

## SITE LOCATION MAP

NOT TO SCALE

### 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.
- 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. 2022E025487 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 4.23± ACRES.
- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- NO LOT SHALL HAVE DIRECT ACCESS TO SCRUGGS ROAD.

### 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 2909SC0437G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN JACKSON COUNTY, MISSOURI.

### ZONING NOTES

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

### EXISTING EASEMENTS:

THE EXISTING SEWER EASEMENT BOOK 1-444 AT PAGE 782, DOCUMENT NO. 197310154634 WILL BE VACATED BY ORDINANCE PRIOR TO THE FINAL PLAT.

### DEDICATION:

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "PINE TREE FARM ESTATES, LOTS 1-5".

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ADAM C. FOSTER

STATE OF MISSOURI) ) SS:  
COUNTY OF JACKSON)

COMES NOW ADAM C. FOSTER ATTORNEY-IN-FACT FOR NEOLA F. FOSTER, SURVIVING TRUSTEE FOR THE CARROLL W. FOSTER AND NEOLA F. FOSTER REVOCABLE LIVING TRUST, UTD MARCH 10, 1994, WHO DULY SWORN UPON HIS OATH, DOES STATE THAT HE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED IN THE PROPOSED PLAT, TITLED "PINE TREE FARM ESTATES, LOTS 1-5" AND ACKNOWLEDGES THE SUBMISSION OF THE APPLICATION FOR SUBDIVISION OF SAID PROPERTY UNDER THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

SIGNATURE OF OWNER

PRINTED NAME

SUBSCRIBED AND SWORN TO ME BEFORE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

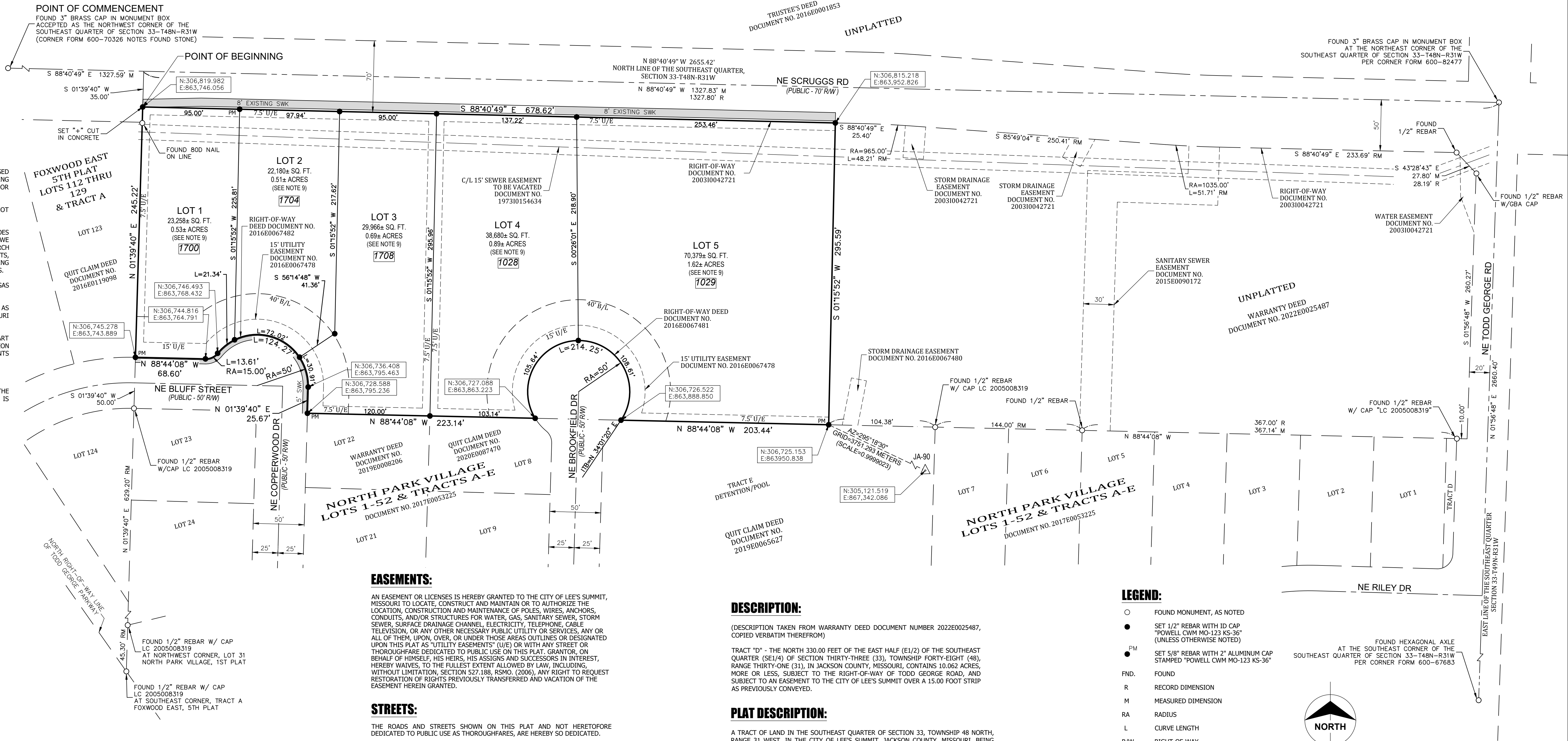
NOTARY PUBLIC

MY COMMISSION EXPIRES

### FINAL PLAT

## PINE TREE FARM ESTATES, LOTS 1-5

PART OF THE SOUTHEAST QUARTER  
SECTION 33, TOWNSHIP 48 NORTH, RANGE 31 WEST  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



### EASEMENTS:

AN EASEMENT OR LICENSES 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 OUTLINES OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E) OR WITH 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.

### STREETS:

THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

### BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

### ACKNOWLEDGMENTS:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "PINE TREE FARM ESTATES, LOTS 1-5", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS \_\_\_\_ DAY OF \_\_\_\_\_, BY ORDINANCE NO. \_\_\_\_.

APPROVED:	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE
APPROVED:	AIIMEE NASSIF, AICP DEPUTY DIRECTOR OF DEVELOPMENT SERVICES	DATE
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE
APPROVED:	TERRY TRAFTON PLANNING COMMISSION SECRETARY	DATE
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE
APPROVED:	JACKSON COUNTY ASSESSORS OFFICE	DATE

### DESCRIPTION:

(DESCRIPTION TAKEN FROM WARRANTY DEED DOCUMENT NUMBER 2022E0025487, 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.

### PLAT DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

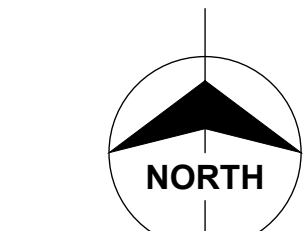
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 88°40'49" EAST, 1327.59 FEET; THENCE SOUTH 01°39'40" WEST, 35.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCRUGGS ROAD, AS NOW ESTABLISHED, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°40'49" EAST, 678.62 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°15'32" WEST, 295.59 FEET, TO A POINT ON THE NORTH LINE OF NORTH PARK VILLAGE LOTS 1-52 & TRACTS A-E, THENCE ALONG SAID NORTH LINE, NORTH 88°44'08" WEST, 203.44 FEET TO THE NORTHWEST CORNER OF TRACT E AND ALSO BEING THE RIGHT-OF-WAY LINE FOR NORTHEAST BROOKFIELD DRIVE, AS NOW ESTABLISHED; THENCE ALONG THE RIGHT-OF-WAY LINE FOR SAID BROOKFIELD DRIVE AND ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 34°01'20" EAST AND AN ARC LENGTH OF 214.25 FEET, TO THE NORTHEAST CORNER OF LOT 8 OF SAID NORTH PARK VILLAGE; THENCE ALONG SAID NORTH LINE, NORTH 88°44'08" WEST, 223.14 FEET, TO THE NORTHWEST CORNER OF LOT 22 OF SAID NORTH PARK VILLAGE, ALSO BEING A POINT ON THE THE EAST RIGHT-OF-WAY LINE FOR NORTHEAST COPPERWOOD DRIVE, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 01°39'40" EAST, 25.67 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 124.27 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A REVERSE CURVE HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 13.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST BLUFF STREET, AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°44'08" WEST, 68.60 FEET TO THE SOUTHEAST CORNER OF LOT 123, FOXWOOD EAST 5TH PLAT LOTS 112 THRU 129 & TRACT A, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, MISSOURI; THENCE NORTH 01°39'40" EAST ALONG THE EAST LINE OF SAID LOT 123 AND ITS NORTHERLY PROLONGATION, 245.22 FEET, TO THE POINT OF BEGINNING, AND CONTAINS 4.23 ACRES, MORE OR LESS.

IF THE SURVEYOR'S SIGNATURE 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.

### LEGEND:

- FOUND MONUMENT, AS NOTED
- SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36" (UNLESS OTHERWISE NOTED)
- PM SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
- FND. FOUND
- R RECORD DIMENSION
- M MEASURED DIMENSION
- RA RADIUS
- L CURVE LENGTH
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- SS/E SANITARY SEWER EASEMENT
- D/E DRAINAGE EASEMENT
- SWK SIDEWALK
- ITB INITIAL TANGENT BEARING
- △ CONTROL MONUMENT
- XXXX ADDRESS



0 50' 100'  
SCALE: 1" = 50'

### 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.

PREPARED FOR		FINAL PLAT PINE TREE FARM ESTATES, LOTS 1-5 PART OF THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 48 NORTH, RANGE 31 WEST CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI				
KEITH FOSTER 1051 N.E. TODD GEORGE ROAD LEE'S SUMMIT, MO 64086		I HEREBY CERTIFY: THAT THIS FINAL 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.				
JEREMY M. POWELL, PLS, CFedS LS 2007000084		<div><div>POWELL</div><div>CWM</div><div>ARCHITECTURE/ENGINEERING/SURVEYING</div></div>				
REVISION DATE		DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY
08/19/2025		04/07/2021	19-1605	WDH/RH	WDE	JMP
08/21/2023						
10/26/2022						
09/27/2022						
04/18/2022						
10/05/2021						
07/29/2021						
		CLASSIFICATION	SHEET NO.			
		URBAN	1 OF 1			

3200 S. State Route 201, Bldg. 1  
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Certificates of Authority  
Architecture: MO 310 | KS 73  
Engineering: MO 4 | KS 241  
Land Surveying: MO 123 | KS 36