

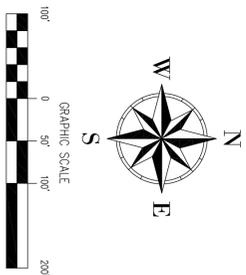
VICINITY MAP  
SEC. 9, TWP. 47, RANG. 32  
NOT TO SCALE

# TYPE 1 MINOR SUBDIVISION LOT CONSOLIDATION

## LONGVIEW COMMUNITY CENTER

### PART OF SEC. 9, TWP. 47, RANG. 32

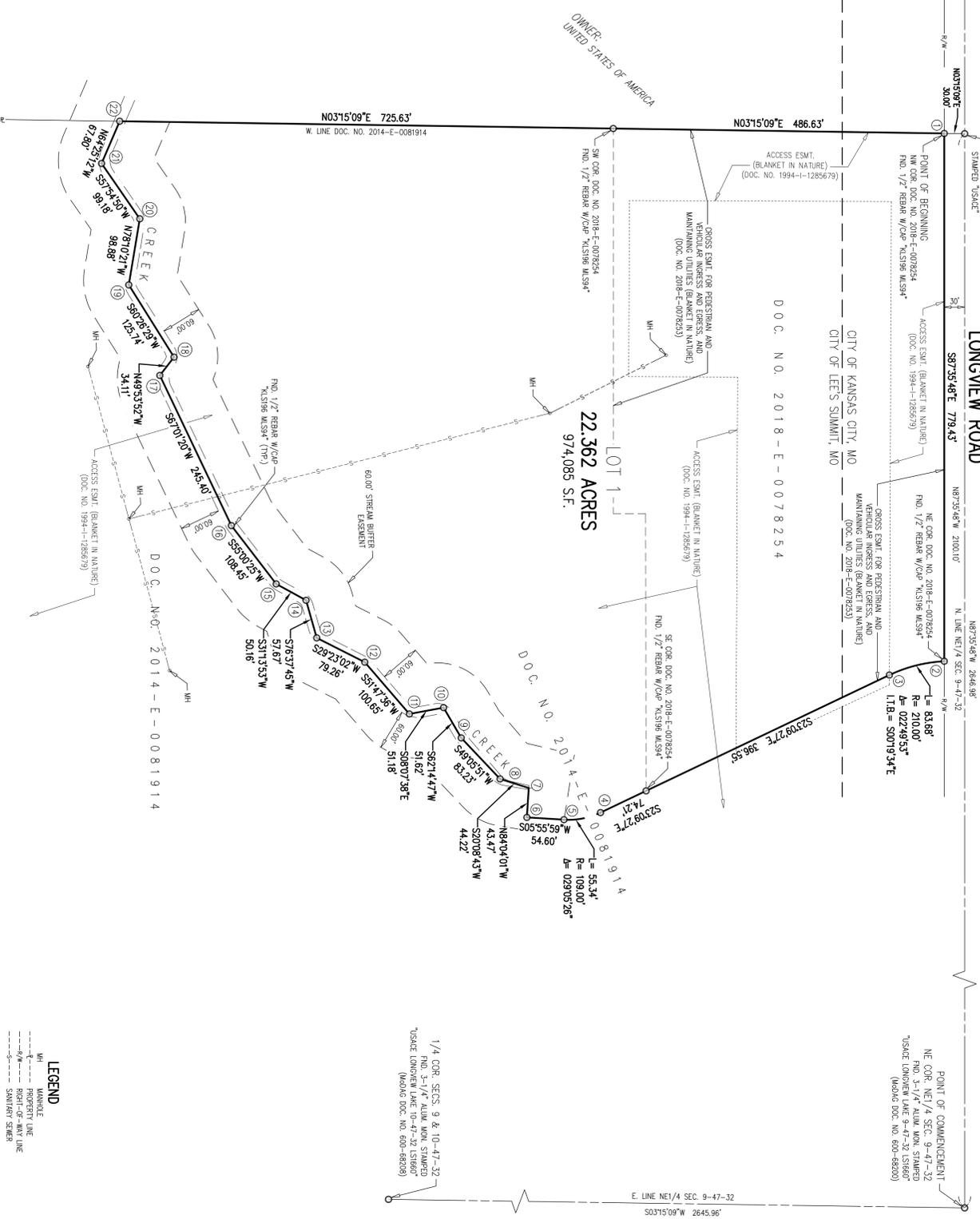
#### KANSAS CITY & LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT AS DETERMINED FROM GPS OBSERVATIONS AND TIED TO JACKSON COUNTY GEODENIC REFERENCE SYSTEM CONTROL STATION "JA-96" A GRID FACTOR OF 0.99989922 WAS USED:

PT. NO.	GRID NORTHING	GRID EASTING
JA-96	305,051.017 M	851,640.796 M
1	304,831.122 M	853,633.266 M
2	304,821.161 M	853,870.605 M
3	304,796.356 M	853,875.761 M
4	304,664.443 M	853,932.183 M
5	304,647.945 M	853,934.682 M
6	304,631.394 M	853,932.962 M
7	304,632.763 M	853,919.785 M
8	304,620.111 M	853,915.144 M
9	304,603.501 M	853,895.970 M
10	304,596.175 M	853,882.047 M
11	304,580.732 M	853,884.232 M
12	304,561.780 M	853,880.149 M
13	304,540.711 M	853,848.296 M
14	304,536.646 M	853,831.195 M
15	304,523.574 M	853,823.269 M
16	304,504.619 M	853,796.191 M
17	304,475.424 M	853,727.336 M
18	304,482.119 M	853,719.385 M
19	304,483.214 M	853,686.050 M
20	304,469.391 M	853,695.554 M
21	304,453.534 M	853,630.943 M
22	304,462.256 M	853,612.305 M

**SUBMITTAL 08/19/2025**



CITY OF LEE'S SUMMIT, MISSOURI  
THIS IS TO CERTIFY THAT THE MINOR PLAT OF LONGVIEW COMMUNITY CENTER, LOT 1, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNITED DEVELOPMENT ORDINANCE.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 AMEE MASSIE, ACP  
 INTERIM DIRECTOR OF DEVELOPMENT SERVICES

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 HENSHIA FOWLER ARBOUR, CITY CLERK

DATE: \_\_\_\_\_  
 GEORGE M. BINGER, III, P.E., CITY ENGINEER (CITY SEAL)

CITY OF KANSAS CITY, MISSOURI  
CITY PLANNING AND DEVELOPMENT DEPARTMENT  
PURSUANT TO THE AUTHORITY DELEGATED TO ME BY THE CITY COUNCIL IN SECTION 88-538-05 OF THE ZONING AND DEVELOPMENT CODE, I HEREBY APPROVE THIS MINOR SUBDIVISION PLAT.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FOR MARIO VASQUEZ, ACP  
 DIRECTOR OF CITY PLANNING AND DEVELOPMENT

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MARILYN SANDERS, CITY CLERK

DATE: \_\_\_\_\_  
 COUNTY GIS/RECORDS DEPARTMENT (CITY SEAL)

**PROPERTY DESCRIPTION:**

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 32 WEST, PARTIALLY IN KANSAS CITY AND PARTIALLY IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE N87°35'48"W, ALONG THE NORTH LINE OF SAID NORTH QUARTER, 270.00 FEET (DEED: 2100 FEET); TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2014-E-008194, THENCE S05°15'09"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, PARALLEL WITH THE EAST LINE OF SAID NORTH QUARTER, 300.00 FEET; TO THE SOUTH RIGHT-OF-WAY LINE OF LONGVIEW ROAD AS NOW ESTABLISHED, SAID SOUTH RIGHT-OF-WAY LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF THE SAID NORTH QUARTER, THENCE S89°55'48"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LONGVIEW ROAD, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 779.43 FEET; TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2018-E-0078254, THENCE IN A SOUTHEASTLY DIRECTION ALONG THE EASTERN LINE OF SAID TRACT OF LAND, ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF S00°19'34"E, HAVING A RADIUS OF 210.00 FEET, CONTINUING ALONG THE EASTERN LINE OF SAID TRACT OF LAND, 396.55 FEET; TO A POINT OF TANGENCY, THENCE S23°09'27"E, CONTINUING ALONG A CENTRAL ANGLE OF 02°29'26", THENCE IN A SOUTHEASTLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 109.00 FEET THROUGH A CENTRAL ANGLE OF 02°29'26", AN ARC DISTANCE OF 55.34 FEET TO A POINT OF TANGENCY, THENCE S05°55'59"W, 54.60 FEET; THENCE N84°40'10"W, 43.47 FEET TO THE CENTER OF A CREEK, THENCE ALONG THE CENTER OF SAID CREEK, THE FOLLOWING COURSES AND DISTANCES: S20°08'43"W, 44.22 FEET; THENCE S49°05'51"W, 83.23 FEET; THENCE S62°14'47"W, 51.62 FEET; THENCE S08°07'38"E, 51.18 FEET; THENCE S51°47'36"W, 100.65 FEET; THENCE S29°23'02"W, 79.28 FEET; THENCE S08°07'38"E, 51.18 FEET; THENCE S31°13'53"W, 50.16 FEET; THENCE S55°00'25"W, 108.45 FEET; THENCE S67°01'20"W, 248.40 FEET; THENCE N49°53'52"W, 34.11 FEET; THENCE S80°26'29"W, 125.74 FEET; THENCE N87°02'17"W, 98.88 FEET; THENCE S57°54'50"W, 99.18 FEET; THENCE N64°25'12"W, 67.80 FEET TO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2014-E-008194, THENCE N03°15'09"E, ALONG THE WEST LINE OF SAID TRACT OF LAND, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, 725.63 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2018-E-0078254, THENCE N03°15'09"E, ALONG THE WEST LINE OF SAID TRACT OF LAND, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 488.63 FEET TO THE POINT OF BEGINNING, CONTAINING 22.362 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2014-E-0081914 AND DOC. NO. 2018-E-0078254.
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. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
4. ACCURACY STANDARD: THE URBAN
5. THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29995C0412G, MAP REVISED 01/20/2017.
6. ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, WELL INSTALLATION SECTION, POLLING INFORMATION MAP (WISIM), THIS AREA IS LOCATED IN AN AREA HISTORICALLY USED FOR PRODUCTION OF PETROLEUM. THERE WERE NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS OBSERVED AT THE TIME OF THE SURVEY AND NONE SHOWN ON THE WISIM WITHIN THE BOUNDARY OF THIS PLAT.

OWNER: CITY OF LEE'S SUMMIT, MISSOURI, A MUNICIPAL CORPORATION

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

OWNER: THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI.

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

IN TESTIMONY WHEREOF THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI HAS CAUSED THE INSTRUMENT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI.

BY: TAVAN LEE, VICE CHANCELLOR, ADMINISTRATIVE SERVICES, ON BEHALF OF THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI.

STATE OF MISSOURI )  
 COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND ABOUT THE COUNTY AND STATE OF MISSOURI, TAVAN LEE, VICE CHANCELLOR, ADMINISTRATIVE SERVICES, ON BEHALF OF THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI, A MUNICIPAL CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF TRUSTEES, AND SAID TAVAN LEE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
 UNDERSIGNED CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY SURVEYS. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN FOR URBAN PROPERTY, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

PREPARED FOR:  
 METROPOLITAN COMMUNITY COLLEGE  
 3200 BROADWAY  
 KANSAS CITY, MO 64111

**TALIAFERRO & BROWNE, INC.**  
 CONSULTING ENGINEERS-SURVEYORS  
 1020 EAST 8TH ST., KANSAS CITY, MO. 64106  
 PH: (816) 283-3456 FAX: (816) 283-0941

ROCKY E. GARD MO LS NO. 2069  
 DATE: \_\_\_\_\_

