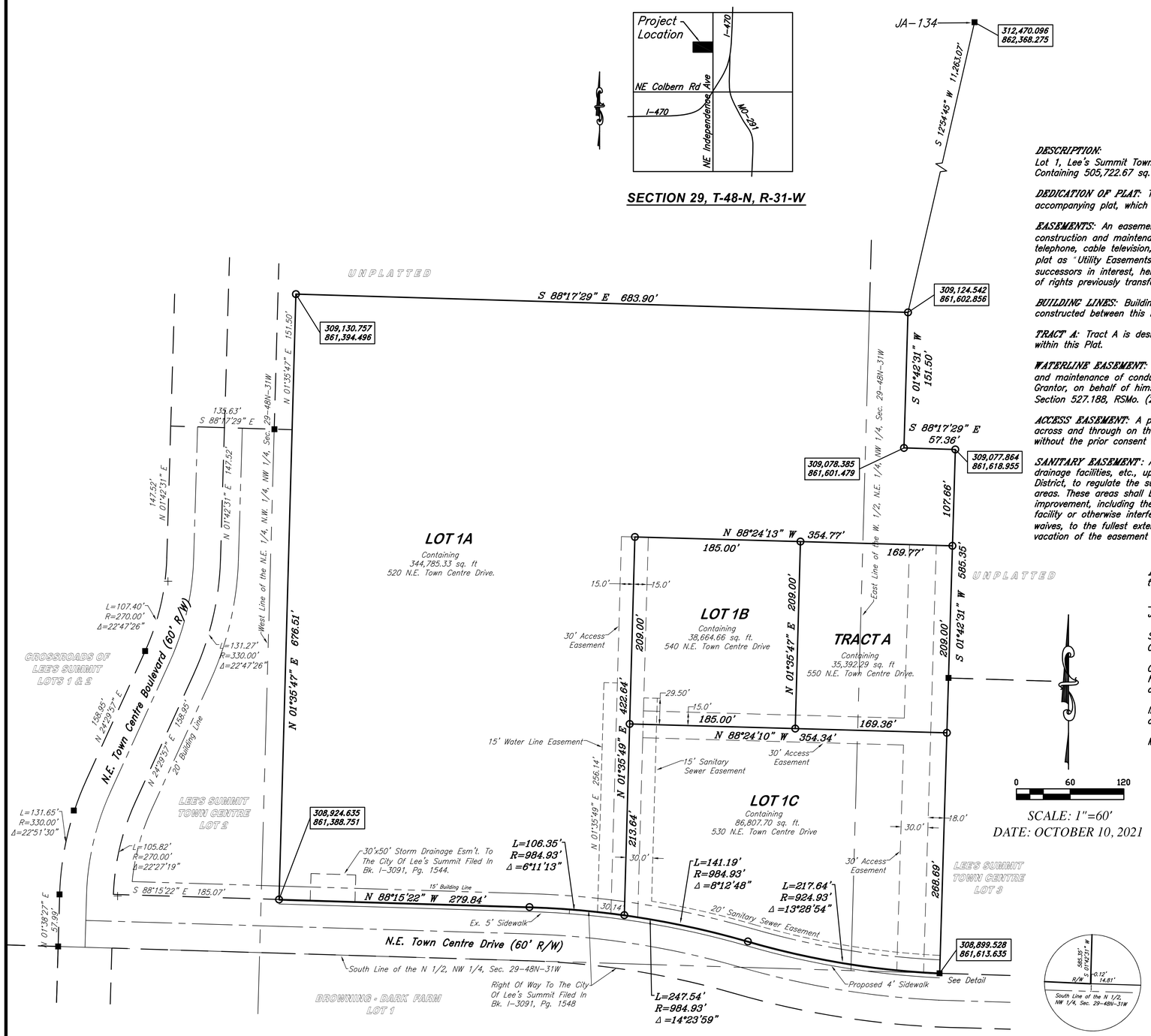
FINAL PLAT OF
LEE'S SUMMIT TOWN CENTRE,
Lots 1A-1C and Tract A
A REPLAT OF LOT 1, LEE'S SUMMIT TOWN CENTRE,
A SUBDIVISION IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY MISSOURI



DESCRIPTION:
Lot 1, Lee's Summit Town Centre, Lot 1 & Lot 2, A Subdivision In Lee's Summit, Jackson County, Missouri.
Containing 505,722.67 sq. ft. or 11.61 acres more or less.

DEDICATION OF PLAT: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as **"LEE'S SUMMIT TOWN CENTRE, Lots 1A-1C and Tract A"**.

EASEMENTS: An easement or license is hereby granted to the City of Lee's Summit, Missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. 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.

BUILDING LINES: Building Lines or Setback Lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be located or constructed between this line and the street right-of-way line.

TRACT A: Tract A is designated as common area to be used for stormwater detention and shall be owned and maintained by the property owners association shown within this Plat.

WATERLINE EASEMENT: An easement is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, and/or structures for water services upon, over, or under those areas outlined or designated upon this plat as "Waterline Easement." 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.

ACCESS EASEMENT: A perpetual easement or license is hereby dedicated giving the right of public access, ingress and egress for vehicular and pedestrian traffic over, across and through on these areas outlined or designated upon this plat, said easement shall run with the land and shall not be amended, modified, canceled or abrogated without the prior consent of the City of Lee's Summit, Missouri.

SANITARY EASEMENT: An easement is hereby granted to the City of Lee's Summit, Missouri, to enter upon, construct, maintain, and use conduits, sewer pipes, surface drainage facilities, etc., upon, over, under, and across those areas outlined and designated on this plat as "Sanitary Sewer Easement, subject to the management by the District, to regulate the subordinate use of other easements by governmental entities, utilities, and other service providers within those outlined and designated easement areas. These areas shall be subject to the right of the District, in its discretion, to require the relocation or modification of any utility facility or other property improvement, including the removal of vegetation, determined by the District to impair the strength or interfere with the use and maintenance of any stormwater drainage facility or otherwise interfere with or obstruct the flow of surface drainage water. 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.

IN TESTIMONY WHEREOF, WHD Management, LLC, a Missouri limited liability company, have caused these presents to be signed by its Authorized Member, E.J. Plesko & Associates, Inc., this _____ day of _____, 2022.

_____
Josh Wilson – President

STATE OF)
COUNTY OF) SS

On this _____ day of _____, 2022 before me appeared Josh Wilson, to me personally known, who by me duly sworn, did say that he is President of WHD Management LLC, a Missouri limited liability company and that said instrument was signed and sealed in behalf of said company and he acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal at my office in said County and State, the day and year last above written.

My Commission expires: _____
Notary Public
_____
Print Name

APPROVED:

This is to certify that the within plat of "LEE'S SUMMIT TOWN CENTRE, Lots 1A-1C and Tract A" was submitted to and duly approved by Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2022, by Ordinance No. _____.

_____ Date
William A. Baird
MAYOR

_____ Date
Trisha Fowler Arcuri
CITY CLERK

_____ Date
George M. Binger III, P.E.
CITY ENGINEER

_____ Date
Ryan A. Elam, PE
DIRECTOR OF DEVELOPMENT SERVICES

_____ Date
Cynda A. Rader
PLANNING COMMISSION SECETARY

_____ Date
Vincent E. Brice
JACKSON COUNTY ASSESSMENT DEPT.

NOTES:
1. All bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, Monument JA-134. using a grid factor of 0.9999018. All coordinates are in meters.
2. This property is not in the floodway with a designation of Zone X (area of minimal flooding) according to the Federal Emergency Management Agency National Flood Insurance Program Boundary and Floodway Map, Lee's Summit, Jackson County, Missouri, Community Panel Number 29095C0430G dated January 20, 2017.
3. There are no oil or gas wells within the property boundaries according to Missouri Department of Natural Resources map of Geophysical Downhole Information.
4. Individual Lot owners shall not change or obstruct the drainage flow lines or paths on the lots unless specific application is made and approved by the City Engineer.

LEGEND
- ■ EXISTING REBAR
- ○ SET 1/2" REBAR & PLASTIC CAP MO PLS #1958

PREPARED FOR/ DEVELOPER:
WHD Management LLC

Thomas Clemons Area Surveyors
2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 sirvey@kc.rr.com

I hereby certify that the within Plat of "LEE'S SUMMIT TOWN CENTRE, Lots 1A-1C and Tract A" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

_____
THOMAS W. CLEMONS, MO. P.L.S. NO. 1958

THOMAS W. CLEMONS NUMBER 1958 LAND SURVEYOR