

COLBERN ROAD INVESTMENTS

Preliminary Plat

Lots 1 thru 4 and Tract A
Section 29, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- Ⓛ Exception Document Location
- - - Existing Fence Line - Chain Link
- - - Existing Water Line
- - - Existing Sanitary Sewer Main
- - - Existing Storm Sewer
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- - - Existing Underground Telephone
- - - Existing Underground Electric

Site Data Table :

Lot Area: 1,042,466.56 Sq. Ft. (23.93 Ac.)
Lots: 4

Current Zoning: CP-2 - Planned Community Commercial,
CS - Planned Commercial Services

Sanitary Sewer Service
Sanitary sewer main will be extended from the existing sanitary main located offsite to the West.

Water Service
Water will be extended to the site from the existing City of Lee's Summit water located on the east of Rice Road and the south side of Colbern road.

Storm Sewer
Storm sewer system will be installed to convey the storm water runoff to the detention facility, which will meet the current standards of APWA Section 5600. The system will serve as a regional facility for the entire site and located within Tract A

Storm Water Detention
The increase in storm water runoff will be controlled by the proposed retention facility located in Tract A. The flows will be reduced to meet APWA Section 5600 required flow rates. BMP facilities will be provided within the pond system.

All common areas are to be owned and maintained by the Developers Association

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor.
(A) Certificate of Survey by PLS 2012008319-D
(B) Final Plat of Winters Valley 10th Plat
(C) Final Plat of Berbiglia Health
(D) Final Plat of New Longview Commercial District, Second Plat, Lot 44
- 2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- 3) No Title report was furnished
- 4) Bearings shown hereon are based upon bearings described in the legal description
- 5) This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071179, 150071171
- 6) **FLOOD INFORMATION:**
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X). AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PLAN NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.
- 7) Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

UTILITIES:
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

DATE	REVISIONS

Lots 1 thru 4 and Tract A
Section 29, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

COLBERN ROAD Preliminary Plat

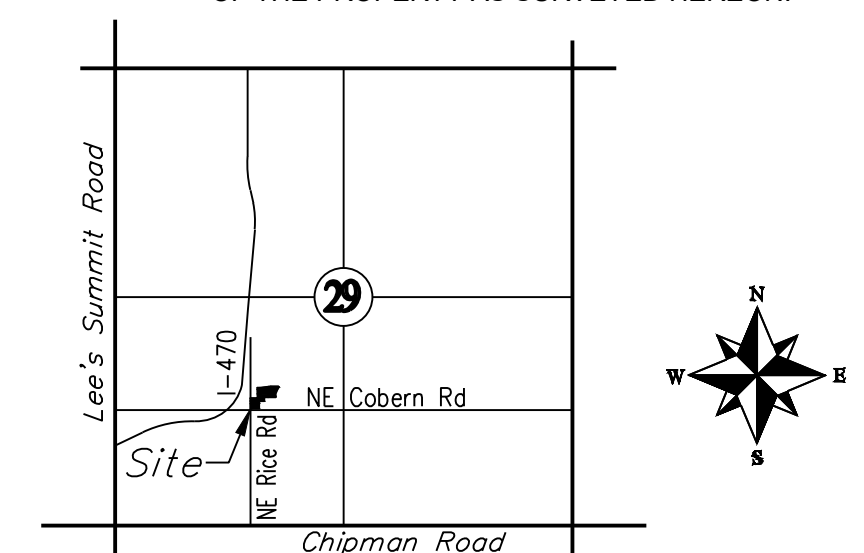
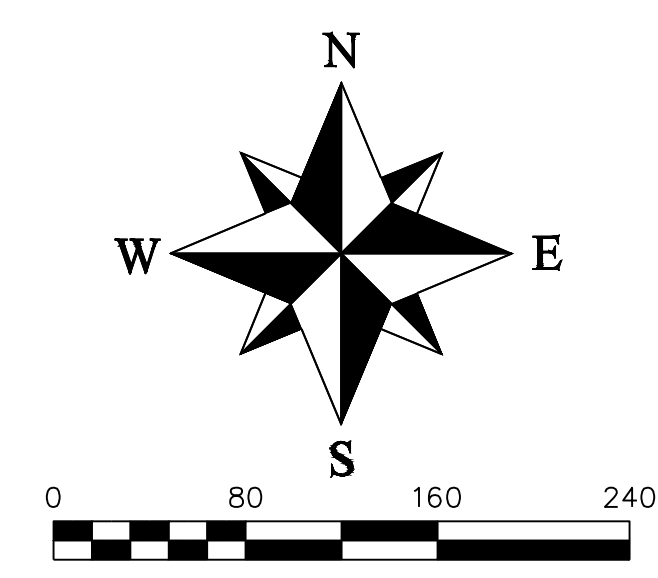
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	29	48	31	JACKSON	COLBERN ROAD

DATE OF PREPARATION: September 2, 2021

SCALE: 1"=80'

DRAWN BY: M. SCHLICHT

PROFESSIONAL SEAL



LOCATION MAP
SECTION 29-T48N-R31W

PROPERTY DESCRIPTION

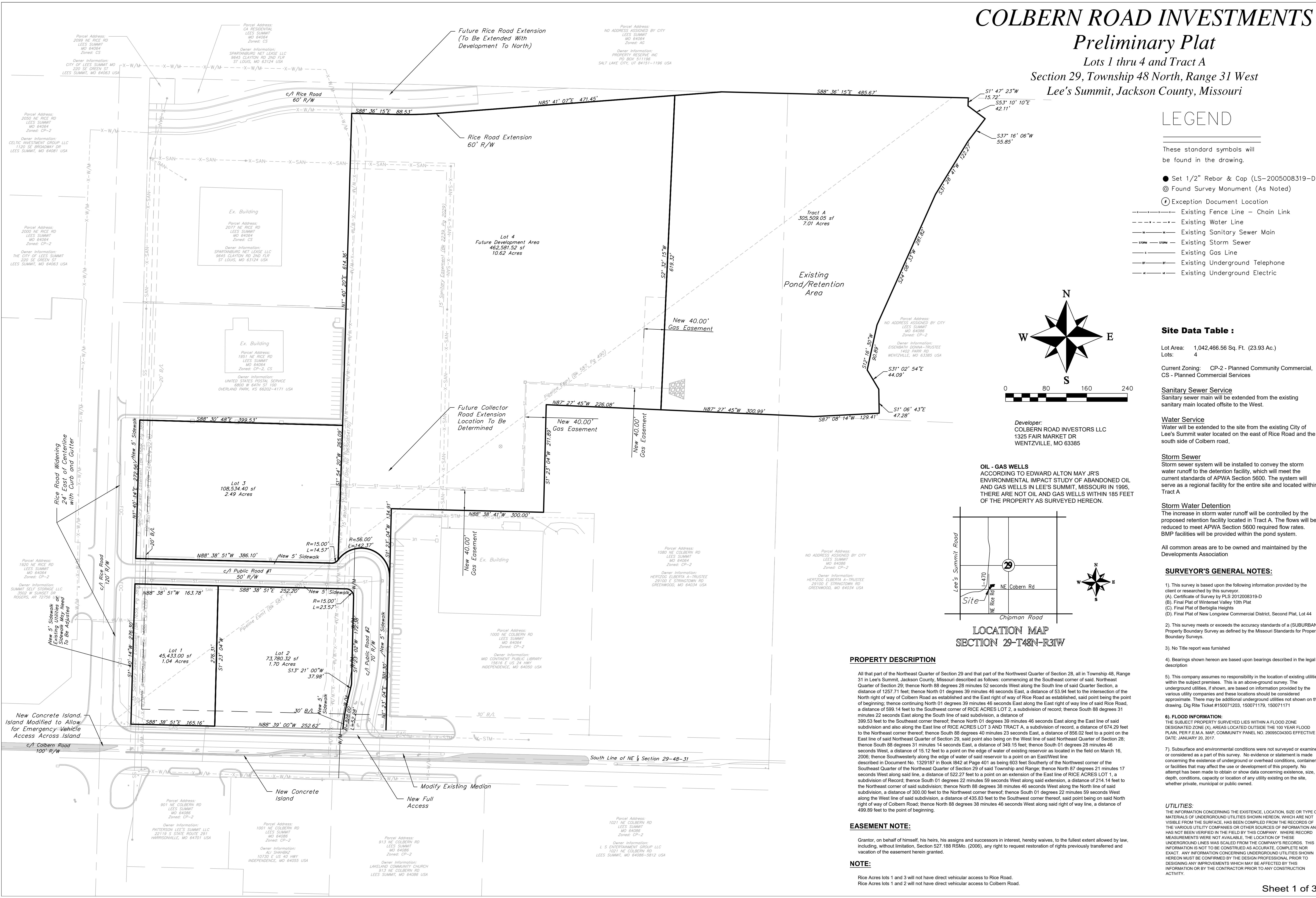
All that part of the Northeast Quarter of Section 29 and that part of the Northwest Quarter of Section 28, all in Township 48, Range 31 in Lee's Summit, Jackson County, Missouri described as follows: commencing at the Southeast corner of said Northeast Quarter of Section 29, thence North 88 degrees 28 minutes 52 seconds West along the South line of said Quarter Section, a distance of 1257.71 feet; thence North 01 degrees 39 minutes 46 seconds East, a distance of 53.94 feet to the intersection of the North right of way of Colbern Road as established and the East right of way of Rice Road as established, said point being the point of beginning; thence continuing North 01 degrees 39 minutes 46 seconds East along the East right of way line of said Rice Road, a distance of 599.14 feet to the Southwest corner of RICE ACRES LOT 2, a subdivision of record; thence South 88 degrees 31 minutes 22 seconds East along the South line of said subdivision, a distance of 399.53 feet to the Southeast corner thereof; thence North 01 degrees 39 minutes 46 seconds East along the East line of said subdivision and also along the East line of RICE ACRES LOT 3 AND TRACT A, a subdivision of record, a distance of 674.29 feet to the Northeast corner thereof; thence South 88 degrees 40 minutes 23 seconds East, a distance of 856.02 feet to a point on the East line of said Northeast Quarter of Section 29, said point also being on the West line of said Northeast Quarter of Section 28; thence South 88 degrees 31 minutes 14 seconds East, a distance of 349.15 feet; thence South 01 degrees 28 minutes 46 seconds West, a distance of 15.12 feet to a point on the edge of water of existing reservoir as located in the field on March 16, 2006; thence Southwesterly along the edge of water of said reservoir to a point on an East/West line described in Document No. 1329187 in Book 1842 at Page 401 as being 603 feet Southerly of the Northwest corner of the Southeast Quarter of Section 29, said point also being on the West line of said Northeast Quarter of Section 28; thence South 01 degrees 22 minutes 59 seconds West along said line, a distance of 522.27 feet to a point on an extension of the East line of RICE ACRES LOT 1, a subdivision of record; thence South 01 degrees 22 minutes 59 seconds West along said extension, a distance of 214.14 feet to the Northeast corner of said subdivision; thence North 88 degrees 38 minutes 46 seconds West along the North line of said subdivision, a distance of 300.00 feet to the Northwest corner thereof; thence South 01 degrees 22 minutes 59 seconds West along the West line of said subdivision, a distance of 435.83 feet to the Southwest corner thereof; said point being on said North right of way of Colbern Road, thence North 88 degrees 38 minutes 46 seconds West along said right of way line, a distance of 499.89 feet to the point of beginning.

EASEMENT NOTE:

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.

NOTE:

Rice Acres lots 1 and 3 will not have direct vehicular access to Rice Road.
Rice Acres lots 1 and 2 will not have direct vehicular access to Colbern Road.



COLBERN ROAD INVESTMENTS

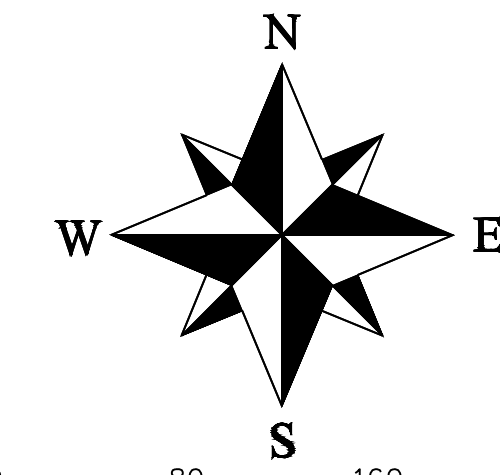
Concept Plan

Lots 1 thru 4 and Tract A
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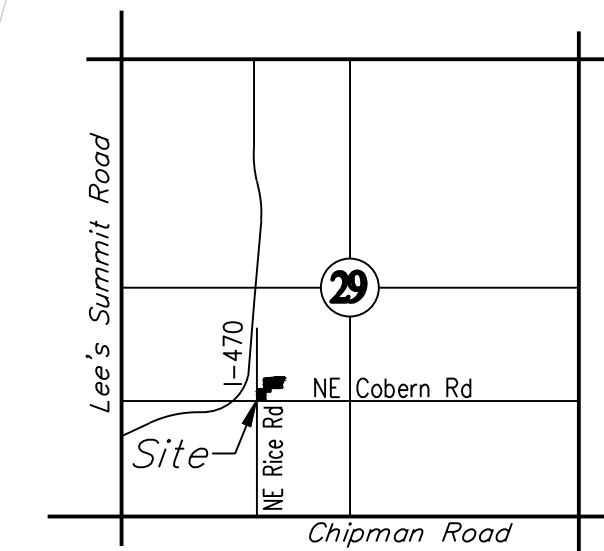
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Developer:
COLBERN ROAD INVESTORS LLC
1325 FAIR MARKET DR
WENTZVILLE, MO 63385



LOCATION MAP
SECTION 29-T48N-R31W

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SCALE 1" = 80'					

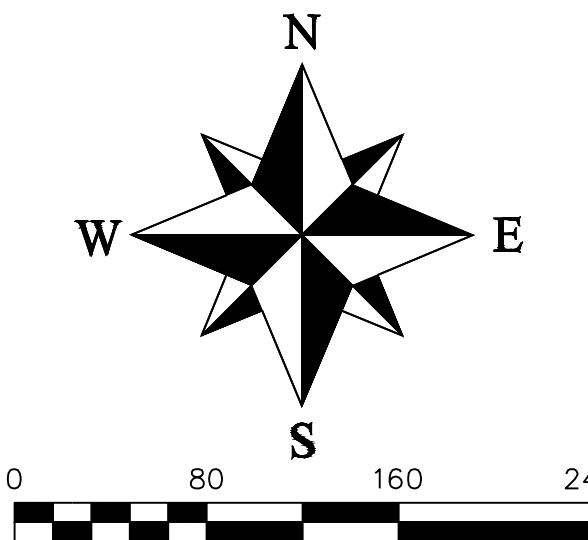
PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
30 SE 80TH STREET
LEE'S SUMMIT, MO 64082
PR0161623-5888 F0106023-5840

COLBERN ROAD INVESTMENTS

Utility Plan

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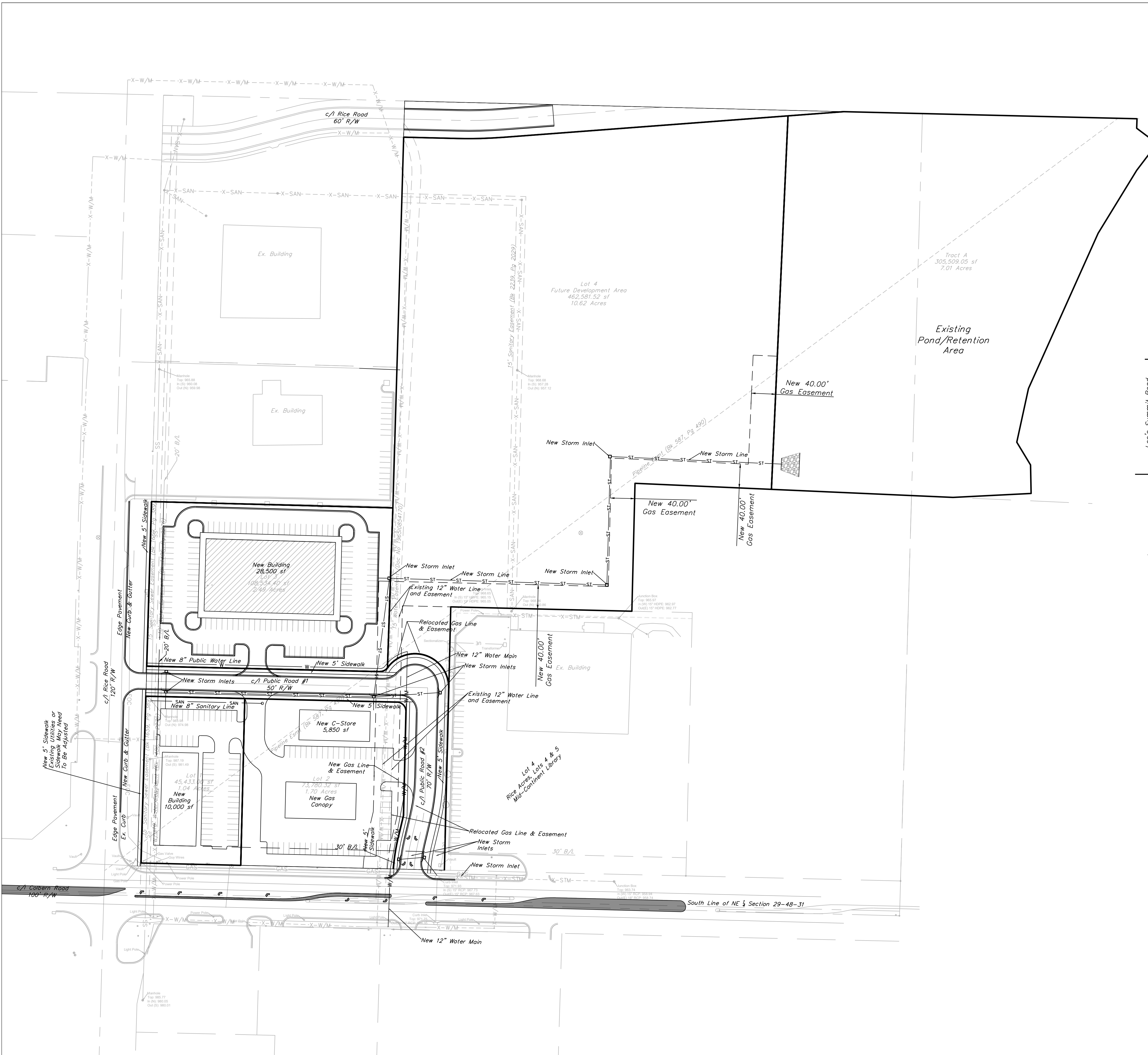
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DRAWN BY					DATE OF PREPARATION
M. SCHLICHT					September 2, 2021
SCALE					1"=80'

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 LEE'S SUMMIT, MO 64082
 PR0161623-5888 F0106023-5840