

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM CHICAGO TITLE INSURANCE

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. CROSS ACCESS AND CROSS PARKING Cross access and cross parking rights and obligations for lots created by this Minor Plat of SUMMIT FAIR, LOTS 10D-10F are established and governed by that certain Declaration of Covenants, Conditions, Restrictions and Easement dated \_\_\_\_\_\_, 2024 and recorded in Jackson County, Missouri on \_\_\_\_\_\_, 2024 as Instrument #2024E\_\_\_\_\_ EXECUTION IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ WSO Partners, LLC, a Missouri limited liability company John R. Davis, Manager ACKNOWLEDGEMENT STATE OF COUNTY OF BE IT REMEMBERED that on this \_\_\_\_\_ \_\_\_\_\_, 20\_\_\_\_\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and \_\_\_\_ day of \_\_\_\_\_ State, came John R. Davis, Manager of WSO Partners, LLC, a Missouri limited liability company, who is personally known to me to be such person who executed, as such Manager, the within instrument on behalf of said limited liability company, 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 "MINOR PLAT OF SUMMIT FAIR, LOTS 10D-10F" was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the Lee's Summit Code of Ordinances. City of Lee's Summit, this\_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_, by Ordinance No\_\_\_\_\_ Director of Development Services, Date Joshua Johnson, AICP City Engineer, George M. Binger III, P.E. Date City Clerk, Trisha Fowler Arcuri Date Approved by Jackson County Assessor Mapping: Date

I HEREBY CERTIFY THAT THIS MINOR PLAT OF "SUMMIT FAIR, LOTS 10D-10F", IS BASED ON A ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE SAID SURVEY MEETS OR EXCEEDS ACCURACY STANDARDS OF AN URBAN CLASS SURVEY, AND THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR:

PHELPS ENGINEERING, INC.

ATT: SCOTT G. CHRISMAN

1270 N. WINCHESTER

OLATHE, KS 66061

913-393-1155





CERTIFICATE OF AUTHORIZATION

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LAND SURVEYING-2007001128 ENGINEERING-2007005058

LAND SURVEYING - LS-82 ENGINEERING - E-391

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