

CERTIFICATE OF SURVEY

1710 NE OZARK DRIVE PART OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 31 WEST LEES SUMMIT, JACKSON COUNTY, MISSOURI

DETAIL OF EASEMENT VACATION

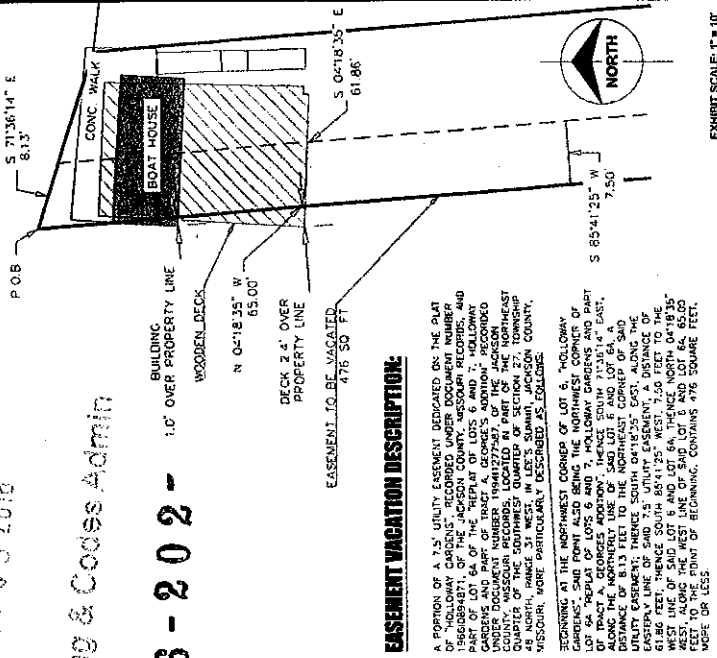
RESOLUTION CALL WAS NOTICED AND NO UTILITIES WERE MARKED IN EASEMENT AREA. ONE CALL TICKET NUMBER 16533080

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-2016-202-



EASEMENT VACATION DESCRIPTION:

A PORTION OF A 7.5' UTILITY EASEMENT DEDICATED ON THE PLAT OF "HOLLOWAY GARDENS", RECORDED UNDER DOCUMENT NUMBER 20090054478, IS VACATED AS SHOWN ON THE REBAR PLAT AND PART OF LOT 6A OF THE TRACT OF LOTS 6 AND 7, HOLLOWAY GARDENS AND PART OF TRACT A, GEORGE'S ADDITION, RECORDED UNDER DOCUMENT NUMBER 1944127278, PART OF THE SECTION 27, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEES SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

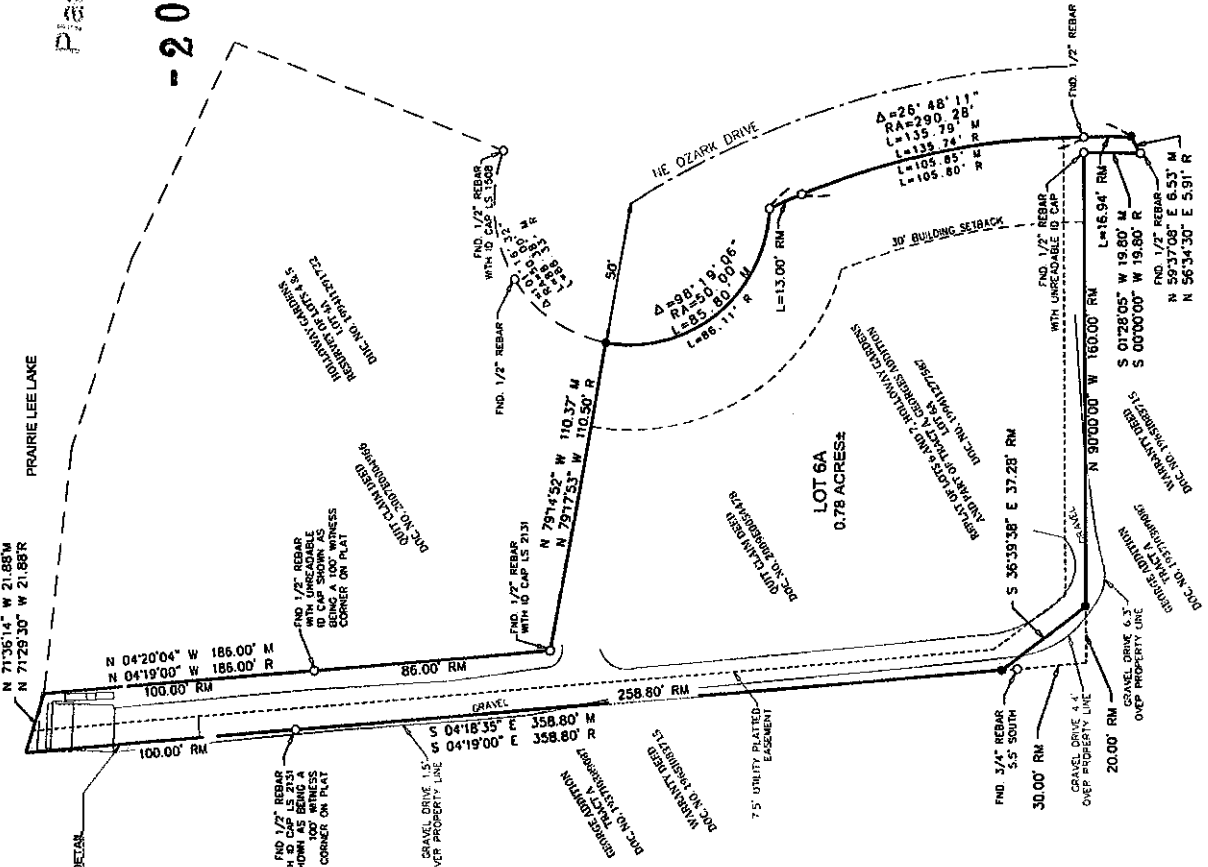
BEGINNING AT THE NORTHWEST CORNER OF LOT 6, "HOLLOWAY GARDENS", SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6 AND PART OF TRACT A, GEORGE'S ADDITION, AND THE EAST END OF LOT 6, A DISTANCE OF 81.3 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, 110.50 FEET TO THE NORTHWEST CORNER OF SAID EAST END OF LOT 6 AND 7.5 UTILITY EASEMENT, A DISTANCE OF 61.86 FEET, THENCE SOUTH 89°41'25" WEST, 7.50 FEET TO THE WEST LINE OF SAID LOT 6 AND 7.5 UTILITY EASEMENT, A DISTANCE OF 47.50 FEET TO THE POINT OF BEGINNING, CONTAINS 476 SQUARE FEET, MORE OR LESS.

DESCRIPTION:

WARRANTY DEED DOCUMENT NUMBER 20090054478: THIS IS A REPLAT OF LOT 6 AND 7, HOLLOWAY GARDENS, A SUBDIVISION, IN LEES SUMMIT, JACKSON COUNTY, MISSOURI AND PART OF TRACT A, GEORGE'S ADDITION, IN LEES SUMMIT, JACKSON COUNTY, MISSOURI ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF LOT 6, A DISTANCE OF 81.3 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, 110.50 FEET TO THE NORTHWEST CORNER OF SAID EAST END OF LOT 6 AND 7.5 UTILITY EASEMENT, A DISTANCE OF 61.86 FEET, THENCE SOUTH 89°41'25" WEST, 7.50 FEET TO THE WEST LINE OF SAID LOT 6 AND 7.5 UTILITY EASEMENT, A DISTANCE OF 47.50 FEET TO THE POINT OF BEGINNING, HAVING A RADIUS OF 30.00 FEET, THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 13.74 FEET, THENCE NORTHWESTERLY AND NORTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 86.11 FEET TO A POINT OF BEGINNING.

SHOW KNOW AS LOT 6A, ON CERTIFICATE OF SURVEY, FILED AS DOCUMENT NO. 14-127587 IN BOOK 17 AT PAGE 58.

PREPARED FOR	CERTIFICATE OF SURVEY	SECTION 27-48-31W	LEES SUMMIT, JACKSON COUNTY, MISSOURI
TRENT VAGER 1710 NE OZARK DRIVE LEES SUMMIT, MISSOURI	770 NE OZARK DRIVE	SECTION 27-48-31W	LEES SUMMIT, JACKSON COUNTY, MISSOURI
DATE	PREPARED BY	CHECKED BY	CLASSIFICATION
30/01/2016	JP-1053	USA	REBAR
DATE	PREPARED BY	CHECKED BY	CLASSIFICATION
30/01/2016	JP-1053	USA	REBAR
JOSEPH H. MC LAUGHLIN, P.L.S. LS 2102010592		MISSOURI CERTIFICATE OF AUTHORITY NO. LS 20000-0882 KANSAS CERTIFICATE OF AUTHORITY NO. LS 293	
801 NW Vineyard Street Blue Springs, MO 64015 816.228.2070 816.228.1595 www.powellandsassociates.com			
SHEET NO.		1 OF 1	



REFERENCE BEARING:
SHOWS HEREON ARE BASED ON THE SOUTH LINE OF "THE REBAR ADDITION", UNDER DOCUMENT NUMBER 1944127278, PART OF THE JACKSON COUNTY RECORDS, "NORTH 50°30'00" WEST"

- NOTES:**
- THE TERMS "REBAR", OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS.
 - ONLY SURVEYS SHOWN ON THE RECORDED PLAT ARE GRAPHICALLY SHOWN, SETBACKS, HEIGHT AND BUILDING RESTRICTIONS OF RECORD OR DISCLOSED BY APPLICABLE ZONING AND BUILDING CODES ARE NOT SHOWN. THE ISSUE OF WHETHER OR NOT THERE ARE ZONING VIOLATIONS IS A LEGAL OR ADMINISTRATIVE MATTER AND NOT A SURVEY MATTER.
 - NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL AND ASSOCIATES, LLC AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATIONS, RESURVEYING COVENANTS, OWNERSHIP OR TITLE EVIDENCE, UNRECORDED EASEMENTS, ALLEGED EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.
 - THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 20090054478 OF THE JACKSON COUNTY, PUBLIC SURVEY RECORDS.
 - EVERY DOCUMENT OF RECORD REFERRED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
 - THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

ATTENTION HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO THE LOCATION AND / OR EXISTENCE OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY, FOR INFORMATION REGARDING THE LOCATION OF THESE FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYORS.

LEGEND:

- FOUND MONUMENT, AS NOTED
- SET 1/2" BAR WITH CAP LS-200605482
- R RECORD DIMENSION
- M MEASURED DIMENSION
- RA RADIUS
- Δ CURVE LENGTH
- L FOUND
- Δ DELTA ANGLE
- P.O.S. POINT OF BEGINNING

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

JOB NO: 16-1038

EASEMENT VACATION DESCRIPTION:

A PORTION OF A 7.5' UTILITY EASEMENT DEDICATED ON THE PLAT OF "HOLLOWAY GARDENS", RECORDED UNDER DOCUMENT NUMBER 1966I0894871, OF THE JACKSON COUNTY, MISSOURI RECORDS, AND PART OF LOT 6A OF THE "REPLAT OF LOTS 6 AND 7, HOLLOWAY GARDENS AND PART OF TRACT A, GEORGE'S ADDITION" RECORDED UNDER DOCUMENT NUMBER 1994I1277587, OF THE JACKSON COUNTY, MISSOURI RECORDS, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, "HOLLOWAY GARDENS", SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6A "REPLAT OF LOTS 6 AND 7, HOLLOWAY GARDENS AND PART OF TRACT A, GEORGES ADDITION"; THENCE SOUTH 71°36'14" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 6 AND LOT 6A, A DISTANCE OF 8.13 FEET TO THE NORTHEAST CORNER OF SAID UTILITY EASEMENT; THENCE SOUTH 04°18'35" EAST, ALONG THE EASTERLY LINE OF SAID 7.5' UTILITY EASEMENT, A DISTANCE OF 61.86 FEET; THENCE SOUTH 85°41'25" WEST, 7.50 FEET TO THE WEST LINE OF SAID LOT 6 AND LOT 6A; THENCE NORTH 04°18'35" WEST, ALONG THE WEST LINE OF SAID LOT 6 AND LOT 6A, 65.00 FEET TO THE POINT OF BEGINNING, CONTAINS 476 SQUARE FEET, MORE OR LESS.



JOSEPH H. MCLAUGHLIN, PLS,
LS 2012018392

POWELL AND ASSOCIATES, LLC
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 2006004882
KANSAS CERTIFICATE OF AUTHORITY NO: LS 233

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