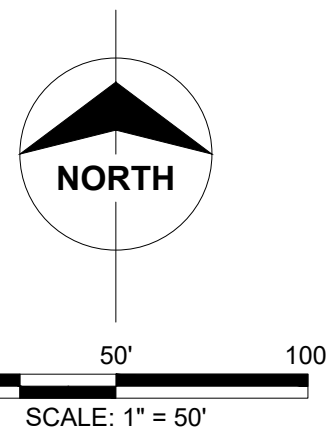


**SITE LOCATION MAP**  
NOT TO SCALE

FOUND 3" BRASS CAP IN MONUMENT BOX ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33-148N-R31W (CORNER FORM 600-70326 NOTES FOUND STONE)

**PRELIMINARY PLAT**  
**PINE TREE FARM ESTATES**  
PART OF THE SOUTHEAST QUARTER OF  
SECTION 33, TOWNSHIP 48 NORTH, RANGE 31 WEST  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

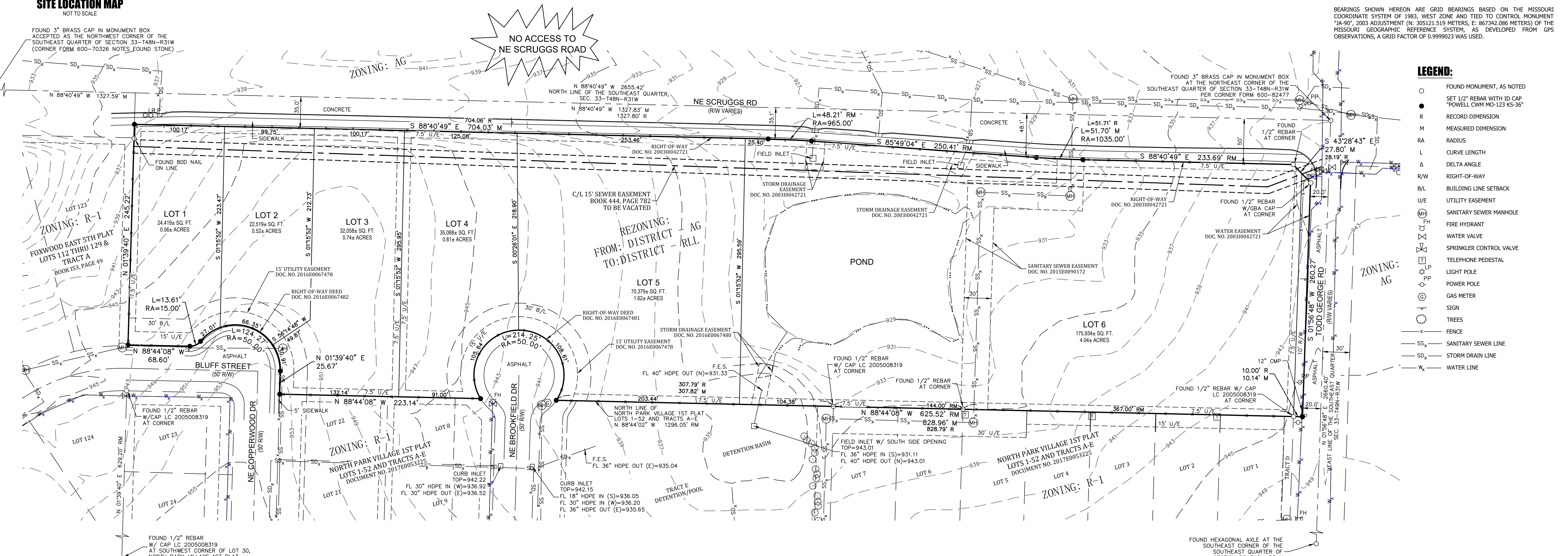


**REFERENCE BEARING:**

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-90", 2003 ADJUSTMENT (N: 305121.519 METERS, E: 867342.086 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999023 WAS USED.

**LEGEND:**

- FOUND MONUMENT, AS NOTED
- SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
- R RECORD DIMENSION
- M MEASURED DIMENSION
- RA RADIUS
- L CURVE LENGTH
- Δ DELTA ANGLE
- R/W RIGHT-OF-WAY
- B/L BUILDING LINE SETBACK
- U/E UTILITY EASEMENT
- ⊗ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊘ SPRINKLER CONTROL VALVE
- ⊙ TELEPHONE PEDESTAL
- ⊚ LIGHT POLE
- ⊛ POWER POLE
- ⊜ GAS METER
- ⊝ SIGN
- ⊞ TREES
- FENCE
- SS<sub>x</sub> SANITARY SEWER LINE
- SD<sub>x</sub> STORM DRAIN LINE
- W<sub>x</sub> WATER LINE



**FLOOD INFORMATION:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0437G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON COUNTY, MISSOURI.

**ZONING NOTES**

CURRENT ZONING: AG - AGRICULTURAL  
REQUESTED ZONING: RLL - RESIDENTIAL LARGE LOTS  
ALL ADJACENT PROPERTIES ARE ZONED R-1 AND AG

**EXISTING EASEMENTS:**

THE EXISTING SEWER EASEMENT BOOK 1-444, PAGE 782 WILL BE VACATED BY ORDINANCE PRIOR TO THE FINAL PLAT.

**NOTES:**

- THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF 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 SUBSEQUENT OWNERS.
- ONLY SETBACKS 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 CWM, INC. AND AS SUCH, WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS.
- "THIS SITE CONTAINS NO ACTIVE, INACTIVE, OR CAPPED OIL OR GAS WELLS PER MDNR DATABASE"
- THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 199411263501 OF THE JACKSON COUNTY, MISSOURI RECORDS.
- EVERY DOCUMENT OF RECORD REVIEWED 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.
- PLAT CONTAINS A TOTAL AREA OF 8.3± ACRES.

**DESCRIPTION:**

(DESCRIPTION TAKEN FROM QUIT CLAIM DEED DOCUMENT NUMBER 199411263501, COPIED VERBATIM THEREFROM)

TRACT "D" - THE NORTH 330.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP FORTY-EIGHT (48), RANGE THIRTY-ONE (31), IN JACKSON COUNTY, MISSOURI, CONTAINS 10.062 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF TODD GEORGE ROAD, AND SUBJECT TO AN EASEMENT TO THE CITY OF LEE'S SUMMIT OVER A 15.00 FOOT STRIP AS PREVIOUSLY CONVEYED.

JOB NO. 3455-19-1605

APPROVED BY THE JACKSON COUNTY GIS DEPARTMENT DATE

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

<b>PREPARED FOR</b> KEITH FOSTER 1051 NE TODD GEORGE ROAD LEE'S SUMMIT, MO 64086 (816) 588-6653		<b>PRELIMINARY PLAT</b> <b>PINE TREE FARM ESTATES</b> PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 31 WEST LEE'S SUMMIT, JACKSON COUNTY, MISSOURI				
I HEREBY CERTIFY: THAT THIS PRELIMINARY 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 ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.		<p>2200 S. State Route 291, Bldg. 1 Independence, MO 64057 816.373.0800   powellcwm.com</p> <p>Certificates of Authority          Architecture: MO 310   05 23          Engineering: MO 4   05 241          Land Surveying: MO 123   05 36</p>				
JEREMY M. POWELL, PLS, CFedS LS 2007000084		ARCHITECTURE/ENGINEERING/SURVEYING				
<b>DATE</b>	<b>JOB NO.</b>	<b>FIELD BY</b>	<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>CLASSIFICATION</b>	<b>SHEET NO.</b>
10/02/2020	3455-19-1605	WDM/RH	WDE	JMP	URBAN	1 OF 1