

MINOR PLAT

PART OF THE NE 1/4, SW 1/4 & SE 1/4 OF SECTION 31, TOWNSHIP 48, RANGE 31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

A tract of land located in Lots 2A and 3A of LEE'S SUMMIT POLICE AND COURT FACILITY and located in part of Lots 4, 10, and 11 of SUMMIT PARK, both subdivisions of land in the City of Lee's Summit, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on August 14, 2024 as follows:

[illegible]

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "EVREN APARTMENTS".

EASEMENT DEDICATION: An easement or license is hereby granted to the City of Lee's Summit, Missouri to locate, construct, and maintain, or authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any of all of them, upon, over, or under those areas outlined or designated upon this plat as utility easement (U/E) or within any streets or easements shown on this plat as utility easement (U/E) or within any streets or easements shown on this plat as waterline easement (W/E), grantor, on behalf of itself and its 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.

STREET DEDICATION: Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

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.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the Boundaries of the property is hereby granted to The City of Lee's Summit, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither The City of Lee's Summit, nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

PRIVATE EASEMENT DEDICATION: An easement or license is hereby granted to the owner and/or their assigns of Lot 1 to locate, construct, and maintain or authorize the location, construction, maintenance and use of waterlines, valves, water structures and/or etc., upon, over, or under those areas outlined or designated upon this plat as "Private Waterline Easement".

APPROVALS

This is to certify that the Minor Plat of Evren Apartments, was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to the United Development Ordinance No. 5209.

Trisha Fowler Arcuri - City Clerk	Date
George M. Binger III, P.E. - City Engineer	Date
Aimee Nassif, AICP - Interim Director of Development Services	Date
Jackson County Assessor / GIS Department	Date

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 20____.

James E. Thomas Jr. - Authorized Representative
LSMO Tudor Apartments, LLC

STATE OF MISSOURI)
) ss

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came James E. Thomas Jr. who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public

My Appointment Expires _____

I hereby certify that during that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during August 14, 2024, and that said survey meets or exceeds the current Minimum Standards for Missouri Standards for property boundary Surveys,"Urban Type" property, as established by the "Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, Professional Landscape Architects and The Department of Agriculture: Land Survey Program of the State of Missouri

DRAFT COPY

Randy G. Zerr, Missouri PLS-2018016442
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rzerr@ric-consult.com

Prepared For:
Cityscape Residential
James E. Thomas Jr.
10 West Carmel Drive, Suite 200
Carmel, Indiana 46032

Date of Preparation
August 2024



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Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234

