

MISSOURI STATE PLANE COORDINATE TRAVERSE				
STATION	BEARING	DISTANCE	NORTHING	EASTING
1			300640.584	860945.139
2			298844.716	862078.558
3	S02°30'29"W	297.605	298547.366	862065.534
4	N87°29'31"W	48.846	298549.504	862016.731
5	R=68.573	L=15.579	298569.909	862013.522
6	S72°23'59"W	15.239	298565.301	861998.995
7	R=53.335	7.741	298557.777	862000.794
8	N87°44'49"W	214.199	298566.210	861786.739
9	S10°25'25"E	42.982	298523.935	861794.516
10	R=68.573	L=50.820	298497.866	861752.237
11	S74°49'14"W	11.526	298494.848	861741.113
12	R=114.289	L=15.510	298500.119	861726.538
13	N74°00'20"W	2.036	298500.679	861724.582
14	S15°59'40"W	15.239	298486.029	861720.383
15	S74°00'20"E	2.036	298485.469	861722.339
16	R=99.050	L=26.655	298474.785	861746.673
17	S58°35'16"E	34.698	298456.699	861776.288
18	R=53.335	L=27.054	298437.464	861794.900
19	S29°31'32"E	58.623	298386.448	861823.793
20	N60°28'28"E	15.239	298393.959	861837.054
21	N15°28'28"E	10.777	298404.344	861839.929
22	N60°28'28"E	2.545	298405.626	861842.192
23	R=53.335	L=29.818	298412.502	861870.813
24	S87°29'31"E	20.020	298411.626	861890.816
25	S42°41'51"E	10.813	298403.677	861898.150
26	S87°29'31"E	15.239	298403.010	861913.375
27	N47°18'09"E	10.737	298410.292	861921.267
28	S87°29'31"E	66.495	298407.382	861987.705
29	S42°29'31"E	10.777	298399.436	861994.985
30	S02°30'36"W	59.957	298339.530	891992.359
31	N87°54'10"W	40.626	298341.017	861951.759
32	S02°18'02"W	172.789	298168.349	861944.823
33	S02°05'50"W	15.239	298153.119	861944.265
34	S87°54'10"E	94.750	298149.652	862038.960
35	S02°30'29"W	30.392	298119.287	862037.630
36	S08°13'08"W	30.632	298088.966	862033.251
37	S02°30'29"W	29.060	298059.931	862031.979
38	N87°54'10"W	488.589	298077.813	861543.669
39	N02°32'36"E	559.201	298639.260	861568.607
40	S87°27'24"E	54.859	298636.826	861623.417
41	N02°32'36"E	33.381	298670.179	861624.898
42	S87°44'48"E	315.105	298657.789	861939.791
43	N02°30'29"E	39.620	298697.375	861941.525
44	N87°44'48"W	1.923	298697.451	861939.603
45	N02°15'12"E	54.859	298752.272	861941.760
46	N87°44'48"W	15.080	298752.865	861928.692
47	N02°15'12"E	38.797	298791.637	861928.217
48	R=53.335	L=9.378	298792.826	861918.925
49	N02°15'12"E	15.239	298808.054	861919.524
50	R=68.573	L=30.22	298807.076	861928.676
51	N02°15'12"E	43.555	298850.601	861930.388
2	S87°43'33"E	148.271	298844.716	860945.139

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone, using a combined Grid factor of 0.9988993 from Monument JA-46. All distances are Grid distances, and all distances and coordinates are in meters.

FINAL PLAT
COBEY CREEK - 2ND PLAT
A REPLAT OF TRACTS D, H AND J, COBEY CREEK - ST PLAT AND PART OF THE
SOUTHEAST QUARTER OF SECTION 29-T49N-R31W IN THE CITY OF LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI

LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
31	11,533	0.26	183	9,297	0.21
32	11,526	0.26	184	14,139	0.32
33	14,546	0.33	200	12,687	0.32
34	12,213	0.28	201	9,100	0.32
35	10,323	0.24	202	9,100	0.32
36	11,552	0.27	203	9,100	0.32
37	13,671	0.31	204	9,100	0.32
38	11,153	0.26	205	12,103	0.32
39	11,344	0.26	206	9,360	0.32
40	13,899	0.32	207	9,360	0.32
41	16,105	0.37	208	9,360	0.32
42	11,522	0.26	209	9,360	0.32
43	11,913	0.27	210	9,360	0.32
44	11,327	0.26	211	9,750	0.32
45	10,953	0.25	212	9,585	0.32
46	10,371	0.24	213	9,798	0.32
47	13,233	0.30	214	9,798	0.32
48	15,009	0.34	215	9,798	0.32
49	14,158	0.33	216	9,799	0.32
50	13,127	0.30	217	9,799	0.32
51	12,943	0.30	218	9,799	0.32
52	25,237	0.60	219	9,941	0.32
53	10,106	0.23	220	12,981	0.32
54	12,327	0.28	221	8,050	0.32
55	12,351	0.28	222	8,050	0.32
56	12,555	0.29	223	8,050	0.32
57	9,697	0.22	224	8,050	0.32
58	13,150	0.30	225	8,050	0.32
59	12,983	0.30	226	8,126	0.32
60	14064	0.32	227	9,180	0.32
61	10,709	0.25	228	9,141	0.32
62	10,709	0.25	229	11,704	0.32
63	14,728	0.34	230	13,318	0.32
64	13,341	0.31	231	10,173	0.32
65	11,215	0.26	232	11,216	0.32
66	12,648	0.29	233	12,313	0.32
67	12,896	0.30	234	11,922	0.32
68	20,517	0.47	235	11,128	0.32
69	16,188	0.37	236	11,209	0.32
70	14,282	0.33	237	9,100	0.32
71	12,190	0.28	238	9,100	0.32
72	11,225	0.26	239	9,100	0.32
73	12,573	0.29	240	9,100	0.32
74	13,460	0.31	241	9,100	0.32
75	12,666	0.29	242	9,100	0.32
76	11,987	0.28	243	9,872	0.32
77	10,790	0.25	244	9,750	0.32
160	9,143	0.21	245	9,360	0.32
161	9,197	0.21	246	9,360	0.32
162	11,102	0.25	247	9,360	0.32
163	11,140	0.25	248	9,360	0.32
164	9,197	0.21	249	9,360	0.32
165	9,185	0.21	250	11,128	0.32
166	9,169	0.21	187	84,389	1.94
167	9,152	0.21	186	83,653	1.92
168	9,135	0.21	185	150,235	3.45
169	9,118	0.21	TRACT A	62,459	1.43
170	9,101	0.21	TRACT B	107,879	2.48
171	9,087	0.21	TRACT C	17,944	0.41
172	9,067	0.21	TRACT D	91,979	2.11
173	10,857	0.25	TRACT E	1,950	0.04
174	12,063	0.28	TRACT F	4,674	0.11
175	8,580	0.20	TRACT G	448	0.01
176	8,580	0.20	TRACT H	312	0.01
177	8,580	0.20	TRACT I	615	0.01
178	8,580	0.20	TRACT J	618	0.01
179	8,580	0.20	TRACT K	181,783	4.17
180	8,580	0.20	R/W	661,331	15.18
181	8,580	0.20	TOTAL	2,733,076	62.74
182	8,895	0.20			

SURVEYOR'S GENERAL NOTES

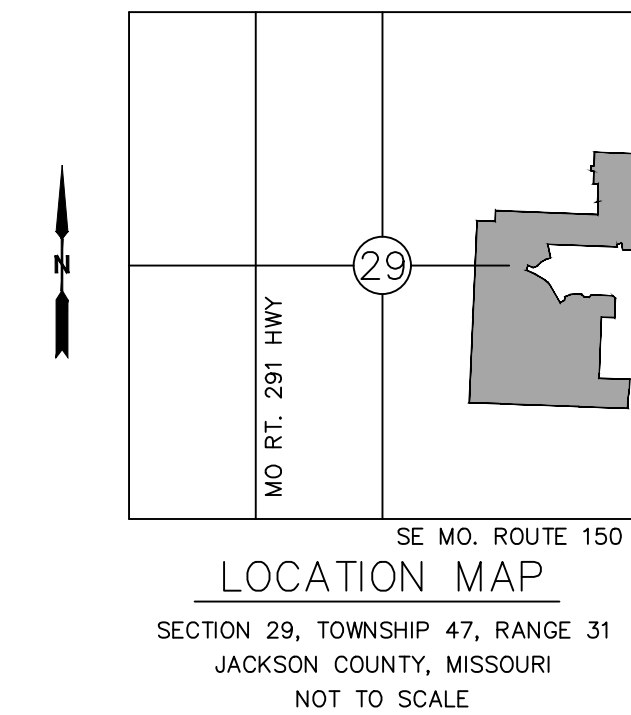
Bearings & coordinates shown are based on the Missouri State Plane Coordinate System of 1983, West Zone (NSRS 2011).

This survey meets or exceeds the accuracy standards of an urban class survey as defined by the Missouri Standards for Property Boundary Surveys (20 CSR 2030-16.040).

Plat boundary corners will be monumented with 5/8" x 24" rebar with caps stamped LC-62.

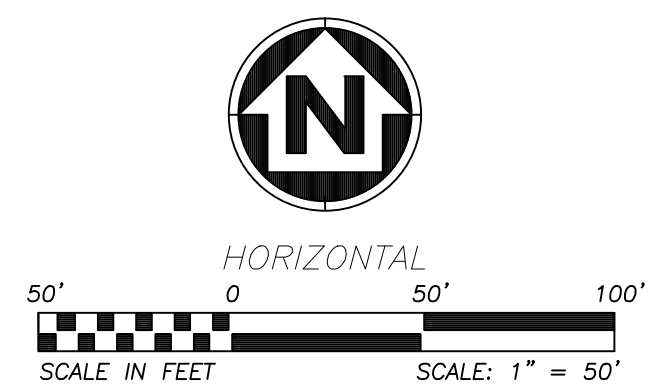
All lots, parcels and properties in this subdivision shall be subject to the declaration of restrictions for Cobey Creek as filed in the Office of the Recorder of Deeds in Jackson County, Missouri.

The subject property lies in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map Z901740551G, revised January 20, 2017.



LAND DESCRIPTION

All that part of the Southeast Quarter of Section 29, Township 49 North, Range 31 West, and all of Tracts D, H and J, Cobey Creek - 1st Plat, a subdivision of record, all in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows: beginning at the northeast corner of the Southeast Quarter of said Section 29, said point also being the northeast corner of Tract H, Cobey Creek - 1st Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence South 02 degrees 30 minutes 29 seconds West, with the east line of the Southeast Quarter of said Section 29 and with the east line of said Tract H, Cobey Creek - 1st Plat, a distance of 976.49 feet (976.67 feet plat) to the southeast corner of said Tract H; thence North 87 degrees 29 minutes 31 seconds West, with the south line of said Tract H, a distance of 160.27 feet to a point on the east right-of-way line of SE Corbin Drive; thence with the east right-of-way line of SE Corbin Drive on a curve to the left having a radius of 225.00 feet, a central angle of 17 degrees 19 minutes 24 seconds, with an initial tangent bearing of North 00 degrees 16 minutes 37 seconds West, an arc distance of 68.03 feet; thence South 72 degrees 23 minutes 59 seconds West, and no longer with the east right-of-way line of SE Corbin Drive, a distance of 50.00 feet to a point on the west right-of-way line of SE Corbin Drive; thence with the west right-of-way line of SE Corbin Drive on a curve to the right having a radius of 175.00 feet, a central angle of 08 degrees 18 minutes 59 seconds, with an initial tangent bearing of South 17 degrees 36 minutes 01 second East, an arc distance of 25.40 feet to the northeast corner of Lot 30, Cobey Creek - 1st Plat; thence North 87 degrees 44 minutes 49 seconds West, with the north line of Lots 30 through 22, Cobey Creek - 1st Plat, a distance of 702.82 feet to the northwest corner of said Lot 22; thence South 10 degrees 25 minutes 25 seconds East, with the west line of said Lot 22, a distance of 141.03 feet to a point on the north right-of-way SE Carter Road; thence with the north right-of-way line of SE Carter Road on a curve to the left having a radius of 225.00 feet, a central angle of 42 degrees 27 minutes 44 seconds, with an initial tangent bearing of South 79 degrees 34 minutes 24 seconds West, an arc distance of 166.75 feet; thence South 74 degrees 49 minutes 14 seconds West, continuing with the north right-of-way line of SE Carter Road, a distance of 37.82 feet to a point on the easterly right-of-way line of SE Cobey Creek Drive; thence with the easterly right-of-way line of SE Cobey Creek Drive on a curve to the left having a radius of 375.00 feet, a central angle of 07 degrees 46 minutes 30 seconds, with an initial tangent bearing of North 66 degrees 13 minutes 50 seconds West, an arc distance of 50.89 feet; thence North 74 degrees 00 minutes 20 seconds West, continuing with the easterly right-of-way line of SE Cobey Creek Drive a distance of 6.68 feet; thence South 15 degrees 59 minutes 40 seconds West, and no longer with the easterly right-of-way line of SE Cobey Creek Drive, a distance of 50.00 feet to a point on the westerly right-of-way line of SE Cobey Creek Drive; thence South 74 degrees 00 minutes 20 seconds East, with the SE Cobey Creek Drive, a distance of 6.68 feet to a point of curvature; thence continuing with the westerly right-of-way line of SE Cobey Creek Drive on a curve to the right having a radius of 175.00 feet, a central angle of 29 degrees 03 minutes 44 seconds, an arc distance of 88.77 feet; thence South 29 degrees 31 minutes 32 seconds East, continuing with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 192.35 feet; thence North 60 degrees 28 minutes 28 seconds East, and no longer with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 50.00 feet to a point on the easterly right-of-way line of SE Cobey Creek Drive on a curve to the right having a radius of 325.00 feet, a central angle of 15 degrees 25 minutes 04 seconds, an arc distance of 87.48 feet; thence South 58 degrees 35 minutes 16 seconds East, continuing with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 113.85 feet to a point of curvature; thence continuing with the westerly right-of-way line of SE Cobey Creek Drive on a curve to the right having a radius of 175.00 feet, a central angle of 29 degrees 03 minutes 44 seconds, an arc distance of 88.77 feet; thence South 29 degrees 31 minutes 32 seconds East, continuing with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 192.35 feet; 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DRAWING INFO.	
NO.	DESCRIPTION
1	Revised per City Comments
2	Revised per City Comments
3	Revised per City Comments
4	Revised per City Comments

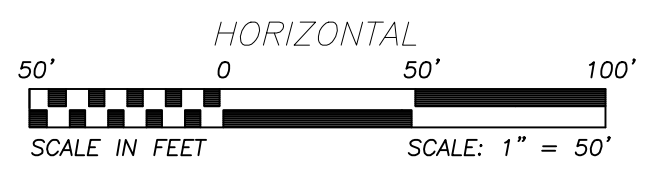
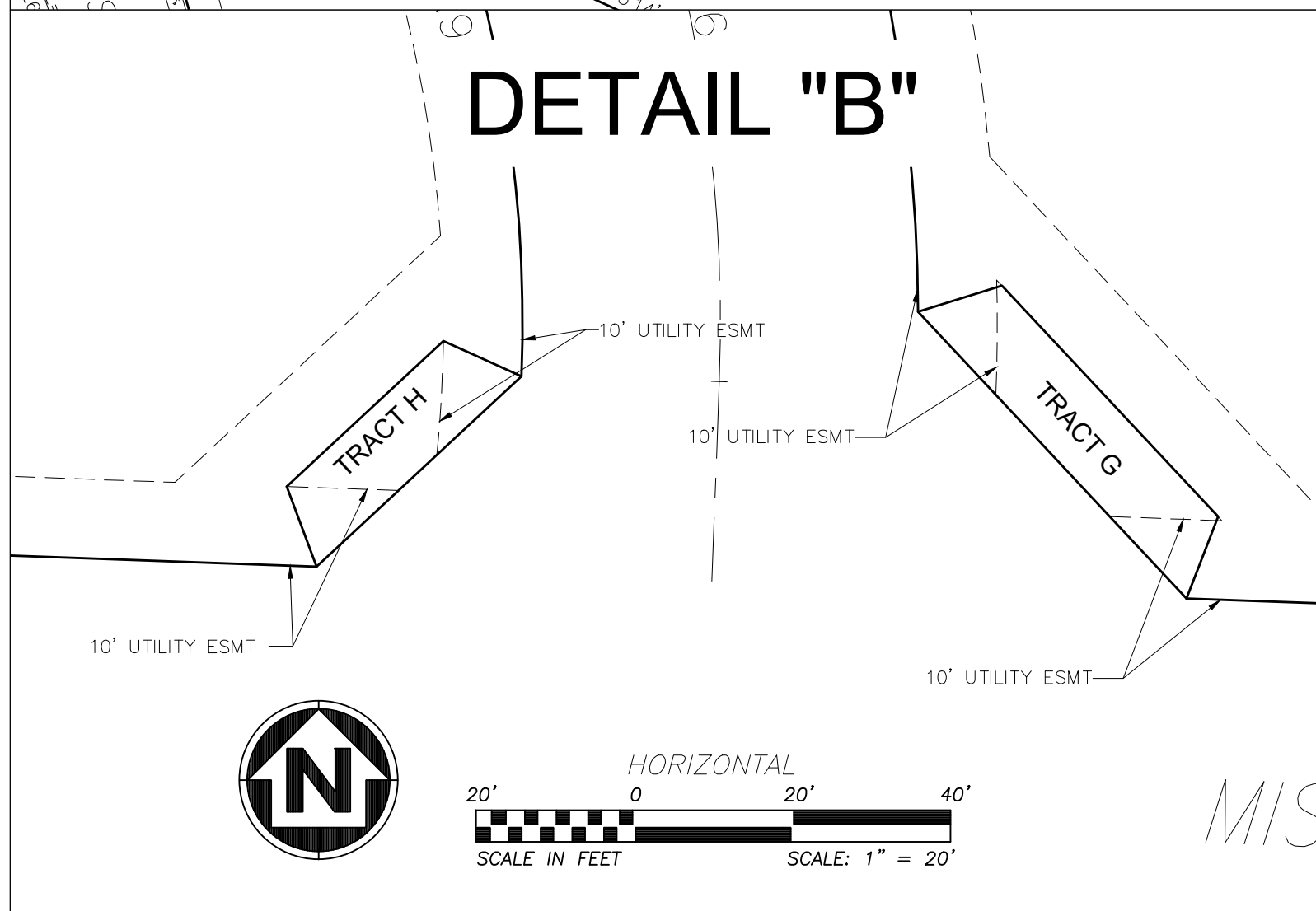
REVISIONS	
BY	DATE
SJD	07.15.22
SJD	08.25.22
SJD	09.08.22
SJD	09.27.22

DRAWING INFO.	
DRAWN BY:	HD
CHECK BY:	SD
LICENSE NO.:	201300041
DATE:	03/11/2022
ISSUED FOR:	JOB NUMBER: 21KC10060
NE COA NO.	

COBEY CREEK - 2ND PLAT
 LEE'S SUMMIT, JACKSON COUNTY,
 MISSOURI



DETAIL "B"



ANDERSON ENGINEERING
EMPLOYEE OWNED

AE

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
 941 W. 141ST TERR. STE. A • KANSAS CITY, MO 64146 • PHONE (816) 777-9400
 LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 02

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	DRAWN BY:
1	Revised per City Comments	07/15/22	HD
2	Revised per City Comments	08/25/22	SD
3	Revised per City Comments	09/08/22	LICENSE NO. 201300041
4	Revised per City Comments	09/27/22	DATE: 03/11/2022
			ISSUED FOR: JOB NUMBER: 21KC10060
			NE COA NO.

COBEY CREEK - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

SHEET NUMBER
6 OF **6**