
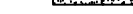















ALL OF LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, A SUBDIVISION OF LAND
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND

- | | | | |
|---|------------------------|---|------------------|
|  | TELEPHONE PEDAESTAL |  | CONCRETE SURFACE |
|  | TRANSFORMER |  | LANDSCAPE |
|  | LIGHT POLE | | |
|  | FIRE HYDRANT | | |
|  | POWER POLE | | |
|  | SANITARY MANHOLE | | |
|  | TRAFFIC SIGNAL | | |
|  | ELECTRIC MANHOLE | | |
|  | STREET SIGN | | |
|  | UNDERGROUND WATER LINE | | |
|  | UNDERGROUND GAS LINE | | |
|  | OVERHEAD POWER LINE | | |
|  | BOLLARD | | |

1. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE. COORDINATES BASED ON MISSOURI COORDINATE SYSTEM 1983 - GEOGRAPHIC BEARING SYSTEM JA-43. GRID FACTOR GRID FACTOR: .9998981
-COORDINATES
-N-1008949.12
-E-2823205.59
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA OF MINIMAL FLOOD HAZARD AND IS NOT IN THE FLOOD EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 2905SC0417G, WITH A DATE OF IDENTIFICATION OF JANUARY 20, 2017 IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. ON SITE PARKING STALLS OBSERVED. 64 PARKING STALLS OBSERVED AND 3 ADA PARKING STALLS OBSERVED.
6. CURRENT ZONING - CP-2
7. MISSOURI ONE CALL WAS CALLED. TICKET #204953410
8. 48" CMP DETERMINED BASED UPON CURB INLET OUT PIPES. NO ACTUAL LOCATIONS DETERMINED IN THE FIELD
9. POSSIBLE ENCROACHMENTS"
-12.20' WOOD PLANK FENCE WEST OF PROPERTY LINE
-12.72' WOOD PLANK FENCE WEST OF PROPERTY LINE
-10.79' SANITARY LINE EAST OF SANITARY EASEMENT
10. INDIVIDUAL LOT OWNERS TO BE SHOWN CHANGING EXISTING OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS COVERED BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CIT ENGINEER.

BRYAN F. HILL NATIONAL LAND RESOURCES 2008016658

JUNE 4, 2024

COUNTY ASSESSOR/GIS DEPARTMENT _____ DATE _____

MAPLE TREE - 6TH PLAT
LOTS 295 THRU 342
LOT 312
DOC# 2013E0126131
OWNER:
CONNIE R JONES

CAD FILE : \\AtlasNAS\\Data\\Atlas Land Consulting\\2024\\24-055 Kimley Horn 1399 NE Douglas St Lees Summit ALTA\\Minor Plat.dwg