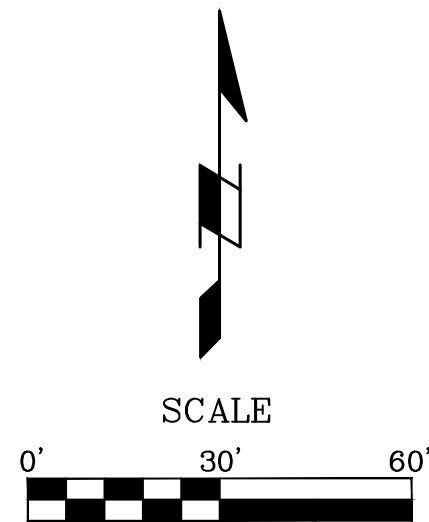
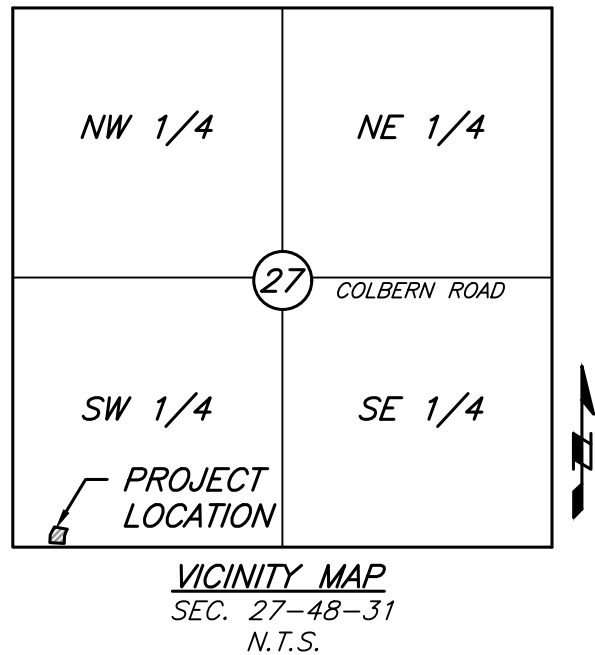
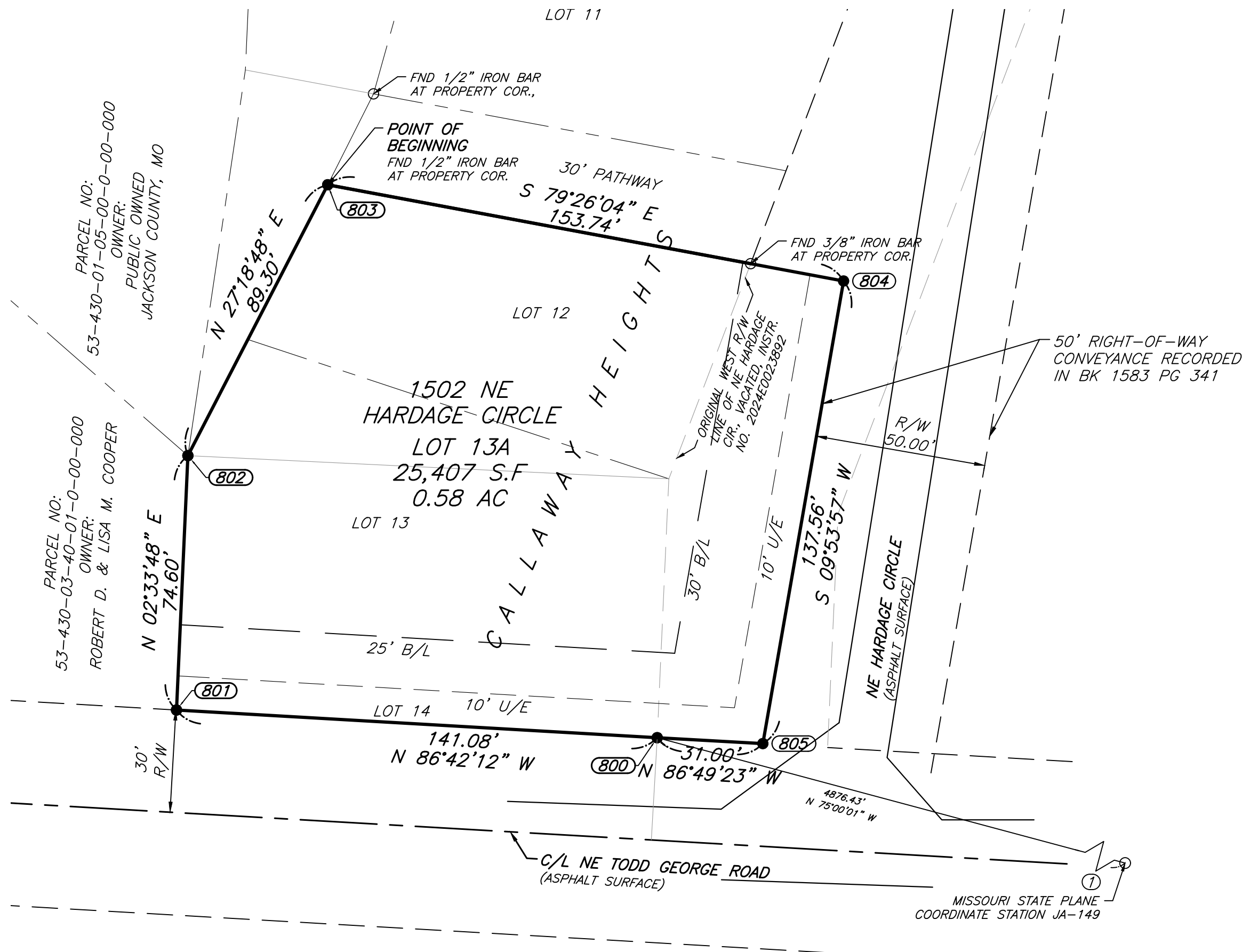


MINOR PLAT - LOT CONSOLIDATION
LOT 13A, CALLOWAY HEIGHTS
REPLAT OF LOTS 12 THROUGH 14, CALLOWAY HEIGHTS,
SW 1/4, SECTION 27, TOWNSHIP 48 NORTH, RANGE 31 WEST
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



- LEGEND**
- - MONUMENT FOUND AS NOTED
 - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
 - (M) - MEASURED DISTANCE
 - (R) - RECORD DISTANCE
 - CR - CALC FROM RECORD
 - B/L - BUILDING SETBACK LINE
 - C/L - CENTERLINE
 - R/W - RIGHT-OF-WAY
 - U/E - UTILITY EASEMENT



CLIENT/ PROPERTY ADDRESS
Diana Gronberg
dianagronberg@gmail.com
1502 Hardage Circle,
Lee's Summit MO 64086

PROPERTY DESCRIPTIONS:
LOT 13A

A tract being all of Lots 12, 13, part of Lot 14, and vacated Right-of-Way of NE Hardage Circle, recorded as Instrument Number 2024E0023892, all in CALLOWAY HEIGHTS, a subdivision of land, in Lee's Summit, Jackson County, Missouri, being more particularly described as follows, as surveyed and described on May 06, 2024 by John B. Young, PLS-2006016647:

Beginning at the Northwest corner of said Lot 12; Thence South 79°26'04" East, along the North line of said Lot 12 and it's prolongation, 153.74 feet to the West Right-of-Way line of NE Hardage Circle, as established by Right-of-Way Conveyance Recorded in Book 1583 at Page 341; Thence South 09°53'57" West, along said West Right-of-Way line, 137.56 feet to the North Right-of-Way line of NE Todd George Road, as now established; Thence North 86°49'23" West, along said North Right-of-Way line, 31.00 feet; Thence North 86°42'12" West, continuing along said North Right-of-Way, 141.08 feet to the west line of said Lot 14; Thence North 02°33'48" East, along the West line of said Lots 14 and 13, 74.60 feet; Thence North 27°18'48" East, continuing along said West line of Lots 13 and 12, 89.30 feet to the Point of Beginning.

Contains 25,407 square feet or 0.58 acres more or less.

PLAT DEDICATIONS:

The undersigned owner of the property described herein has caused the same to be subdivided in the manner shown here on this plat and property shall hereafter be known as

LOT 13A, CALLOWAY HEIGHTS

BUILDING LINES:

Building Lines or Setback Lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the Lot line nearest thereto.

UTILITY EASEMENT:

An easement or license is hereby granted to the City of Lee's Summit, Missouri, to construct and maintenance, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewers, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over and under those areas outlines or designated upon this plat as "utility easement" (U/E) or within any street or thoroughfare dedicated to 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 limitation, Section 527.188, RSMO. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

DEDICATIONS:

IN TESTIMONY THEREOF

Diana R. Gronberg, a single person, has caused these presents to be executed this _____ day of _____, 2024.

Diana R. Gronberg
STATE OF MISSOURI)
COUNTY OF JACKSON) SS

Be it remembered that on this _____ day of _____, 2024, before me, a Notary Public in and for said County and State, came Diana R. Gronberg, to me personally known who being by me duly sworn did say that she is the Owner, and that said Diana R. Gronberg, acknowledged said instrument to be the free act and deed of this property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

My Commission Expires : _____
Notary Public

GENERAL SURVEY NOTES:

- The plat of CALLOWAY HEIGHTS, LOT 6A is recorded in Plat Book 187 at Page 82 in the Recorder of Deeds Office in Jackson County, Missouri.
- The plat of CALLOWAY HEIGHTS, is recorded in Plat Book 11 at Page 5 in the Recorder of Deeds Office in Jackson County, Missouri.
- Deed of record is recorded in Instrument No. 2009E0029116, dated 03/30/2009 in the Recorder of Deeds Office, Jackson County, Missouri.
- Vacated Right-of-Way is recorded in Instrument No. 2024E0023892, dated 04/24/2024 in the Recorder of Deeds Office, Jackson County, Missouri.
- There was no Title Report provided by the client at the time of the survey.
- Basis of bearings was established by Missouri State Plane Coordinate System by GPS observations.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain as shown on Flood Insurance Rate Map (FIRM) 29095C0430G, effective January 20, 2017.
- There are no oil or gas wells on the property, according to the Missouri Department of Natural Resources Geostat Map.

MISSOURI STATE PLANE COORDINATE SYSTEM
1983, Missouri West Zone
Reference Monument: JA-149
Combined Scale Factor= 0.9999035

MISSOURI STATE PLANE COORDINATES			
Point #	Northing	Easting	Description
1	1008007.41	2840462.76	JA-149
800	1009269.51	2835752.49	PROPERTY CORNER
801	1009277.62	2835611.65	PROPERTY CORNER
802	1009352.14	2835614.98	PROPERTY CORNER
803	1009431.49	2835655.96	PROPERTY CORNER
804	1009403.30	2835807.09	PROPERTY CORNER
805	1009267.79	2835783.44	PROPERTY CORNER

APPROVALS:

City of Lee's Summit
This is to certify that the MINOR PLAT - LOT CONSOLIDATION OF LOT 13A, CALLOWAY HEIGHTS, REPLAT OF LOTS 12 THROUGH 14, CALLOWAY HEIGHTS, SW 1/4, SECTION 27, TOWNSHIP 48 NORTH, RANGE 31 WEST, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, Pursuit to Chapter 33 of the City of Lee's Summit Code of Ordinances. The unified development ordinance.

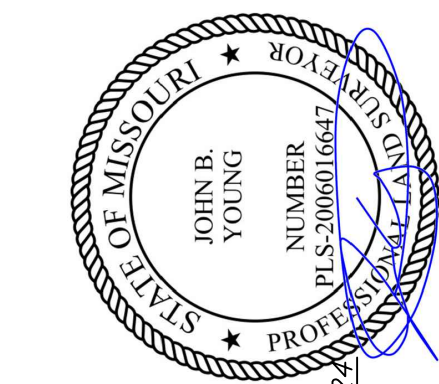
BY: _____
JACKSON COUNTY ASSESSOR/ GIS DEPARTMENT

BY: _____
JOSHUA JOHNSON, AICP DIRECTOR OF DEVELOPMENT SERVICES DATE

BY: _____
TRISHA FOWLER ARCURI CITY CLERK DATE

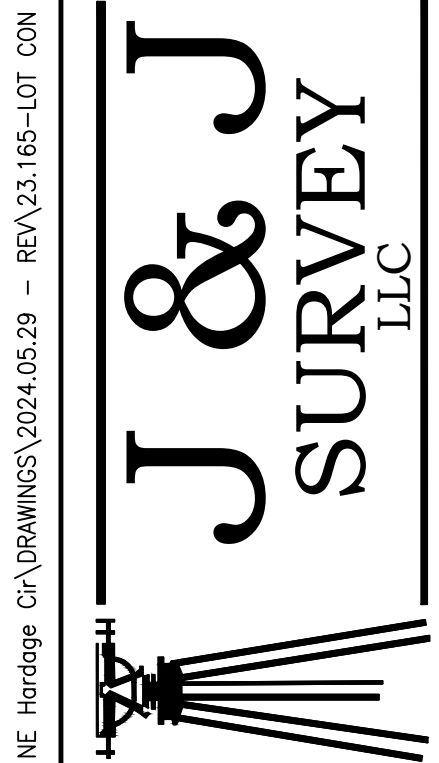
BY: _____
GEORGE M. BINGER III, P.E. CITY ENGINEER DATE

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 20th day of June, 2023 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



John B. Young PLS-2006016647

Location: S:\23.165 - 1502 NE Hardage Cir\DRAWINGS\2024.05.29 - REV\23.165-LOT CON REV.dwg-May 29, 2024-4:51pm



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