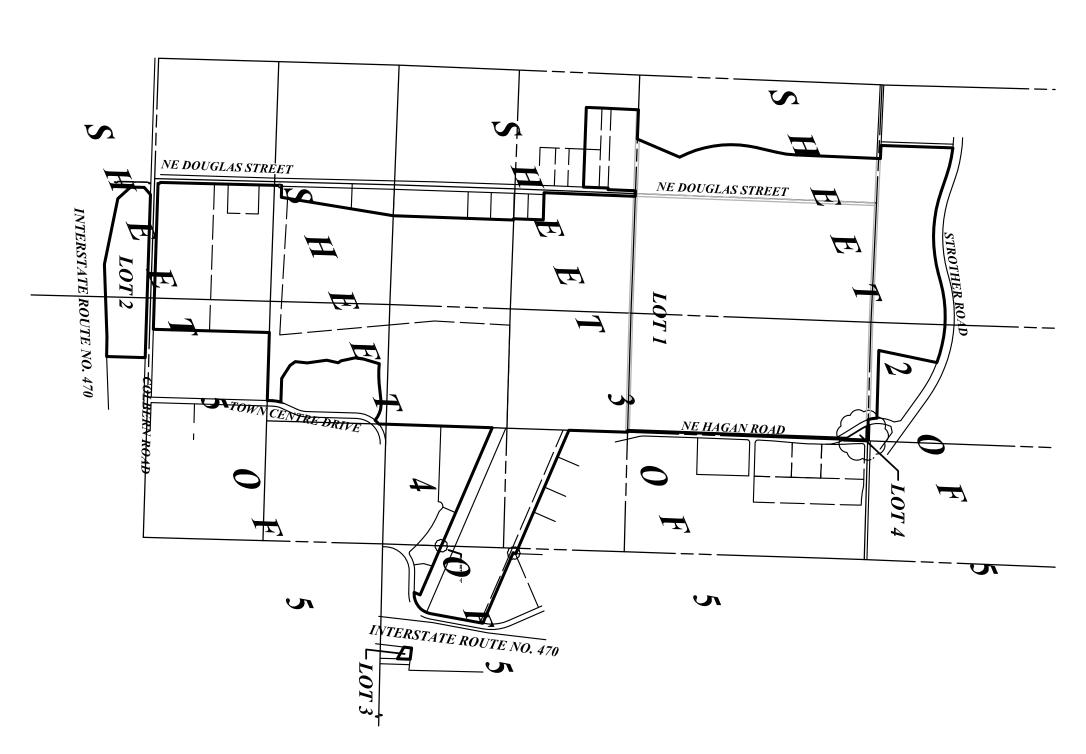
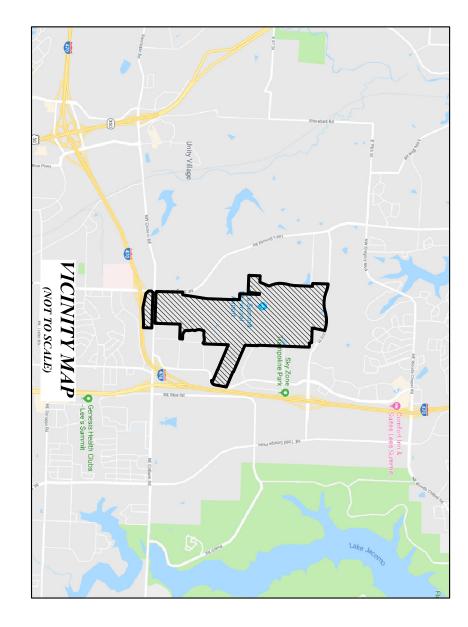
,₫ 18, 19, 20, 29, 30-48-18-10-42364-1 42364-Final Plat.dwg

CONTRICTION OF CONTRI

# P

A MAJOR SUBDIVISION IN THE CITY OF LI PART OF SECTIONS 17, 18, 19, 20, 29, AND





# **APPROVED:**THIS IS TO CERTIFY THAT THE FINAL PLAT OF "LEE'S SUMMIT AIRPORT" WAS SUBMITTED TO SUMMIT, PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. \_\_\_\_\_.

PRESENTS TO BE SIGNED THIS

RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES	GEORGE M. BINGER III, P.E.	TRISHA FOWLER ARCURI
DATE	DATE	DATE
JACKSON COUNTY ASSESSOR / GIS DEPARTMENT DATE	CARLA DIAL PLANNING COMMISSION SECRETARY	WILLIAM A. BAIRD - MAYOR
	DATE	DATE

MY COMMISS

ON EXPIRES

I HAVE HERE

JNTO SET MY

HAND

AND

ON THIS DAY OF, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, I TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE CITY MAN JACKSON COUNTY, MISSOURI, AND THAT SAID STEPHEN A. ARBO ACKNOWLEDGED SAID INSTRUN	COUNTY OF	NOTARY CERTIFICATION: STATE OF	STEPHEN A. ARBO, CITY MANAGER	
PUBLIC, PERSONALLY APPEARED STEPHEOITY MANAGER FOR THE CITY OF LEE'S INSTRUMENT TO BE HIS FREE ACT AND I				

### LOT 2

OF LOTS 7 AND 12, FIELDS FARM, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DAS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST; DUTH 1°-27-56" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SCRIBED; THENCE NORTH 88°-06'-51" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1140.16 FEET TO THE EAST RIGHT OF DIP DOUGLAS ROAD AS NOW ESTABLISHED; THENCE SOUTH 48°-45'-47" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 105.25 VCE SOUTH 1°-37'-49" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE NORTH RIGHT OF WAY LINE OF E 470 HIGHWAY AS ESTABLISHED BY DOCUMENT NO. 1-53740 IN BOOK 1-158 AT PAGE 1988; THENCE SOUTH 42°-16'-29" EAST, THIS AND THE 3 COURSES ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 189.09 FEET; THENCE SOUTH 42°-16'-29" EAST, A DISTANCE OF 741.78 LAST, A DISTANCE OF 800.00 FEET; THENCE SOUTH 89°-10'-34" EAST, A DISTANCE OF 17.62 FEET; THENCE NORTH EAST, A DISTANCE OF 17.62 FEET; THENCE NORTH 1°-41'-13" EAST DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 424.95 FEET DUTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET; THENCE NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET; THENCE NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET; THENCE NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET THENCE NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET THENCE NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET THENCE NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET THENCE NORTH 88°-13'-03" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET THENCE OF 17.60 FEET THENCE NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET THENCE NORTH 88°-13'-03" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET THENCE NORTH 88°-13'-03" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET THENCE NORTH 880°-13'-03' WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 17.60 FEET T

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, 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 SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 88°-42'-12" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 1107.27 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 470 HIGHWAY AS ESTABLISHED BY DOCUMENT NO. 1-26482; THENCE NORTH 6°-44'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 260.82 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 6°-44'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 124.35 FEET TO THE WEST RIGHT OF WAY LINE, A DISTANCE OF 124.35 FEET TO THE WEST RIGHT OF WAY LINE OF RICE ROAD AS ESTABLISHED BY DOCUMENT NO. 653842; THENCE SOUTH 1°-35'-02" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 141.52 FEET; THENCE NORTH 60°-58'-17" WEST, A DISTANCE OF 148.15 FEET TO THE POINT OF BEGINNING.

HE DESCRIPTION OF LOTS 1, 2, 3, AND 4 WAS PREPARED BY ANDERSON SURVEY COMPANY AND DESCRIBES THE PROPERTIES IN THE FOLLOWING OCUMENTS:

### N COUNTY CIRCUIT COURT CASES:

SE NO. 1316-CV-01238 - RECORDED AS DOCUMENT NO. 2014E0018251 SE NO. 0616-CV06306 - RECORDED AS DOCUMENT NO. 2006E0072849

CASE NO. CV89-11610 - RECORDED AS DOCUMENT NO. I-926295 IN BOOK I-1938 AT PAGE 1853

SE NO. 0616-CV-34998 - RECORDED AS DOCUMENT NO. 2007E0094223

CASE NO. 96-5065 - RECORDED AS DOCUMENT NO. I-0034432 IN BOOK I-2850 AT PAGE 125 CASE NO. 0616-CV02368 - RECORDED AS DOCUMENT NO. 2007E0010748

CASE NO. 0616-CV02368 - RECORDED AS DOCUMENT NO. 2009E0059783

GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2007E0093804 RPORATE WARRANTY DEED RECORDED AS DOCUMENT NO. I-1127110 IN BOOK I-2279 AT PAGE 842

GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2005I0106522
GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2006E0117142

MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-304990 IN BOOK I-794 AT PAGE 575
MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-383862 IN BOOK I-934 AT PAGE 2301
MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-800622 IN BOOK I-1725 AT PAGE 1686
MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-771754 IN BOOK I-1678 AT PAGE 899

MISSOURI DEED OF TRUST RECORDED AS DOCUMENT NO. 200210000971 PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 200510091245 SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 1-569220 IN BOOK I-1311 AT PAGE 1818

SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 1998I0101147 WARRANTY DEED RECORDED AS DOCUMENT NO. 2000I0077784 WARRANTY DEED RECORDED AS DOCUMENT NO. I-304400 IN BOOK I-793 AT PAGE 454

### **AREA:** THE SUBJECT PROPERTY CONTAINS 24,072,973 SQUARE FEET OR 552.639 ACRES, MORE OR LESS.

**PLAT 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 : "LEE'S SUMMIT AIRPORT, LOTS 1-4"

EASEMENTS:
THE EASEMENT I
ASSURED QUALI
OE112913 1
OE112913 1
OE112913 1
OE112913 1 INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORTS WITH EASEMENTS PREPARED BY ITTY TITLE COMPANY WITH THE FOLLOWING FILE NUMBERS:

T1, OE112913 T3, OE112913 T4, OE112913 T6, OE112913 T8, OE112913 T10, OE112913 T11, OE112913 T13, OE112913 T14, OE112913 T16, T17, OE112913 T18, OE112913 T19, OE112913 T20, OE112913 T21, OE112913 T22, OE112913 T23, OE112913 T24, OE112913 T25, T26, OE112913 T27, OE112913 T28, OE112913 T30, OE112913 T31, OE112913 T32, OE112913 T35, OE112913 T36, T37, AND OE112913 T38

FLOOD INFORMATION:
ACCORDING TO THE FEDERA
JANUARY 20, 2017 AND COMI
BE OUTSIDE THE 0.2% ANNUA **DRAINAGE:**THE INDIVIDUAL
MADE AND APPR THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 29095C0409G, DATED 7 AND COMMUNITY PANEL NO. 29095C0430G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON .

## . LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS ROVED BY THE CITY ENGINEER.

**OIL/GAS WELLS:** ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL - WELLS SPREADSHEET, 2018, THE SUBJECT PROPERTY CONTAINS NO ACTIVE OR ABANDONED GAS OIL OR WELLS. DATED FEBRUARY 2.

### SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT O LOTS 1-4 IS BASED ON AN ACTUAL MY DIRECT SUPERVISION AND THAT

SURVEY MADE BY ME OR UNDER AID SURVEY MEETS OR EXCEEDS PERTY BOUNDARY SURVEYS, AS ID FOR ARCHITECTS, SIONAL LAND SURVEYORS, AND HER CERTIFY THAT I HAVE NANCES, AND REGULATIONS EYING AND PLATTING OF ROFESSIONAL INFORMATION,

DATE

PREPARED:

2019

, 18, 19, 20, 29, 30—48 18—10—42364—1 42364—Final Plat.dwg

SURVEYOR:
JAMES S. ANDERSON, PLS
ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050

SHE OWNER:
CITY OF LEE'S SUMMIT
220 SOUTHEAST GREEN STR
LEE'S SUMMIT, MISSOURI 64

1270 N. E. DELTA SCHOOL ROAD, LEE'S SUMMIT, MISSOURI 64064 SURVEY RSON COMPANY

(816) 246-5050 E CERTIFICATE OF AUTHO

