

**PARENT DESCRIPTION:**  
ALL OF LOT 9, AND THE NORTH 20 FEET OF LOT 10, **W.B. HOWARD'S 3RD ADDITION**, A SUBDIVISION IN LEES SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.  
THE ABOVE DESCRIPTIONS HAVE BEEN TAKEN FROM A MISSOURI WARRANTY DEED, RECORDED AS INSTRUMENT NO. 20051009373, DATED OCTOBER 21, 2005.

**TRACT 1:**  
THAT PART OF LOT 9 AND THE NORTH 20 FEET OF **W.B. HOWARD'S 3RD ADDITION**, A SUBDIVISION IN LEES SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 9, SAID POINT BEING ON THE SOUTHEAST CORNER OF INTERSECTING RIGHT-OF-WAY LINES OF SOUTHEAST DOUGLAS STREET AND SOUTHEAST 6TH STREET; THENCE NORTH 61°04'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST DOUGLAS STREET, A DISTANCE OF 113.56 FEET; THENCE SOUTH 29°40'00" EAST, A DISTANCE OF 99.99 FEET; THENCE SOUTH 61°00'24" WEST, A DISTANCE OF 113.72 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTHEAST DOUGLAS STREET; THENCE NORTH 28°54'57" WEST, A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING, CONTAINING 11.366 SQUARE FEET, OR 0.261 ACRES, MORE OR LESS.

**TRACT 2:**  
THAT PART OF LOT 9 AND THE NORTH 20 FEET OF **W.B. HOWARD'S 3RD ADDITION**, A SUBDIVISION IN LEES SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 9, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 6TH STREET; THENCE SOUTH 61°04'00" EAST, A DISTANCE OF 99.94 FEET; THENCE SOUTH 61°02'14" WEST, A DISTANCE OF 97.00 FEET; THENCE NORTH 29°40'00" WEST, A DISTANCE OF 99.99 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 61°04'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 97.00 FEET TO A POINT OF BEGINNING, CONTAINING 9.696 SQUARE FEET, OR 0.221 ACRES, MORE OR LESS.

**PLAT DEDICATION:**  
THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS: **"NIGHTINGALE MEADOW"**.

**UTILITY INFORMATION:**  
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION ALONG WITH FIELD LOCATIONS OF PAINTED MARKINGS BY MISSOURI ONE CALL, TICKET NUMBER 22421980. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

**EASEMENT INFORMATION:**  
THE USE OF THIS STREET AND/OR SIDEWALK SURVEY COMPANY HAS NOT BEEN PROVIDED WITH A COMMITMENT FOR TITLE INSURANCE REGARDING EASEMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY; A TITLE SEARCH MAN REVEAL OTHER EASEMENTS OF RECORD AFFECTING THIS PROPERTY.  
**FLOOD INFORMATION:**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 28993039365, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.  
**OIL/GAS WELLS:**  
ACCORDING TO AN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEES SUMMIT, MISSOURI IN 1995, BY EDWARD ALTON WAX, JR., P.E., THERE ARE NO OIL AND GAS WELLS WITHIN THE PROPERTY SHOWN HEREON.  
**DRAINAGE:**  
THE INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

**UTILITY EASEMENT DEDICATION:**  
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEES 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 THESE AREAS OUTLINED OR SHOWN HEREON, AND TO MAKE ANY NECESSARY ADJUSTMENTS TO SUCH UTILITIES OR SERVICES, AND TO TAKE ANY NECESSARY ACTION TO HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTIONS 152.188, 152.189, 152.190, 152.191, 152.192, 152.193, 152.194, 152.195, 152.196, 152.197, 152.198, 152.199, 152.200, 152.201, 152.202, 152.203, 152.204, 152.205, 152.206, 152.207, 152.208, 152.209, 152.210, 152.211, 152.212, 152.213, 152.214, 152.215, 152.216, 152.217, 152.218, 152.219, 152.220, 152.221, 152.222, 152.223, 152.224, 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