

# FINAL PLAT

## Tailor Made Landing

### Lots 1 - 2 & Tract A

#### Section 17, Township 47, Range 31

#### Lee's Summit, Jackson County, Missouri

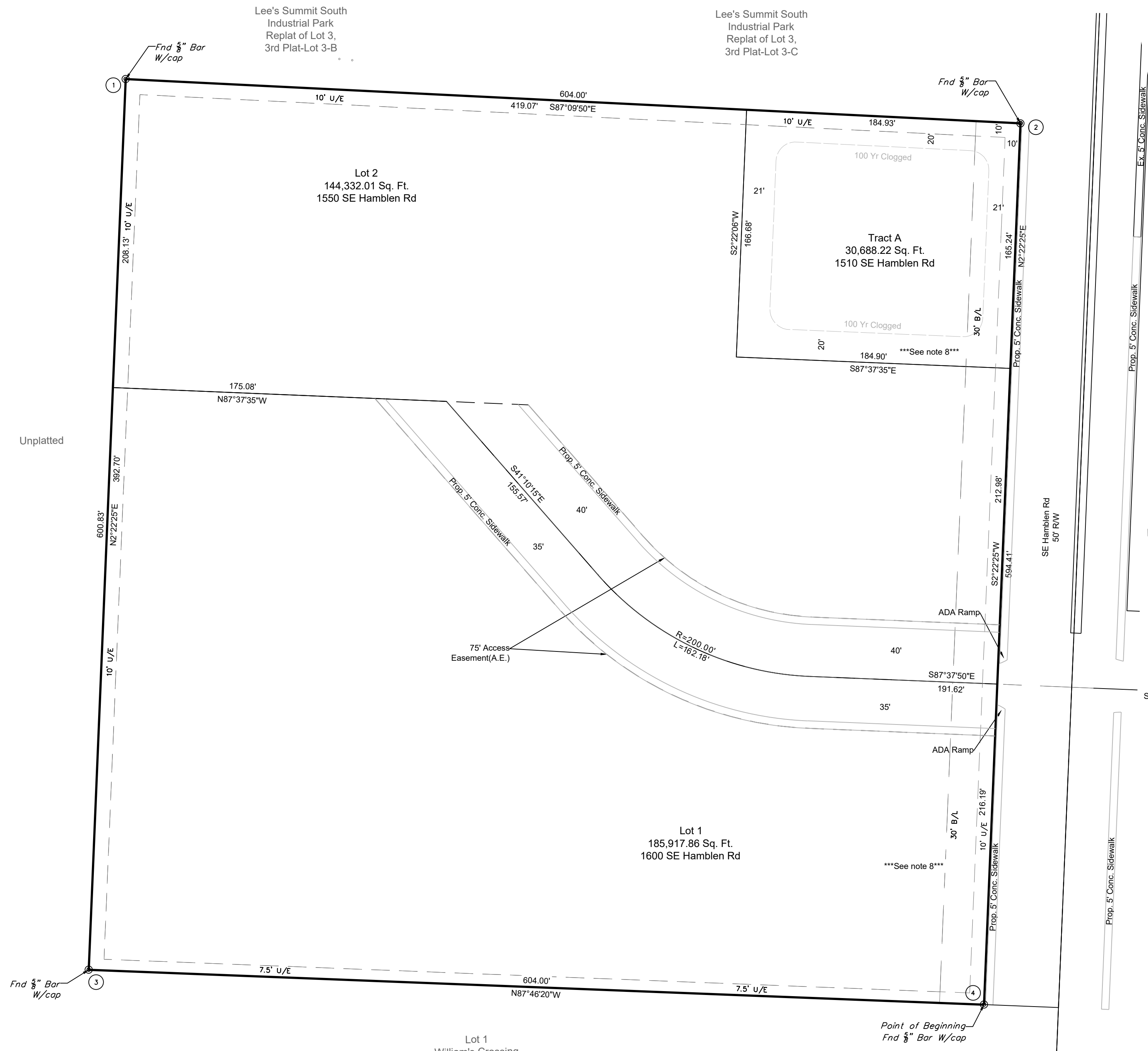
DATE	CITY COMMENTS
10/2/23	

Final Plat  
Tailor Made Landing  
Section 17, Township 47, Range 31  
Lee's Summit, Jackson County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1	17	47	31	Jackson	1600 Hamblin	October 21, 2022
					SCALE	1"=50'

PROFESSIONAL SEAL

**ENGINEERING & SURVEYING SOLUTIONS**  
50 SE BETH STREET  
LEE'S SUMMIT, MO 64082  
PR (616) 625-9888 F (816) 625-9849



**OWNER/DEVELOPER:**  
TAILOR MADE EXTERIORS LLC  
4521 NE SUN CT STE A  
LEES SUMMIT, MO 64064  
816-322-2444

**PROPERTY DESCRIPTION**

LOT 2, WILLIAMS' CROSSING, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.  
CONTAINING 360,952.89 SQ. FT. OR 8.29 AC. MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREINAFTER BE KNOWN AS

**"TAILOR MADE LANDING"**

**EASEMENTS:**

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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 527.1888 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

**ACCESS EASEMENT:**

AN EASEMENT TO PROVIDE FOR ACCESS TO AND FROM LOTS 1 AND 2 IS HEREBY ESTABLISHED AS SHOWN ON THE PLAT AND DESIGNATED AS ACCESS EASEMENT(A.E.). SAID EASEMENT IS FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS, THEIR MORTGAGEES, TENANTS, BUSINESS INVITEES AND ANY EMERGENCY VEHICLES, EQUIPMENT AND PERSONNEL.

**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.

**STREETS:**

THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

**COMMON AREA:**

ALL PRIVATE EASEMENTS, OR NON-PUBLIC AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
TRACT A OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL RUN WITH THE PROPERTY OWNER OF LOT 1. PRIOR TO THE RECORDING OF THE PLAT OR CONVEYANCE OF ANY OWNERSHIP INTEREST IN THIS PROPERTY, SUBDIVIDER SHALL RECORD COVENANTS THAT ARE REVIEWED AND APPROVED BY THE CITY WHICH COMPLY WITH SECTION 4.290 OF THE UDO, AS APPLICABLE TO THIS PROPERTY AND TRACT A.  
ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORM WATER DETENTION FACILITIES SHALL BE INSPECTED BY THE HOMEOWNERS ASSOCIATION ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEES SUMMIT PROPERTY MAINTENANCE CODE.

**DRAINAGE NOTE**

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

**IN TESTIMONY WHEREOF:**

TAILOR MADE EXTERIORS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
TAILOR MADE EXTERIORS, L.L.C.

\_\_\_\_\_  
RICK MULLIN, MANAGING MEMBER

**NOTARY CERTIFICATION:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICK MULLIN OF TAILOR MADE EXTERIORS, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

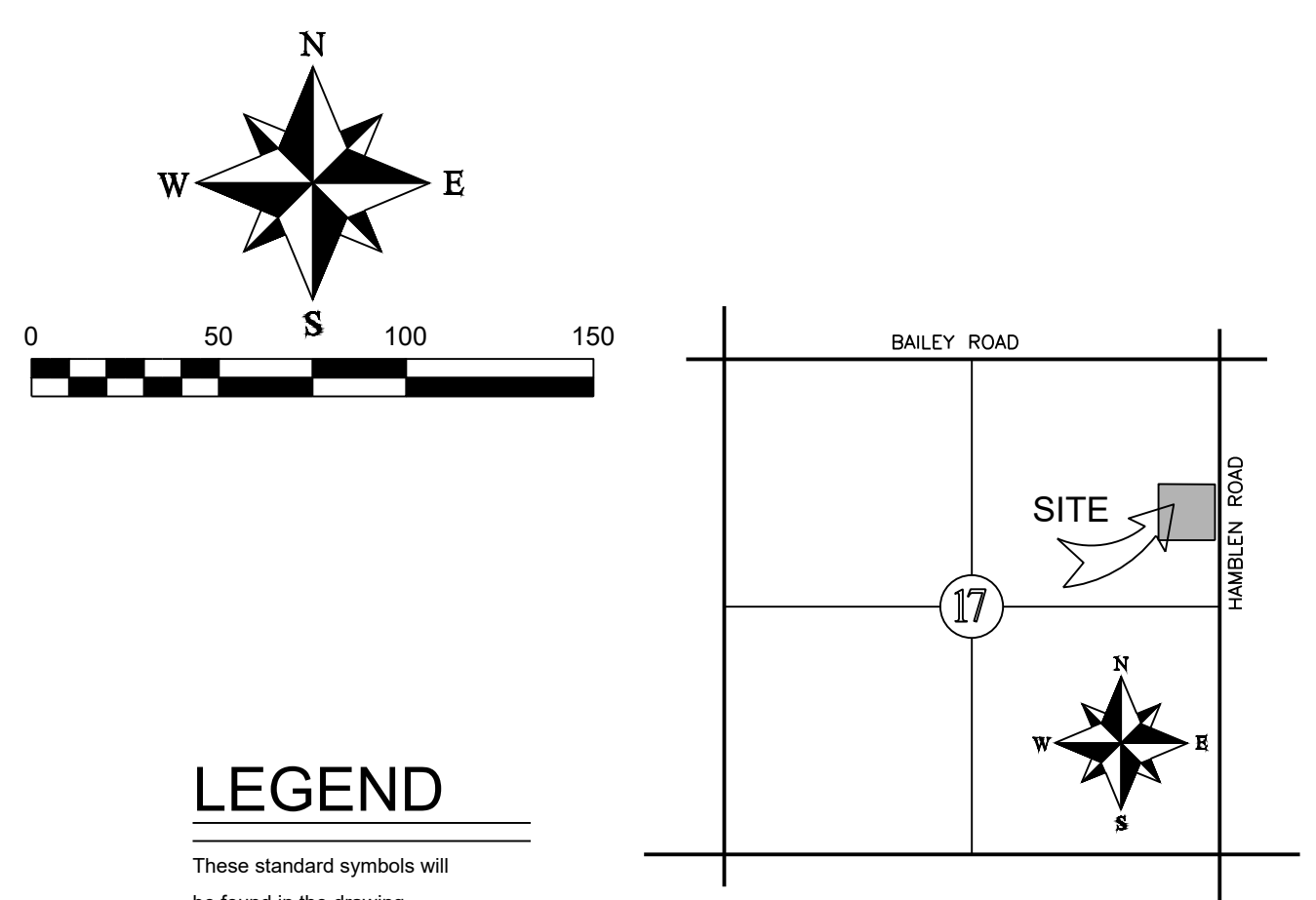
**IN WITNESS THEREOF:**

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED BY JACKSON COUNTY ASSESSOR MAPPING.

By \_\_\_\_\_  
Date \_\_\_\_\_



**LEGEND**

These standard symbols will be found in the drawing:  
● Set 1/2" Rebar & Cap (LS-2005008319-D)  
⊙ Found Survey Monument (As Noted)  
U/E Utility Easement  
B/L Building Setback Line  
#### Street Address

**LOCATION MAP**  
SECTION 17-T47N-R31W

**SURVEYOR'S GENERAL NOTES:**

- This survey is based upon the following information provided by the client or researched by this surveyor.  
(A). Williams' Crossing, recorded as Doc. No. 1997I24721.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished by client.
- Bearings shown hereon are based upon bearings described in the Final Plat of Williams' Crossing, recorded as Doc. No. 1997I24721.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing-Locate Ticket #
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- This property is located outside the 100 year flood plain, zone "x" as shown on the Firm panel 29095C0435G, dated January 20, 2017.
- There shall be no vehicular access to SE Hamblen Road.

Missouri State Plane Coordinate System  
1983, Missouri West Zone  
(2003 Adjustment)  
Reference Monument: CA-08  
Combined Scale Factor: 0.99989997

POINT	NORTHING	EASTING
1	302469.202	862030.056
2	302460.125	862213.817
3	302286.267	862022.412
4	302279.098	862206.338
CA08	295023.772	857606.886
CA08AZ	295008.486	857868.230

Coordinates Shown in Meters

Point of Commencement  
Found 2" Aluminum  
East 1/4 Corner  
Section 17--47--31

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
MATTHEW J. SCHLICHT, MOPLS 2012000102  
ENGINEERING SOLUTIONS, L.L.C., MO CORP LS 2005008319-D