## ORTHO KING LOT 1 & 2

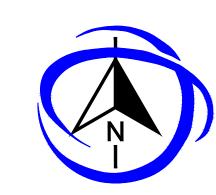
ALL OF LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

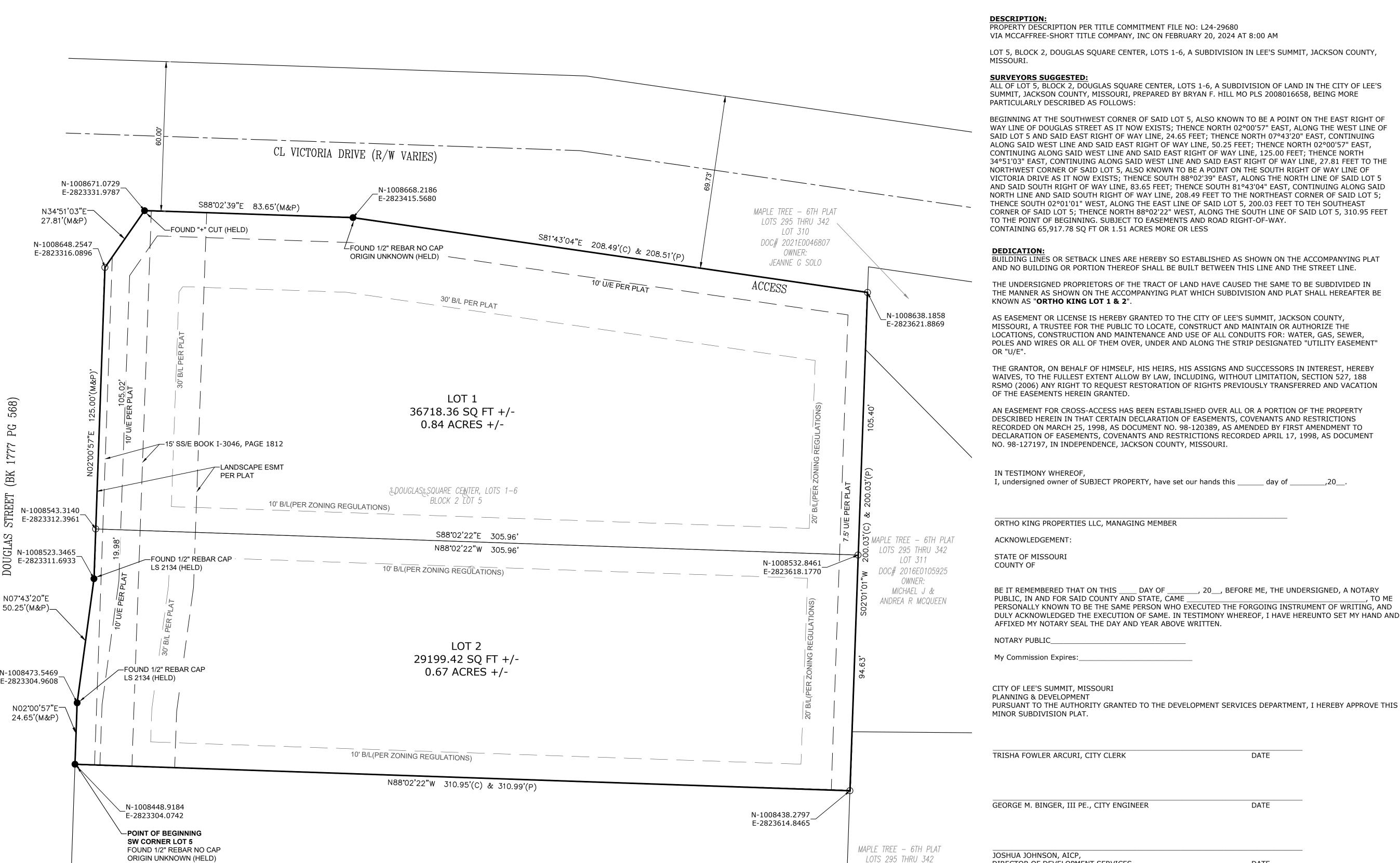
DOUGLAS SQUARE CENTER, LOTS 1-6

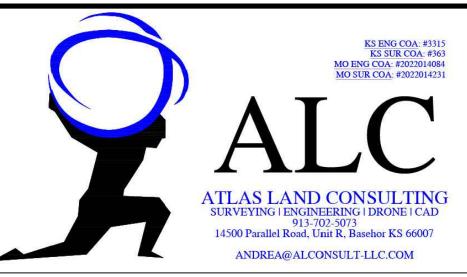
BLOCK 2 LOT 6

DOC# 2022E0082285

OWNER: DOUGLAS SQUARE BGOG LLC







#### MINOR SUBDIVISION

### LEGEND

CONCRETE SURFACE

LANDSCAPE

O DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231 ● DENOTES FOUND 1/2" REBAR NO CAP UNLESS NOTED OTHERWISE

▲ DENOTES FOUND SECTION CORNER TELEPHONE PEDESTAL TRANSFORMER

LIGHT POLE FIRE HYDRANT

POWER POLE SANITARY MANHOLE TRAFFIC SIGNAL

**ELECTRIC MANHOLE** STREET SIGN

UNDERGROUND WATER LINE — GAS — UNDERGROUND GAS LINE OVERHEAD POWER LINE

BOLLARD

## **GENERAL NOTES**

. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE. COORDINATES BASED ON MISSOURI COORDINATE SYSTEM 1983 - GEOGRAPHIC REFERENCE SYSTEM JA-43. GRID FACTOR GRID FACTOR: .9998981 -COORDINATES

> -N-1008949.12 -E-2823205.59

. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET 4. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA OF MINIMAL FLOOD HAZARD

INSURANCE RATE MAP NO. 29095C0417G, 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 WAS OBSERVED. 64 PARKING STALLS OBSERVED AND 3 ADA PARKING STALLS OBSERVED. 6. CURRENT ZONING - CP-2

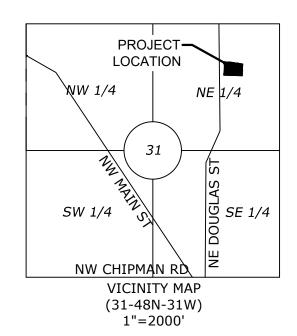
'. MISSOURI ONE CALL WAS CALLED. TICKET #240593410 8. 48" CMP DETERMINED BASED UPON CURB INLET OUT PIPES. NO ACTUAL LOCATION DETERMINED IN THE FIELD.

9. POSSIBLE ENCROACHMENTS" -12.20' WOOD PLANK FENCE WEST OF PROPERTY LINE

-10.72' WOOD PLANK FENCE WEST OF PROPERTY LINE -12.99' SANITARY LINE EAST OF SANITARY EASEMENT

). INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR 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.

# **VICINITY MAP**



I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS, FOR PROPERTY BOUNDARY SURVEX (20 OSR 2020-16). BRYAN I

> NUMBER PLS-2008016658

BRYAN F. HILI

JOB NO:24-055

PREPARED FOR

20 10 0 SCALE IN FEET

DIRECTOR OF DEVELOPMENT SERVICES

COUNTY ASSESSOR/GIS DEPARTMENT

LOT 312 DOC# 2013E0126131

OWNER:

CONNIE R JONES

DATE

SCALE

SEC-TWN-RNG

31-48N-31W

ORTHO KING PROPERTIES LLC

ADDRESS: 1399 NE DOUGLAS ST LEES SUMMIT, MO 64086

DATE

JUNE 4, 2024

6/25/2024 1:27 PM AUSTI CAD FILE: \\AtlasNAS\Data\Atlas Land Consulting\2024\24-055 Kimley Horn 1399 NE Douglas St Lees Summit ALTA\Minor Plat.dwg

N07°43'20"E

50.25'(M&P)\_

N-1008473.5469

E-2823304.9608

N02°00'57"E

24.65'(M&P)