

Final Plat

Legacy Wood - 6th Plat

Lots 200 thru 245 and Tracts J, K & L

Lee's Summit, Jackson County, Missouri

DEDICATION: THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "LEGACY WOOD - 6TH PLAT".

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, 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. THE AREAS OUTLINED OR DESIGNATED AS LANDSCAPE EASEMENTS (L.E.) SHALL BE DEDICATED TO THE LEGACY WOOD HOMEOWNER'S ASSOCIATION TO PRESERVE THE GREEN SPACE AND NATURAL BEAUTY OF THE SUBDIVISION.

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.

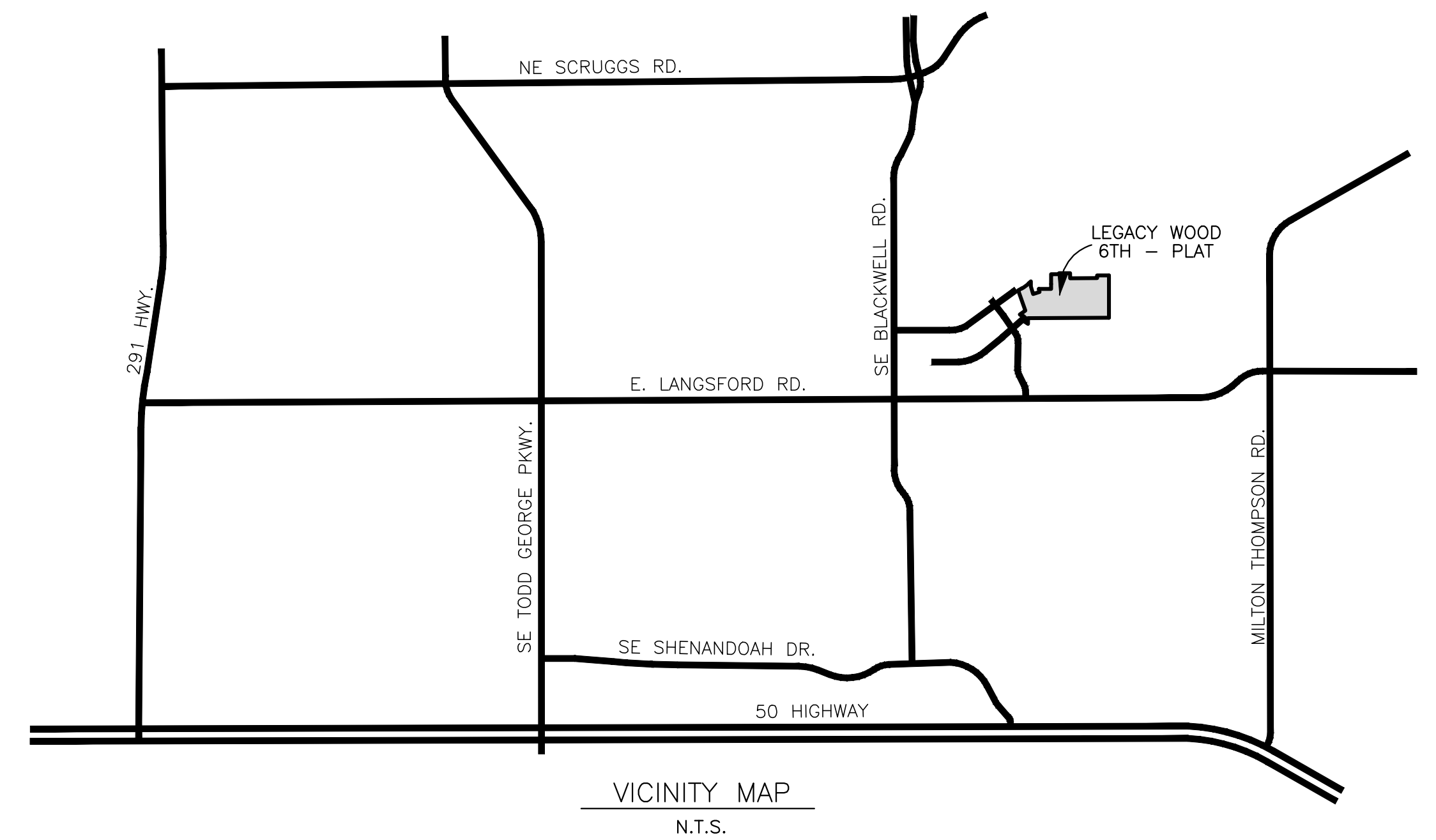
STREETS: ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN: INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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

COMMON AREA: TRACTS "J", "K" & "L" ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE LEGACY WOOD HOMES ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE PROPERTY OWNERS' ASSOCIATION, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNERS' ASSOCIATION.

ADDRESSES			
LOT NO.	ADDRESS	LOT NO.	ADDRESS
200		223	
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IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20____.

MR. DAVID WOOD - TREASURER, WOOD FAMILY DEVELOPMENT, INC.

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSON(S), TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "LEGACY WOOD - 6TH PLAT" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

RANDALL L. RHOADS - MAYOR DATE _____ DENISE R. CHISUM, MMC - CITY CLERK DATE _____

FRED DEMORO - PLANNING COMMISSION SECRETARY DATE _____ GEORGE M. BINGER III, P.E. - CITY ENGINEER DATE _____

ROBERT G. MCKAY, AICP - DIRECTOR OF PLANNING & CODES ADMINISTRATION DATE _____

COUNTY ASSESSOR DATE _____

NOTES:
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY COFFELT LAND TITLE, INC., COMMITMENT NUMBER 16009367, DATED MAY 9, 2016 AT 8:00 AM.

BEARINGS SHOWN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.

MISSOURI STATE PLANE COORDINATES HAVE BEEN CALCULATED BASED ON THE KC METRO CONTROL MONUMENT JA-90, GRID FACTOR = 0.9999023, MISSOURI COORDINATE SYSTEM 1983.

ELEVATIONS ARE BASED ON KC METRO CONTROL MONUMENT JA-90, HAVING A PUBLISHED ELEVATION OF 996.72 (NAVD, USGS). THE MONUMENT IS LOCATED AT THE "Y" INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD.

THE 100 YEAR FLOOD PLAIN ILLUSTRATED ON THIS FINAL PLAT OF LEGACY WOOD - 6TH PLAT IS BASED ON THE MARYWOOD LANE CULVERT AND FLOOD PLAIN REPORT BY MR. TED A. MARTIN, P.E., CFM, NORTHSTAR TECHNOLOGIES, LLC, 19750 BIRCH STREET, STILLWELL, KS 66085, DATED OCTOBER 25, 2015.

ALL REAR LOT CORNERS WILL BE SET WITH SEMI-PERMANENT MONUMENTS AND CURBS WILL BE NOTCHED AT THE EXTENSION OF LOT LINES UPON COMPLETION OF CONSTRUCTION OF THIS SUBDIVISION.

ALL LOTS, PARCELS AND PROPERTIES IN THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR LEGACY WOOD AS FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI.

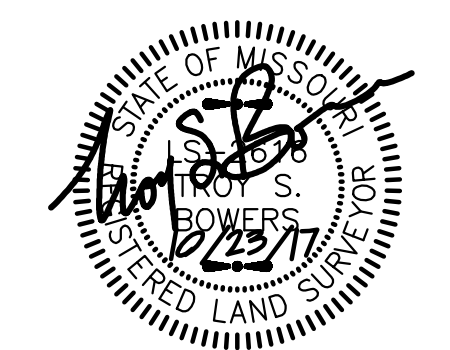
THE DEVELOPER IS RESPONSIBLE FOR INSTALLING THE FIVE FOOT SIDEWALK ALONG NE MARYWOOD LANE ADJACENT TO TRACT "J".

ALL STORM WATER CONVEYANCE TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE 'COVENANTS, CONDITIONS, AND RESTRICTIONS.' REFER TO THE 'COVENANTS, CONDITIONS, AND RESTRICTIONS' ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS.

THERE WAS NO VISIBLE EVIDENCE FOUND OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARY AS OF THIS DATE. THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL AND GAS COUNCIL - WELLS AS OF MAY 25, 2016 DATABASE WAS ALSO SEARCHED, NONE WERE FOUND WITHIN THE PLAT BOUNDARY.

FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCROACH UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.

BOWERS ENGINEERING & SURVEYING, INC. AND THIS PROFESSIONAL LAND SURVEYOR MAKE NO REPRESENTATION AS TO THE SUITABILITY OF THE SOIL OR SUBSURFACE CONDITIONS LOCATED WITHIN OR ADJACENT TO THIS SUBDIVISION PHASE OF LEGACY WOOD - 6TH PLAT FOR RESIDENTIAL OR INFRASTRUCTURE IMPROVEMENTS. THE PROPERTY OWNER AND OR BUILDER / CONTRACTOR SHALL CONSULT WITH A GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS.



TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616

I HEREBY CERTIFY THAT THE WITHIN PLAT OF LEGACY WOOD - 6TH PLAT IS BASED ON 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 ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. 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.

REVISION DATE: 7/11/16 - PER CITY COMMENTS
REVISION DATE: 10/23/17 - PER CITY COMMENTS

Sheet 1 of 2

FOR: WOOD FAMILY DEVELOPMENT, INC., 2840 NE PARKVIEW LANE, LEE'S SUMMIT, MO

Bowers Engineering & Surveying
A Division of **Anderson Engineering, Inc.**

P.O. BOX 71
106 E. PEARL STREET
HARRISONVILLE, MISSOURI 64701
ENGINEERING: 816.380.2600 / SURVEYING: 816.380.4821

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
2	47	31	JACKSON	MISSOURI	5/16/16	442-14
DRAWING NO. 442-14FP.DWG		DRAWN BY: TSB		CHECKED BY: TSB		
ANDERSON CO#000062						