

FINAL PLAT
COBEY CREEK - 1ST PLAT
LOTS 1 THRU 30, LOTS 140 THRU 159
& TRACTS D, E, G, H & J
Part of the SE 1/4 of Section 29, Township 47, Range 31
Lee's Summit, Jackson County, Missouri

CITY OF GREENWOOD
 DOC. NO. 2014E0050718

CITY OF GREENWOOD
 DOC. NO. 2014E0050718

KNOTT HOLDING COMPANY
 DOC. NO. 2015E006948 &
 DOC. NO. 2015E0074418

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF COBEY CREEK - 1ST PLAT, LOTS 1 THRU 30, LOTS 140 THRU 159 & TRACTS D, E, G, H & J WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

WILLIAM A. BARD - MAYOR	DATE	TRISHA FOWLER ARDREY - CITY CLERK	DATE
JOHN LOWELL - PLANNING COMMISSION SECRETARY	DATE	GEORGE W. BINCENT III, P.E. - CITY ENGINEER	DATE
RHAY A. ELM, PE - DIRECTOR OF DEVELOPMENT SERVICES	DATE		
COUNTY ASSESSOR	DATE		

SETBACKS:
 FRONT SETBACK = 25 FEET
 SIDE SETBACK = 5 FEET
 REAR SETBACK = 25 FEET

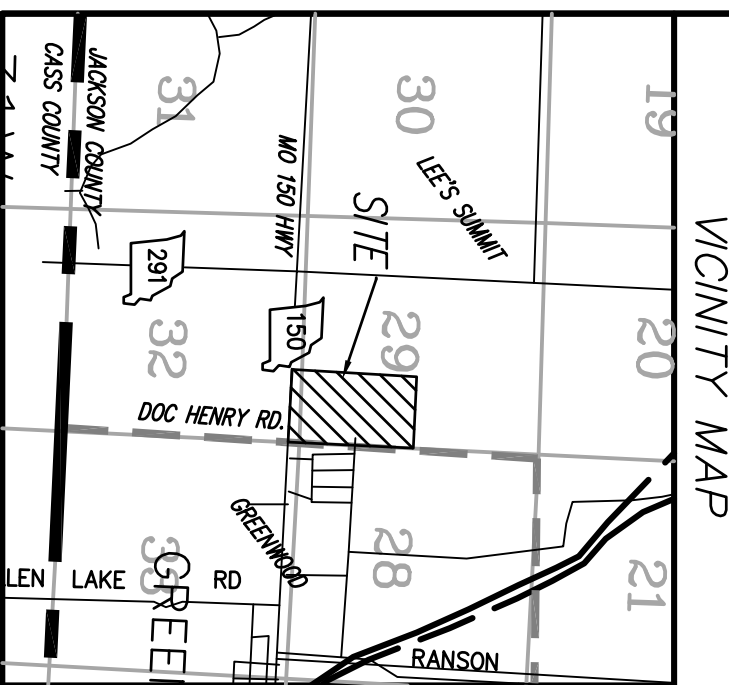
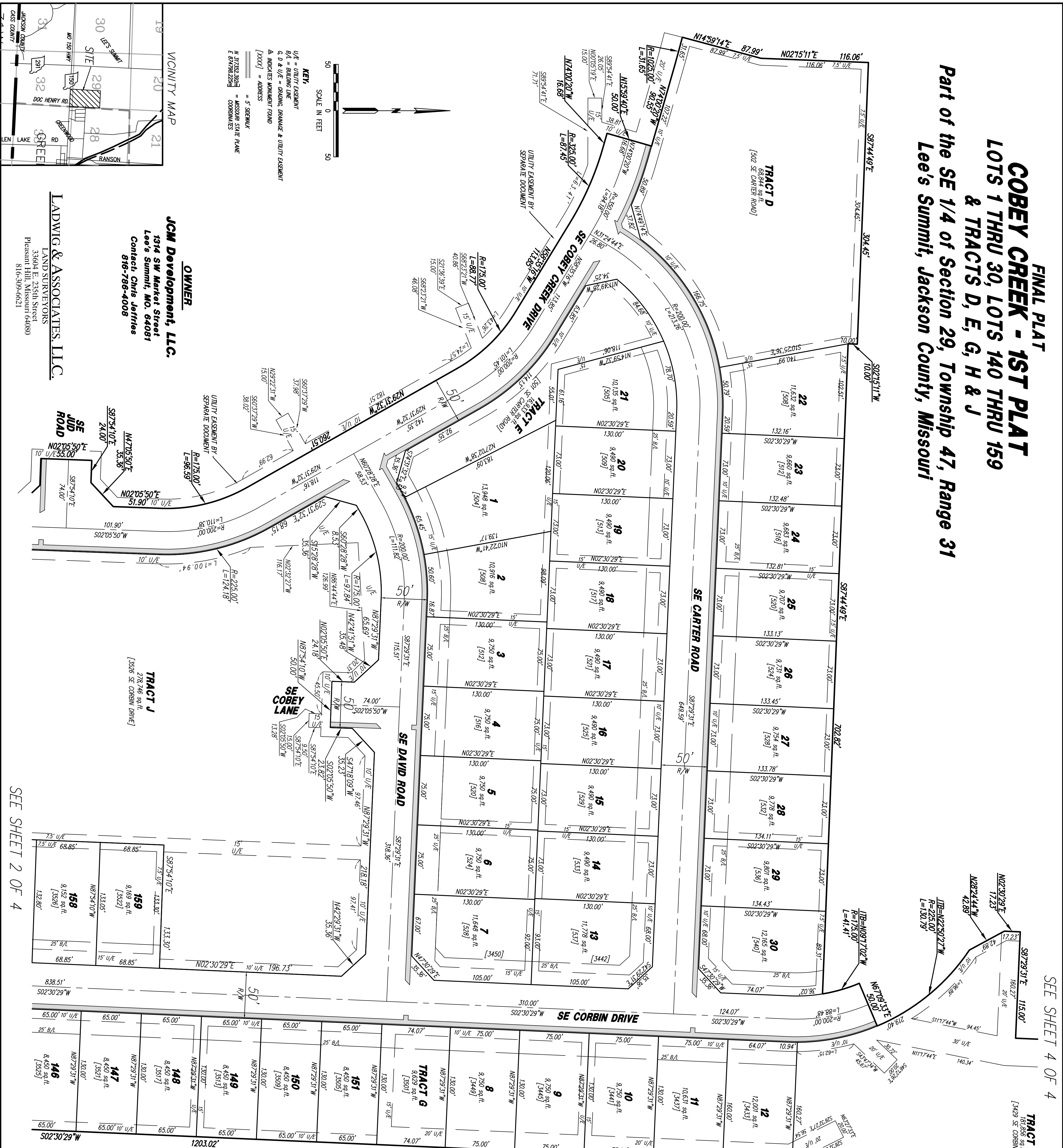
I hereby certify that the within plat of COBEY CREEK - 1ST PLAT is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Section Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have with all State and City of LEE'S SUMMIT statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.



LADWIG & ASSOCIATES, LLC.
 LAND SURVEYORS
 33614 E. 235th Street
 Pleasant Hill, Missouri 64080
 816-309-6621

JCM Development, LLC.
 OWNER
 1314 SW Market Street
 Lee's Summit, MO. 64081
 Contact: Chris Jeffries
 816-786-4008

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COBEY CREEK - 1ST PLAT
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Lees Summit, Jackson County, Missouri



OWNER
JCM Development, LLC.
 1314 SW Market Street
 Lees Summit, MO, 64081
 Contact: Chris Jeffries
 816-786-4008

LADWIG & ASSOCIATES, LLC.
 LAND SURVEYORS
 3304 E. 25th Street
 Pleasant Hill, Missouri 64080
 816-309-6021

SEE SHEET 2 OF 4

SEE SHEET 4 OF 4

CITY OF GREENWOOD
 DOC. NO. 2014E050713

RHODE
 DOC. NO. 2015E091691

SHAMHAN
 DOC. NO. 2006E0017875

SETBACKS:
 FRONT SETBACK = 25 FEET
 SIDE/Rear SETBACK = 7.5 FEET
 REAR SETBACK = 25 FEET

THIS IS TO CERTIFY THAT THE WITHIN PART OF COBEY CREEK - 1ST PLAT, LOTS 1 THRU 30, LOTS 140 THRU 159 & TRACTS D, E, G, H & J WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEES SUMMIT, MISSOURI, THIS _____ DAY OF _____, 20__ BY ORDINANCE NO. _____

JOHN LOVELL - PLANNING COMMISSION SECRETARY	DATE	GEORGE W. BINGER III, P.E. - CITY ENGINEER	DATE
FRAN A. EDAM, PE - DIRECTOR OF DEVELOPMENT SERVICES	DATE	TRESHA FOWLER ARCIURI - CITY CLERK	DATE
WILLIAM A. BARD - MAYOR	DATE		
COUNTY ASSESSOR	DATE		

I hereby certify that the within plat of COBEY CREEK - 1ST PLAT is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the section and sections, subsections, corners, monuments and survey boundary corner monuments shown hereon either found or set as indicated on this plat, that I have a true and correct copy of the same on file in the office of the recorder of deeds of this county and that I have a true and correct copy of the same on file in the office of the recorder of deeds of this county.

BRITTON E. LADWIG, LS-2006018633
 REC. 23 2014
 FILED IN THE PUBLIC RECORDS OF THE CITY OF LEES SUMMIT, MISSOURI
 AT THE OFFICE OF THE RECORDER OF DEEDS
 ON THE 23RD DAY OF JULY 2014

SHEET 3 OF 4

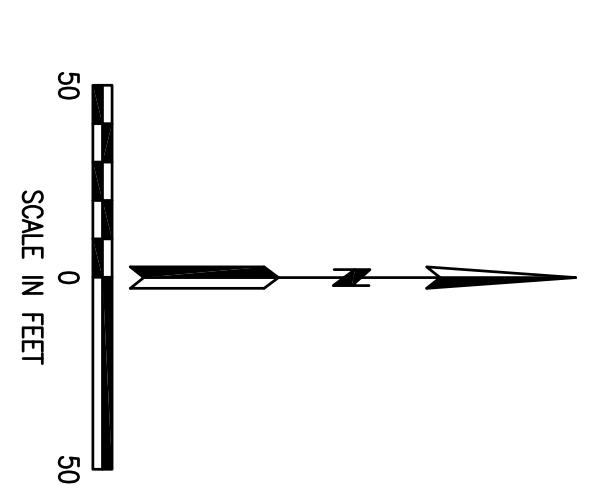
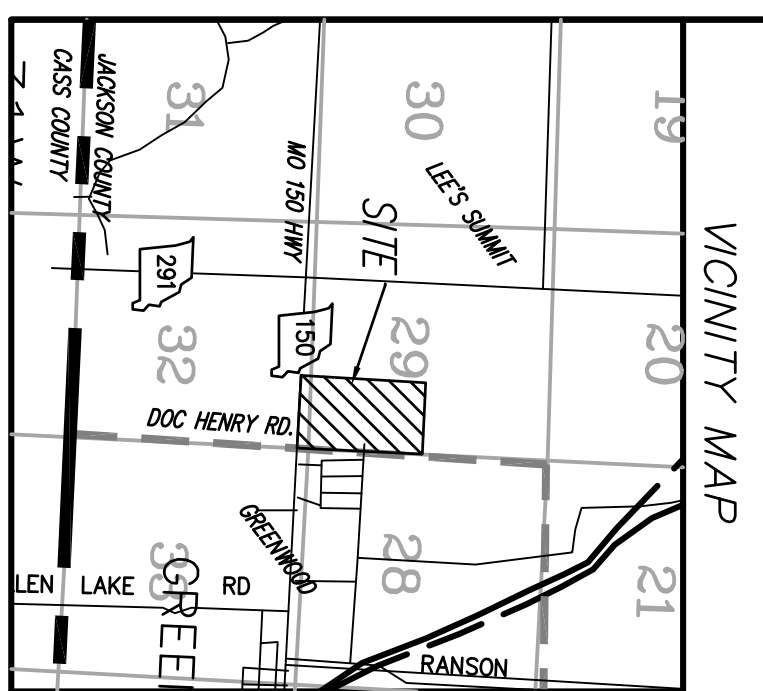
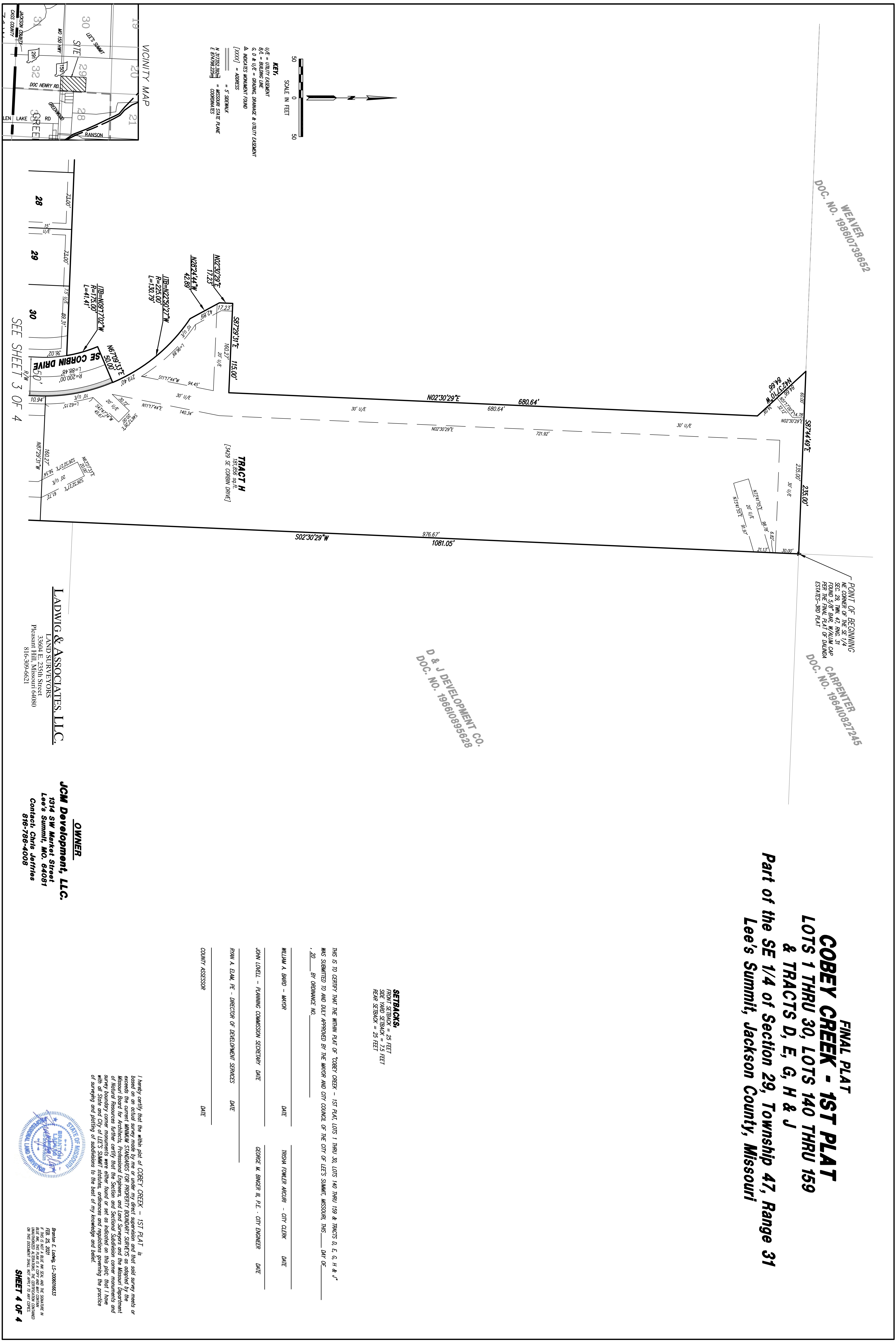
WEAVER
DOC. NO. 196610138652

CARPENTER
DOC. NO. 196610827245

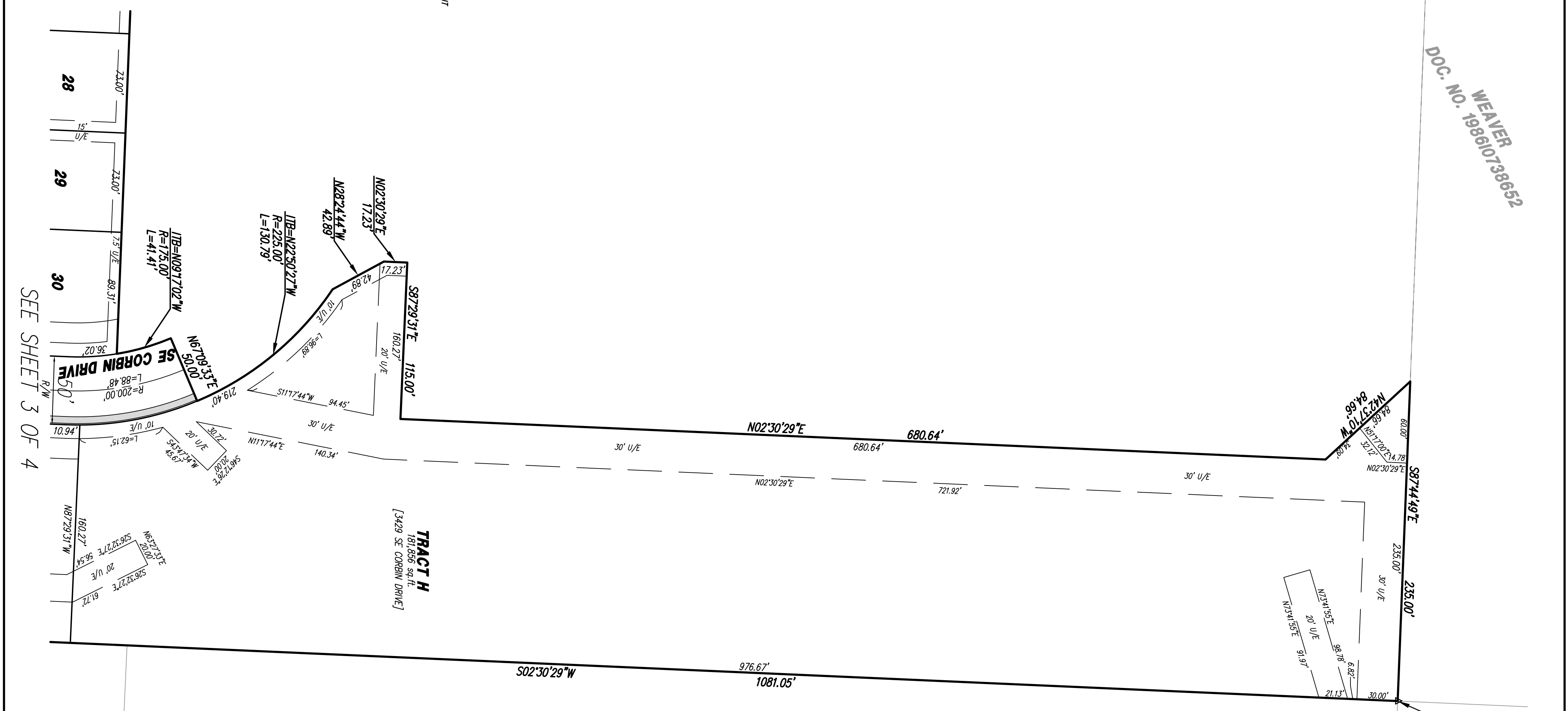
POINT OF BEGINNING
NE CORNER OF THE SE 1/4
SEC. 29, T14N, 47R, M40C, 31
FOUND 5/8" BAR W/ALUM CAP
PER THE FINAL PLAT OF DALLIDA
ESTIMES-380 PLAT

FINAL PLAT
COBEY CREEK - 1ST PLAT
LOTS 1 THRU 30, LOTS 140 THRU 159
& TRACTS D, E, G, H & J
Part of the SE 1/4 of Section 29, Township 47, Range 31
Lee's Summit, Jackson County, Missouri

D & J DEVELOPMENT CO.
DOC. NO. 196610895628



KEY:
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
G, O & U/E = GRADING, DRAINAGE & UTILITY EASEMENT
▲ MONUMENTS SURVEY FOUND
[XXXX] = ADDRESS
= S. SECTION
N 37°52' 30\"/>



LADWIG & ASSOCIATES, LLC.
LAND SURVEYORS
33604 E. 235th Street
Pleasant Hill, Missouri 64080
816-309-6621

JCM Development, LLC.
OWNER
1314 SW Market Street
Lee's Summit, MO. 64081
Contact: Chris Jeffries
816-786-4008

SETBACKS:
FRONT SETBACK = 29 FEET
SIDE YARD SETBACK = 7.5 FEET
REAR SETBACK = 23 FEET

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF COBEY CREEK - 1ST PLAT, LOTS 1 THRU 30, LOTS 140 THRU 159 & TRACTS D, E, G, H & J
WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS ____ DAY OF ____
_____, 20__ BY ORDINANCE NO. _____

WILLIAM A. BARD - MAYOR	DATE	TRISHA FOWLER ARQUIR - CITY CLERK	DATE
JOHN LOVELL - PLANNING COMMISSION SECRETARY	DATE	GEORGE W. BINGER III, P.E. - CITY ENGINEER	DATE
RAVI A. ELM, PE - DIRECTOR OF DEVELOPMENT SERVICES	DATE		
COUNTY ASSESSOR	DATE		

I hereby certify that the within plat of COBEY CREEK - 1ST PLAT is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MISSOURI STANDARDS FOR PROFESSIONAL SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Transportation. I am a duly Licensed Professional Engineer and Land Surveyor and the Missouri Department of Transportation code of regulations was either found or set as indicated on this plat. I have with all State and City of LEE'S SUMMIT statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.



Braden E. Lemke, LS-200801653
If this is not a true and correct copy of the original plat, the Missouri Department of Transportation will not accept it as a true and correct copy of the original plat.