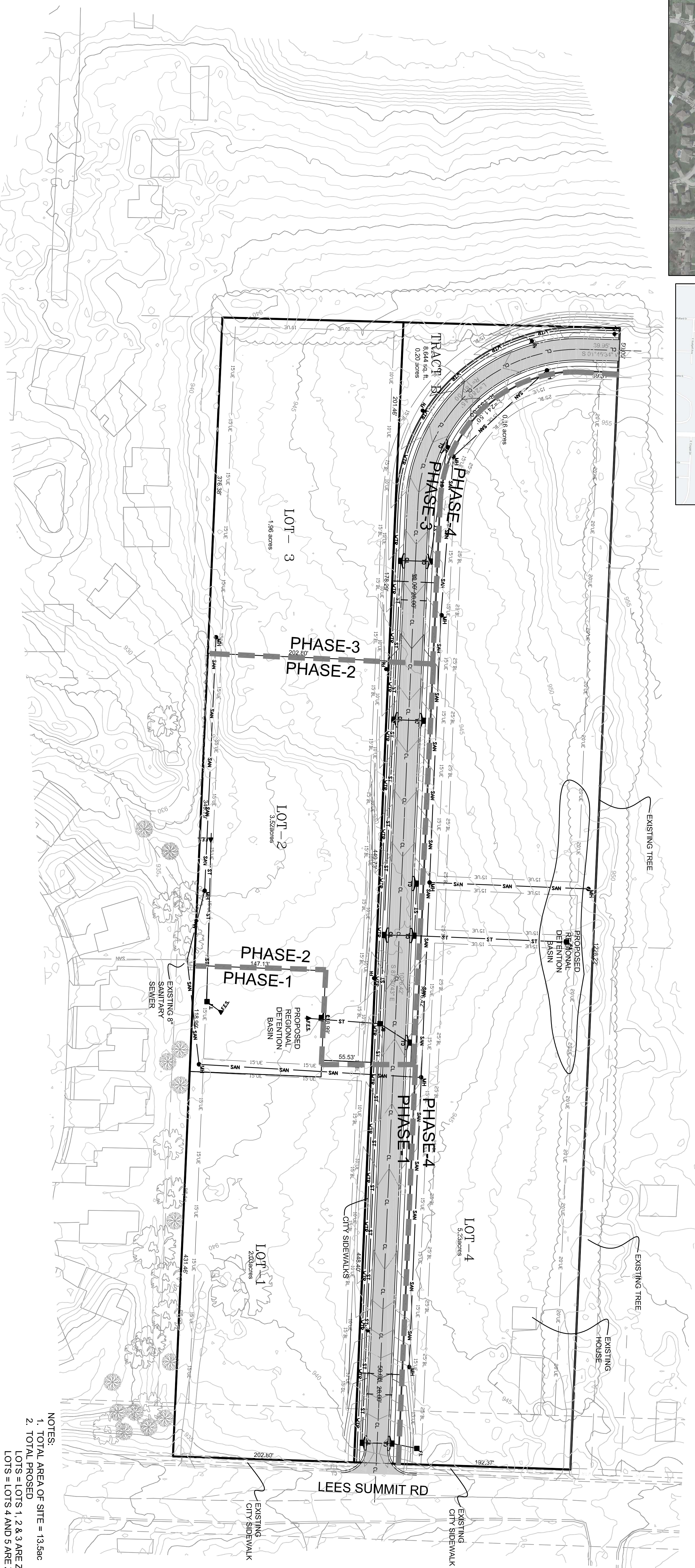
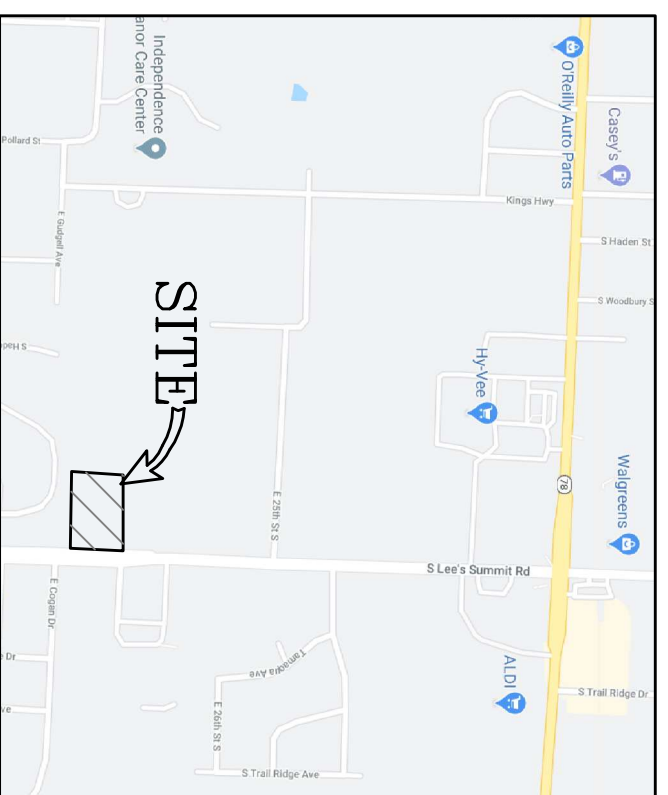
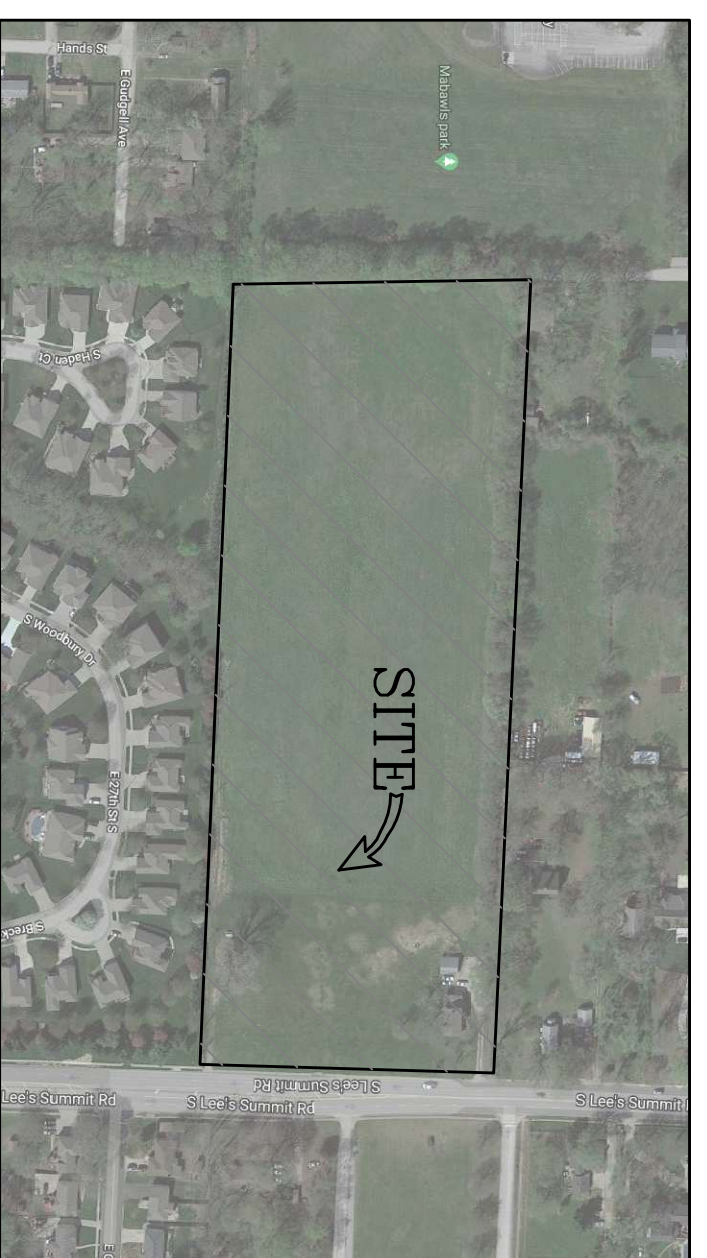


PRELIMINARY PLAT FOR SUMMIT LIVING INDEPENDENCE, JACKSON COUNTY, MISSOURI

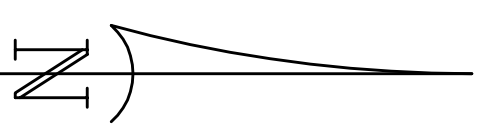
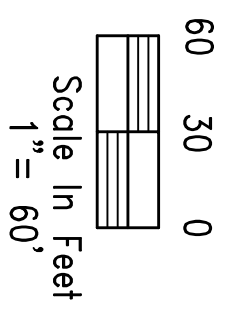


NOTES:
 1. TOTAL AREA OF SITE = 13.58ac
 2. TOTAL PROPOSED LOTS = LOTS 1, 2 & 3 ARE ZONED C-1 LOTS = LOTS 4 AND 5 ARE ZONED R-6

ROADS:
 1. ROADS SHALL BE 28' BACK TO BACK OF CURB WITH 50' ROW BEING A STANDARD RESIDENTIAL ROAD

UTILITY NOTES:
 1. SANITARY SEWER MAIN SHALL BE BUILT TO CITY STANDARDS AND DEDICATED TO THE CITY ALONG WITH A 15' UTILITY EASEMENT.
 2. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE BUILT TO CITY WATER DEPARTMENT STANDARDS AND BE PUBLIC.

LEGAL DESCRIPTION
 A parcel of land located in the SE 1/4 of Section 12, Township 49 North, Range 32 West, Independence, Jackson County, MO, more particularly described as follows: BEGINNING at the SW corner of said SE 1/4; thence N01°32'06"E along the West line of said SE 1/4, a distance of 445.21 feet; thence S87°30'46"E along the Southerly line of "Carter Estates," a subdivision in said City, and the Westerly prolongation thereof, a distance of 1279.38 feet to the SE corner of said subdivision; said corner also being on the Westerly right of way line of Lee's Summit Road, as it now exists; thence S01°53'25" W along said Westerly right of way line, a distance of 445.17 feet to the NE corner of "Drumm Farm Villas 2nd Plat", a subdivision in said City; thence N87°30'46"W along the Northerly line of "Drumm Farm Villas 2nd Plat and 4th Plat", subdivisions in said City, a distance of 1276.62 feet to the POINT OF BEGINNING, containing 13.06 acres, more or less, all being subject to easements, restrictions, and rights of way.



DRAWN BY:	RAW
CHECKED BY:	RAW
DATE:	3-1-23
PROJECT NO.:	E23-305
SCALE:	1"=60'

**PRELIMINARY PLAT FOR
SUMMIT LIVING**

CIVIL PLANS FOR
SUMMIT LIVING
INDEPENDENCE, JACKSON COUNTY, MISSOURI

**PRELIMINARY PLAT FOR
SUMMIT LIVING**

CIVIL PLANS FOR
SUMMIT LIVING
INDEPENDENCE, JACKSON COUNTY, MISSOURI

Quist Engineering Inc.
 Civil Engineering for Residential & Commercial Site Development

821 NE Columbus ST.
 Lee's Summit, Missouri 64063
 Phone: (816) 550-5675
 e-mail = rwalquist@quistengineering.com

DATE	REVISION	BY
9-5-23	PER CITY COMMENTS	-
9-18-23	PER CITY COMMENTS	-