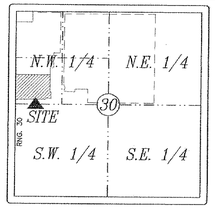
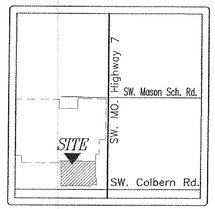
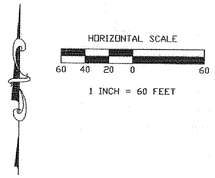
FINAL PLAT
SCHUETZ SMITH ESTATES
LOTS 1 & 2,
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



Twp. 48, Rng. 30



Vicinity Map



LEGEND:
- B/L – BUILDING SET–BACK
- D/E – DRAINAGE EASEMENT
- FND – FOUND
- IP – IRON PIN
- L.N.A. – LIMITS OF NO ACCESS
- R/W – RIGHT OF WAY
- SS/E – SANITARY SEWER EASEMENT
- S/W – SIDEWALK
- U/E – UTILITY EASEMENT

GRADING/CONSTRUCTION NOTE:
As per UDC 403.050.D.5, "no grading, removal of trees or other vegetation, land filling, construction of improvements, or other material change, except for the purpose of aiding in preparation of final engineering drawings or plans, shall commence on each plt of the subject property until the Developer has:

a) Received a certificate of approval of the Construction Plans and construction permit from the City Engineer; and
b) Obtained necessary approvals and permits from other affected municipal, County, or State agencies".

SURVEYOR'S NOTES:
- ⊗ = Found Iron Bar (As Noted)
- ⊡ = 5/8" I.P. w/ Alum. Mon. Stamped "PLS 2002000244" (as noted)
- ● = Set 1/2" I.P. w/Cap "PLS 2002000244".

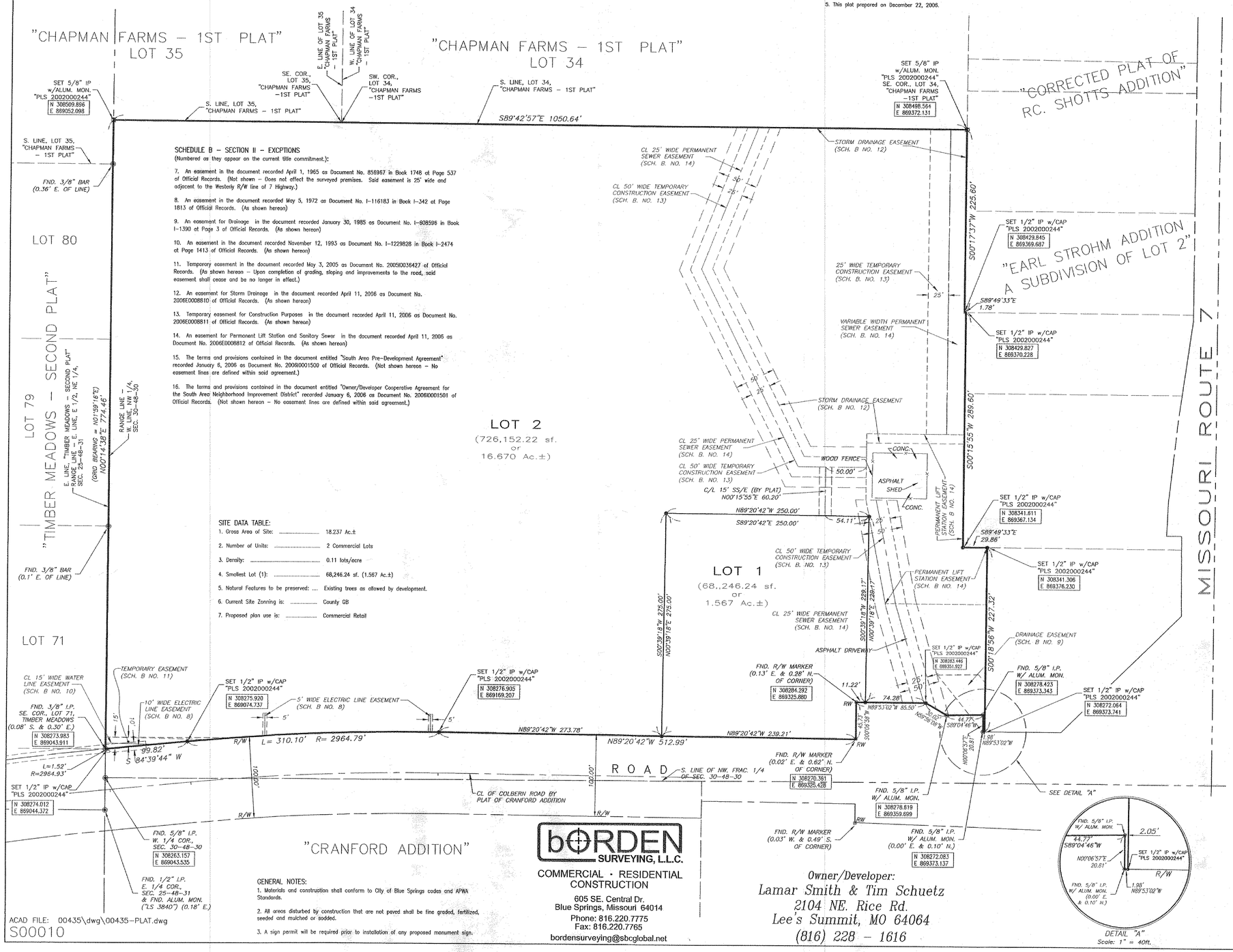
1. This survey does not constitute a title search by the Surveyor. All information regarding easements, adjoiners and other documents that might affect the quality of title of tract(s) shown hereon was gained from: Title Commitment by First American Title Insurance Company – File No. 800618, effective date, December 04, 2006.

2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3. Lot corners will be set with a 1/2" Iron Pin (I.P.) & cap "PLS 2002000244", as shown hereon.

4. Basis of bearings: W. Line, NW. 1/4, Sec. 30, Twp. 48, Rng. 30 = N00°01'38"E.

5. This plat prepared on December 22, 2006.



SCHEDULE B – SECTION II – EXCPTIONS
(Numbered as they appear on the current title commitment.):

7. An easement in the document recorded April 1, 1965 as Document No. 858967 in Book 1748 at Page 537 of Official Records. (Not shown – Does not affect the surveyed premises. Said easement is 25' wide and adjacent to the Westerly R/W line of 7 Highway.)

8. An easement in the document recorded May 5, 1972 as Document No. I–116183 in Book I–342 at Page 1813 of Official Records. (As shown hereon)

9. An easement for Drainage in the document recorded January 30, 1985 as Document No. I–608598 in Book I–1390 at Page 3 of Official Records. (As shown hereon)

10. An easement in the document recorded November 12, 1993 as Document No. I–1229828 in Book I–2474 at Page 1413 of Official Records. (As shown hereon)

11. Temporary easement in the document recorded May 3, 2005 as Document No. 2005I0036427 of Official Records. (As shown hereon – Upon completion of grading, sloping and improvements to the road, said easement shall cease and be no longer in effect.)

12. An easement for Storm Drainage in the document recorded April 11, 2006 as Document No. 2006E0008810 of Official Records. (As shown hereon)

13. Temporary easement for Construction Purposes in the document recorded April 11, 2006 as Document No. 2006E0008811 of Official Records. (As shown hereon)

14. An easement for Permenent Lift Station and Sanitary Sewer in the document recorded April 11, 2006 as Document No. 2006E0008812 of Official Records. (As shown hereon)

15. The terms and provisions contained in the document entitled "South Area Pre–Development Agreement" recorded January 6, 2006 as Document No. 2006I0001500 of Official Records. (Not shown hereon – No easement lines are defined within said agreement.)

16. The terms and provisions contained in the document entitled "Owner/Developer Cooperative Agreement for the South Area Neighborhood Improvement District" recorded January 6, 2006 as Document No. 2006I0001501 of Official Records. (Not shown hereon – No easement lines are defined within said agreement.)

SITE DATA TABLE:
1. Gross Area of Site: ..... 18.237 Ac.±
2. Number of Units: ..... 2 Commercial Lots
3. Density: ..... 0.11 lots/acre
4. Smallest Lot (1): ..... 68,246.24 sf. (1.567 Ac.±)
5. Natural Features to be preserved: .... Existing trees as allowed by development.
6. Current Site Zonning is: ..... County GB
7. Proposed plan use is: ..... Commercial Retail

GENERAL NOTES:
1. Materials and construction shall conform to City of Blue Springs codes and APWA Standards.
2. All areas disturbed by construction that are not paved shall be fine graded, fertilized, seeded and mulched or sodded.
3. A sign permit will be required prior to installation of any proposed monument sign.

bORDEN SURVEYING, L.L.C.
COMMERCIAL • RESIDENTIAL CONSTRUCTION
605 SE. Central Dr.
Blue Springs, Missouri 64014
Phone: 816.220.7775
Fax: 816.220.7765
bordensurveying@sbcglobal.net

Owner/Developer:
Lamar Smith & Tim Schuetz
2104 NE. Rice Rd.
Lee's Summit, MO 64064
(816) 228 – 1616

ACAD FILE: 00435\dwg\00435–PLAT.dwg
S00010

DESCRIPTION:
ALL THAT PART OF THE SOUTH 24 ACRES OF THE SOUTH HALF OF GOVERNMENT LOT 2, OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 RANGE 30 (THE SOUTH HALF OF SAID LOT 2 SOMETIMES REFERRED TO AS SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION) IN JACKSON COUNTY, MISSOURI, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE CENTER LINE OF COLBERN ROAD 280 FEET WEST OF THE CENTER LINE OF MISSOURI STATE HIGHWAY NUMBER 7 AS SAID ROADS ARE NOW ESTABLISHED; THENCE NORTH PARALLEL TO THE CENTER LINE OF SAID HIGHWAY NUMBER 7, A DISTANCE OF 290 FEET; THENCE WEST PARALLEL WITH THE CENTER LINE OF COLBERN ROAD, 30 FEET MORE OR LESS, TO A POINT 310 FEET WEST OF THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH PARALLEL WITH SAID EAST LINE 188.6 FEET, MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT L. STRAIN AND GLADYS R. STRAIN, HUSBAND AND WIFE, FILED FOR RECORD AS DOCUMENT NUMBER 717213 IN THE OFFICE OF THE RECORDER OF DEEDS; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, 2 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT BEING A LINE WHICH IS PARALLEL WITH AND DISTANCE WESTERLY 282 FEET FROM THE WEST LINE OF SAID HIGHWAY NUMBER 7, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF LOT 1 EARL STROHM ADDITION, A SUBDIVISION OF LAND; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE WEST LINE OF THE CORRECTED PLAT R.C. SHOTTS ADDITION, A SUBDIVISION OF LAND, TO A POINT ON THE NORTH LINE OF THE SOUTH 24 ACRES OF THE SOUTH HALF OF SAID GOVERNMENT LOT 2, SUBJECT TO THE RIGHTS OF THE PUBLIC IN COLBERN ROAD, EXCEPT ANY PART IN ROADS.

DEDICATION: The undersigned proprietors of the above described tract have caused the same to be subdivided in the manner shown on the accompanying plat, which plat and subdivision shall hereafter be known as:

"SCHUETZ SMITH ESTATES"

STREETS: Street right of way shown on this plat not heretofore dedicated to public, is hereby dedicated.

BUILDING SET BACKS: All building set back lines are shown hereon, and labeled "B/L".

EASEMENTS: An easement or license is herby granted to the City of Blue Springs, Missouri, to locate, construct, and maintain or authorize location, construction, maintenance and use of conduits for all or any purpose, gas, sewer mains, poles and wires or all or any of them, over, under and along the strips of land marked "U/E" or "Utility Easement".

WATER LINE EASEMENTS: A water line easement, "W/E", is granted to Water District No. 13, to locate, construct and maintain the water utilities.

DRAINAGE EASEMENTS: Areas designated on the accompanying plat as "D/E" or "Drainage Easement", are hereby reserved to the City of Blue Springs, Missouri for the purpose of a natural stormwater drainage easement or for the purpose of constructing, maintaining, operating, removing and replacing stormwater drainage facilities in accordance with plans and specifications approved by the City Engineer of the City of Blue Springs. No fence, wall, planting, building or other obstruction may be placed or maintained in said drainage easement hereby dedicated and there shall be no alteration of the grades or contours in said dedicated area without the approval of said City Engineer of the City of Blue Springs. No obstruction may be placed in said drainage easement which would prevent ingress and egress to the same by maintenance vehicles or which would prevent said vehicles traveling to said drainage easement for maintenence purposes.

IN TESTIMONY WHEREOF, J. Lamar Smith, has caused these presents to be signed this 29 day of Dec, 2006

By: J. Lamar Smith

State of Missouri)
County of Jackson)

On this 29 day of Dec, 2006 before me, the undersigned Notary Public, personally appeared J. Lamar Smith, to me personally known to be the person described in and who executed the foregoing instrument; and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in my office the day and year last above written.

Notary Public (Signed) Jackson County, Missouri — My commission expires 6-27-10

Notary Public (Printed)

IN TESTIMONY WHEREOF, Debra Baldwin Smith, has caused these presents to be signed this 29 day of Dec, 2006

By: Debra Baldwin Smith

State of Missouri)
County of Jackson)

On this 29 day of Dec, 2006 before me, the undersigned Notary Public, personally appeared Debra Baldwin Smith, to me personally known to be the person described in and who executed the foregoing instrument; and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in my office the day and year last above written.

Notary Public (Signed) Jackson County, Missouri — My commission expires 6-27-10

Notary Public (Printed)

IN TESTIMONY WHEREOF, Timothy L. Schuetz and Carol V. Schuetz, husband and wife, have caused these presents to be signed this 29 day of Dec, 2006

By: Timothy L. Schuetz — By: Carol V. Schuetz

State of Missouri)
County of Jackson)

On this 29 day of Dec, 2006 before me, the undersigned Notary Public, personally appeared Timothy L. Schuetz and Carol V. Schuetz, husband and wife, to me personally known to be the persons 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 in my office the day and year last above written.

Notary Public (Signed) Jackson County, Missouri — My commission expires 6-27-10

Notary Public (Printed)

JENNIFER MANN NOTARY PUBLIC STATE OF KANSAS My App. Exp. 6-27-10

THIS IS TO CERTIFY that the "SCHUETZ SMITH ESTATES", was submitted to and approved by the Mayor and City Council of Blue Springs, Missouri, this _____ day of _____, 200__ by Ordinance No. _____.

APPROVED:

Steven K. Steiner – Mayor
Dianne Gardner – City Clerk
Sheila Solon – Chairman, Planning Commission
Cesar A. Yanes – City Engineer
James Holley – Assitant Director of Community Development

APPROVED BY JACKSON COUNTY ASSESSOR:

By: _____ Date: _____

CERTIFICATION: I Hereby Certify that the Plat of "SCHUETZ SMITH ESTATES" subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivision to the best of my professional knowledge and belief.

DAVID W. BORDEN PLS # 2002000244

12-27-06
DATE