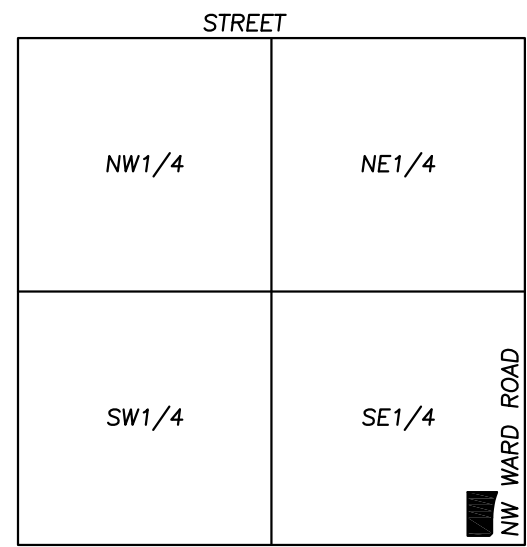


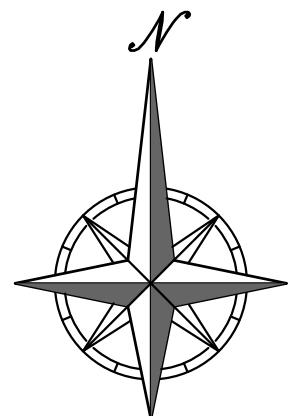
MINOR PLAT OF
SUMMIT FAIR, LOTS 10D-10F
REPLAT OF LOT 10C, SUMMIT FAIR LOTS 10A-10C, A SUBDIVISION OF LAND
IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST,
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC. 36-48-32



SCALE:
1"=2000'



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
- B/L DENOTES BUILDING LINE

MISSOURI STATE PLANE COORDINATE TABLE: (METERS)

POINT NO.	NORTHING	EASTING
①	306214.0829	859098.5981
②	306353.3477	859106.2284
③	306348.2309	859199.6178
④	306218.0444	859177.0017
⑤	306210.2364	859168.1967

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATES SYSTEM, WEST ZONE. (IN METERS) WERE OBTAINED BY GPS OBSERVATION USING KC METRO CONTROL

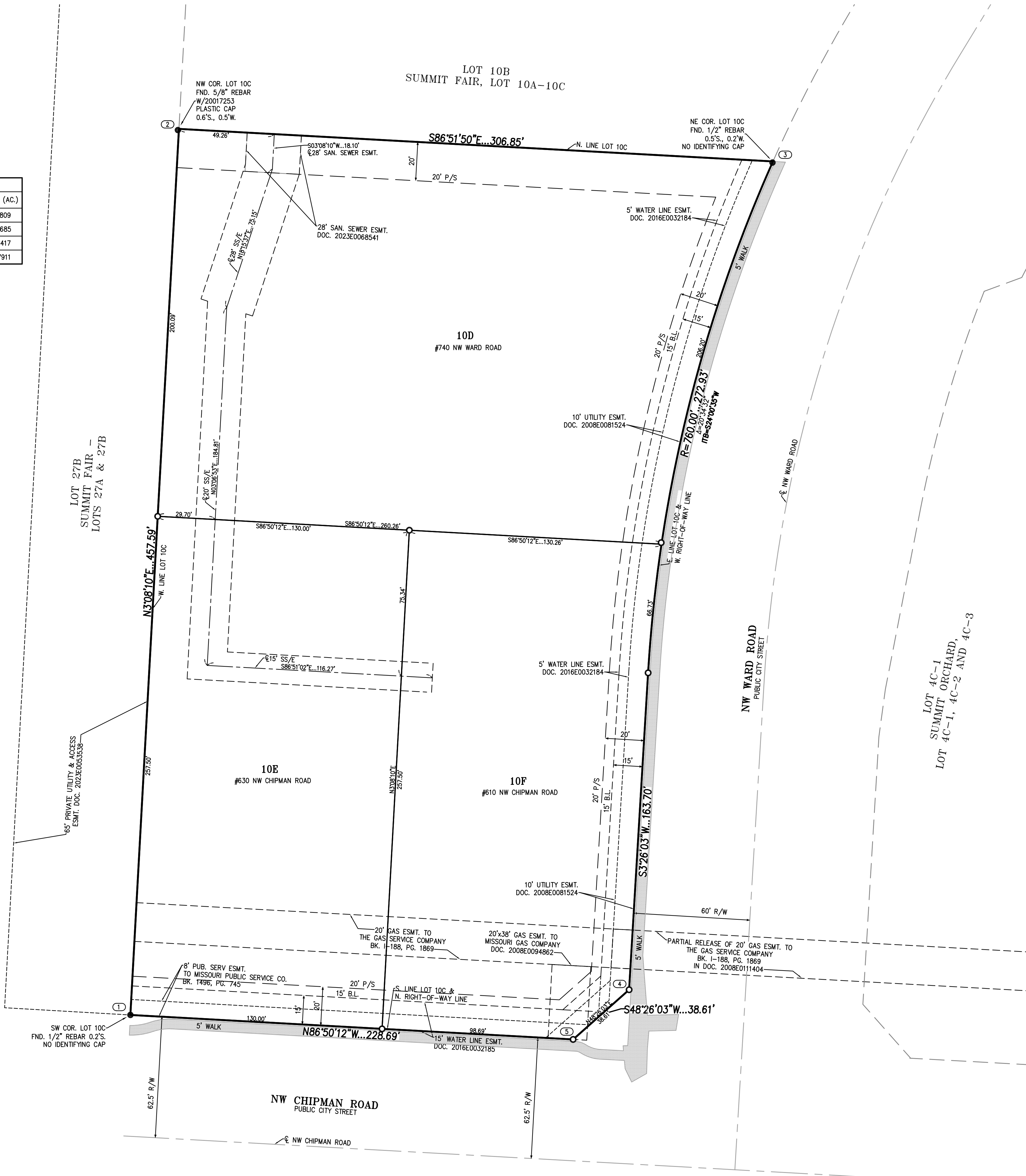
FLOOD NOTE:

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. 29095C0417G, 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.

PARCEL	AREA (S.F.)	AREA (AC.)
10D	55798.11	1.2809
10E	33475.00	0.7685
10F	32309.37	0.7417
LOT 10C	121582.48	2.7911



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, its 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, its 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

By: _____
John R. Davis, Manager

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, 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.

By: _____ Date _____
Director of Development Services,
Joshua Johnson, AICP

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

By: _____ Date _____
City Clerk, Trisha Fowler Arcuri

Approved by Jackson County Assessor Mapping:

By: _____ 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 PLATING OF SUBDIVISIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007000308

