

COLUMNS = 3' x 3'

MONUMENT WIDTH OF STONE = TO FIT WITHIN EXISTING  
TO MATCH STONE STONE

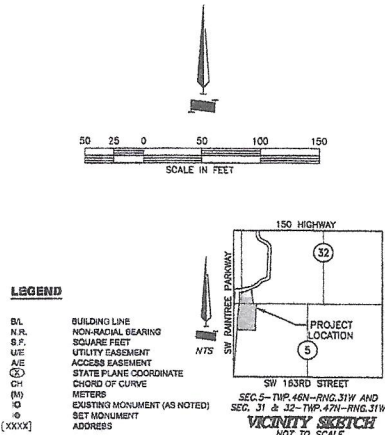
HEIGHT = 5'

MONUMENT WIDTH = 28'

- ⓐ 20x30 PLaque TO BE DESIGNED BY RESIDENT
- ⓑ STONE TO MATCH REPAIR MONUMENT WITHIN GUIDELINES
- ⓒ AT TRACT B

# FINAL PLAT OF CREEKSIDE AT RAINTREE LOTS 1 THRU 31 AND TRACTS A THRU F

PART OF THE SW 1/4 OF SECTION 32 AND THE SE 1/4 SECTION 31, T47N, R31W AND IN  
THE FRACTIONAL NW 1/4 OF SECTION 5, T46N, R31W  
CITY OF LEE'S SUMMIT, CASS & JACKSON COUNTY, MISSOURI



STATE PLANE COORDINATES (METERS)					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	286192.250	680422.754	8	286526.630	680284.418
2	286195.032	680228.854	7	286571.132	680283.091
3	286195.120	680241.334	6	286607.400	680281.948
4	286265.003	680246.199	5	286645.774	680279.659
5	286403.711	680263.745	10	286457.930	680433.427
REFERENCE MONUMENT, CA-09					
286119.662 680723.919					

## CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF

"CREEKSIDE AT RAINTREE - LOTS 1 THRU 31 AND TRACTS A THRU F"

WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY ORDINANCE NO. \_\_\_\_\_

BILL BAIRD \_\_\_\_\_ DATE \_\_\_\_\_ TRISHA FOWLER ARGURI \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR CITY CLERK

APPROVED: PUBLIC WORKS / ENGINEERING

GEORGE M. BINGER III, P.E.  
CITY ENGINEER

APPROVED: PLANNING & SPECIAL PROJECTS

ROBERT G. MCKAY, M.P.  
DIRECTOR OF PLANNING  
AND SPECIAL PROJECTS

APPROVED: PLANNING COMMISSION

FRED DEMORO  
SECRETARY

APPROVED: JACKSON COUNTY GIS APPROVED: CASS COUNTY ASSESSOR/GIS

JACKSON COUNTY GIS DEPT. \_\_\_\_\_ DATE \_\_\_\_\_ BOB HUSTON \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEYOR'S NOTES:

- THIS PROPERTY IS NOT WITHIN A FLOOD ZONE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 20050503030, EFFECTIVE DATE JANUARY 20, 2017.
- NO ABANDONED OIL OR GAS WELL IS IDENTIFIED ON THIS DRAWING. LOCATIONS PER MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE, DATED 2014.
- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER. BEAM-PERMANENT MONUMENTS: 1/2" IRON BAR WITH PLASTIC CAP STAMPED "MOR INC" SET AT ALL LOT CORNERS. CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.
- THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, UTILIZING CASS COUNTY, MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT CA-09 (1997 ADJUSTMENT) WITH AN OVERALL GRID SCALE FACTOR OF 0.9999934.
- THE PROPERTY SHOWN HEREON IS CLASSIFIED AS URBAN PROPERTY BY 10 CSR 20-2.030 AND 4 CSR 30-18.030.
- NO LOTS IN THIS SUBDIVISION SHALL HAVE DIRECT ACCESS (DRIVEWAY CONNECTION) TO SW RAIN TREE PARKWAY OR SW RAIN TREE DRIVE.

## SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS\* AS JOINTLY ADOPTED 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 RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHNNY YAGLE, PLS-200-1001917

DATE

FINAL PLAT  
CREEKSIDE AT RAINTREE  
LOTS 1 THRU 31 AND TRACTS A THRU F  
CITY OF LEE'S SUMMIT, CASS & JACKSON COUNTY, MO  
LANDROCK DEVELOPMENT, LLC  
4335 MCGEE STREET  
KANSAS CITY, MISSOURI 64111

**HDR**  
HDR ENGINEERING, INC.

3741 HALE IRON DRIVE  
LEE'S SUMMIT, MO 64068  
816-347-1100/FAX 816-347-1197  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #000856

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**PROPERTY DESCRIPTION:**[illegible]

**DEDICATION:**

THE UNDERSIGNED PROPRIETORS OF THE HERIN DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

**STREET\$:**

ARE HEREBY SO DEDICATED.

**EASEMENTS:**

[illegible]

## BUILDING LINES:

BUILDING LINES (BL) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

**COMMON AREAS:**

TRACT A THRU TRACT F ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE RAIRREE LAND PROPERTY OWNERS ASSOCIATION, DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARDING OF THE PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNERS ASSOCIATION. ALL STORM WATER CONTAINMENT, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE BYLAWS SET FORTH IN THE COMMONS, AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMONS AND RESTRICTIONS ASSOCIATED WITH THE DEVELOPMENT FOR REQUIREMENTS.

**MASTER DRAINAGE PLAN NOTE:**

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS AS SHOWN BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY OF LEES SUMMIT ENGINEER.

**COVENANTS NOTE:**

THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AND SHALL HEREBY BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH SET FORTH HEREIN.

**SIDEWALKS NOTE:**

INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR INSTALLING A SIDEWALK ON EACH LOT THAT MEETS THE REQUIREMENTS OF THE CITY OF LEES SUMMIT.

**IN WITNESS WHEREOF:**

LANDROCK DEVELOPMENT, LLC, A MISSOURI COMPANY HAS CAUSED THESE PRESENTS TO BE  
EXECUTED BY ITS MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018

LANDROCK DEVELOPMENT, LLC

**J P ROBERTS, MANAGING MEMBER**



**CITY OF LEE'S SUMMARY:**

MAYOR AND CITY COUNCIL CERTIFICATION:

" CHEROKEE AT SAINTREE - LOTS 1 THRU 31 AND TRACTS A THRU F "

NO. \_\_\_\_\_ WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, BY ORDINANCE \_\_\_\_\_.

<u>BILL BOARD</u>	<u>DATE</u>	<u>DATE</u>
MAYOR		
<u>TRISHA FOWLER ARCURI</u>		
CITY CLERK		

**APPROVED: PUBLIC WORKS / ENGINEERING**

CITY ENGINEER

• **CONCLUSIONS** The results of this study suggest that the use of a single, standardized, and validated questionnaire can provide a reliable and valid measure of the prevalence of mental health problems in a community sample. The results also suggest that the use of a single, standardized, and validated questionnaire can provide a reliable and valid measure of the prevalence of mental health problems in a community sample.

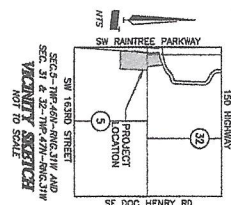
## DIRECTOR OF PLANNING AND SPECIAL PROJECTS

APPROVED: JACKSON COUNTY GIS      APPROVED: CALS COUNTY ASSESSOR/CLERK

JACKSON COUNTY GIS DEPT.      DATE:      BOB HUSTON      DATE:

**SURVEYOR'S DECLARATION:**

I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREIN WHICH MEET OR EXCEED THE CURRENT ASSOCIATED MANUAL STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS NOW ADOPTED BY THE MISSOURI BOARD FOR ACQUIRED RIGHTS, TITLE AND EASEMENTS DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND REQUIRERS ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE BEING SUBMITTED AND REVERENTLY ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



SEC. 5-TWP. 46N-RNG. 31W AND  
SEC. 31 & 32-TWP. 47N-RNG. 31W  
**VICINITY SKETCH**  
NOT TO SCALE

JOHNNY YAGLE, PLS-2001001917

DATE \_\_\_\_\_

10028

**Diamond**

FINAL PLAT  
CREEKSIDE AT RAINTREE  
LOTS 1 THRU 31 AND TRACTS A THRU F  
E'S SUMMIT, CASS & JACKSON COUNTY, MO  
LANDROCK DEVELOPMENT, LLC  
4335 MCGEE STREET  
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HDR ENGINEERING, INC.  
3741 N.E. TROON DRIVE  
LEE'S SUMMIT, MO 64064  
816-347-1100 • FAX 816-347-1197  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #000855

[illegible]