

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 NORTHWESTLY 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.

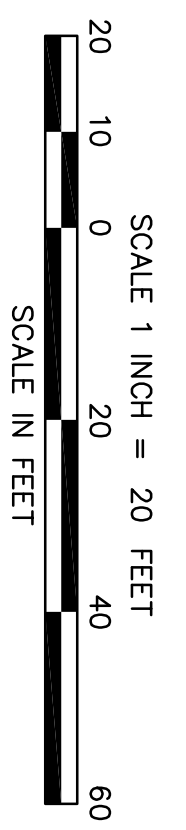
TRACT 2:
THAT PART OF LOT 9 AND THE NORTH 20 FEET OF **W.B. HOWARD'S 3RD ADDITION**, A SUBDIVISION IN LEES SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 9, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 6TH STREET; THENCE SOUTH 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°00'00" 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 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"**.

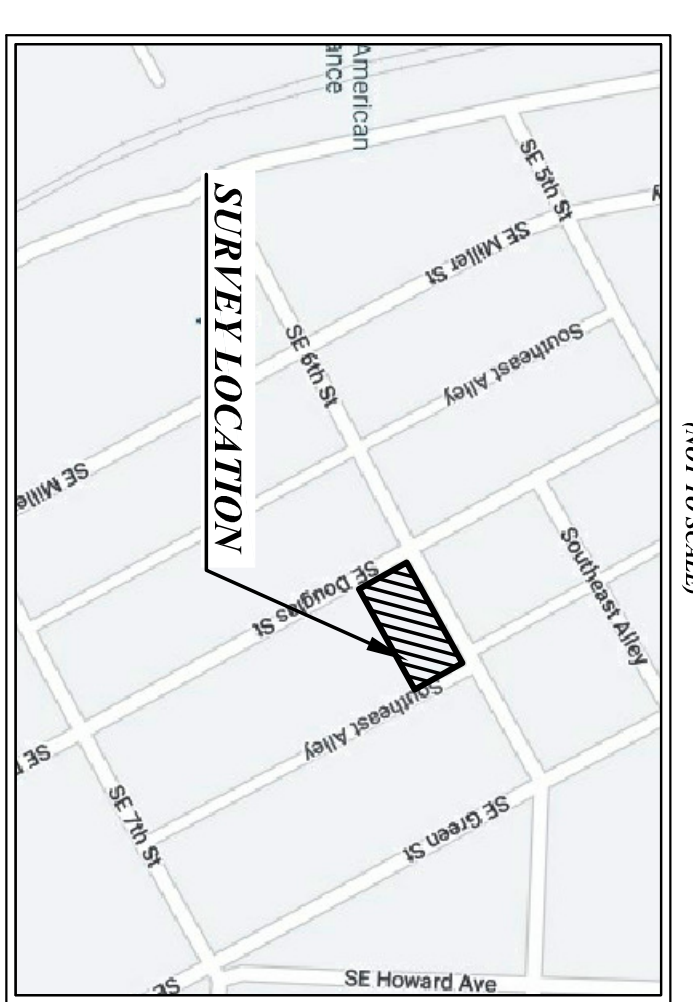
UTILITY INFORMATION:
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION ALONG WITH FIELD LOCATIONS 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.

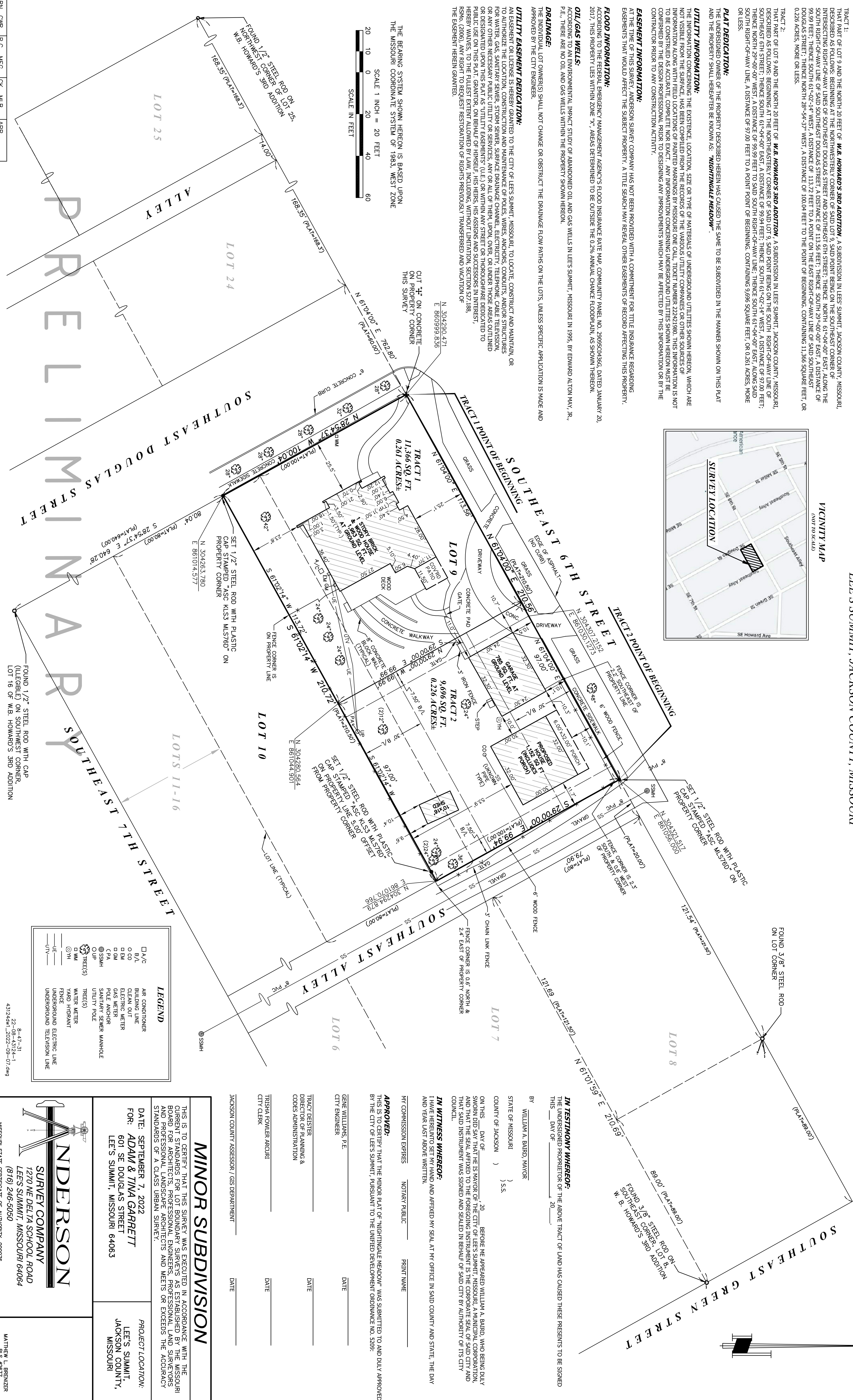
UTILITY EASEMENT DEDICATION:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEES SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, 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 ON THIS PLAT. THIS EASEMENT OR LICENSE IS GRANTED TO THE CITY OF LEES SUMMIT, MISSOURI, AND IS HEREBY WAIVED 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.



THE BEARING SYSTEM SHOWN HEREON IS BASED UPON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE



MINOR PLAT OF
NIGHTINGALE MEADOW
A MINOR SUBDIVISION OF ALL OF LOT 9, AND THE NORTH 20 FEET OF LOT 10, **W.B. HOWARD'S 3RD PLAT**, A SUBDIVISION IN LEES SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND

DA/C	AIR CONDITIONER
B/L	BUILDING LINE
O	OPEN SPACE
DEM	ELECTRIC METER
DM	GAS METER
CPA	POLE ANCHOR
SMH	SANITARY SEWER MANHOLE
OUP	UTILITY POLE
TREES	TREES
TM	WATER METER
YH	YARD HYDRANT
UF	FENCE
UTV	UNDERGROUND TELEVISION LINE

IN TESTIMONY WHEREOF:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ___ DAY OF _____ 20__

BY: WILLIAM A. BARD, MAYOR
STATE OF MISSOURI)
COUNTY OF JACKSON) S.S.

ON THIS ___ DAY OF _____ 20__ BEFORE ME APPEARED WILLIAM A. BARD, WHO BEING DULY SWORN IN, SAID HE IS A MAYOR OF THE CITY OF LEES SUMMIT, MISSOURI, AND THAT HE HAS CAUSED THE FOREGOING INSTRUMENT TO BE SIGNED AND SEALED IN HIS OFFICE AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CITY BY AUTHORITY OF ITS CITY COUNCIL.

IN WITNESS WHEREOF:
I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC PRINT NAME _____

APPROVED:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "NIGHTINGALE MEADOW" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEES SUMMIT, PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 5209:

GENE WILLIAMS, P.E. _____ DATE _____
CITY ENGINEER

TRACY DEBSTER _____ DATE _____
DIRECTOR OF PLANNING & CODES ADMINISTRATION

TRISHA FOWLER ARQUI _____ DATE _____
CITY CLERK

JACKSON COUNTY ASSESSOR / GIS DEPARTMENT _____ DATE _____

MINOR SUBDIVISION

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURSUS IN THE BOUNDARIES FOR THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS URBAN SURVEY.

DATE: SEPTEMBER 7, 2022
FOR: **ADAM & TINA GARRETT**
601 SE DOUGLAS STREET
LEES SUMMIT, MISSOURI 64063

PROJECT LOCATION:
LEES SUMMIT,
JACKSON COUNTY,
MISSOURI

ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEES SUMMIT, MISSOURI 64064
(816) 246-5050

MATTHEW L. BRENNER
P.L.S. #677