date

Approved by Jackson County Assessor Mapping:

By: _____
Vincent Brice

Date

OWNER/DEVELOPER:
FP ACQUISITIONS, LLC
PO BOX 299
LIBERTY, MO 64068
ATTN: JOHN R. DAVIS, JR.
816-918-1612

SURVEYOR:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
ATTN: SCOTT G. CHRISMAN
913-393-1155

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CITY OF LEE'S SUMMIT
CITY ENGINEER, GEORGE M. BINGER III, P.E.
CITY CLERK, TRISHA FOWLER ARCURI
CITY OF LEE'S SUMMIT



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166