

# SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST  
AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

RECEIVED

AUG - 1 2016

Planning & Codes Admin

AREAS		
	SQUARE FEET	ACRES
LOT 1	200,048	4.592
LOT 2	156,687	3.588
LOT 3	97,714	2.222
LOT 4	699,738	16.064
TRACT "A"	164,342	3.737
TOTALS	2,018,769	46.803

## DESCRIPTION:

LOT 1A, SUMMIT INNOVATION CENTER - 2ND PLAT, LOTS 1A AND 1, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 20161221, DATED APRIL 20, 2016.

THIS SUBDIVISION CONTAINS 2,018,769 SQUARE FEET (PLAT = 2,128,656 SQUARE FEET +/-) OR 46.803 ACRES (PLAT = 48.807 ACRES +/-), MORE OR LESS.

## PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREINAFTER BE KNOWN AS: "SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A."

## FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2609C0207, DATED SEPTEMBER 29, 2006, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

## STREET/ROAD RIGHT OF WAY DEDICATION:

ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

## UTILITY EASEMENT DEDICATION:

AN EASEMENT OR EASEMENTS IS/ARE HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THE/SEVERAL AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS --UTILITY EASEMENT(S) (I.E., FOR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT, GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 57.106, RSMo, (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

## DRAINAGE:

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

ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE "COVENANTS, CONDITIONS AND RESTRICTIONS".

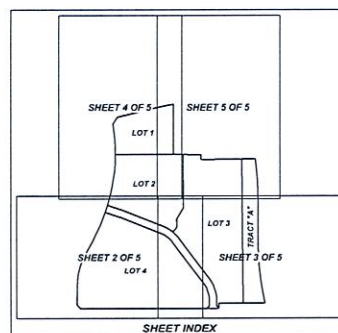
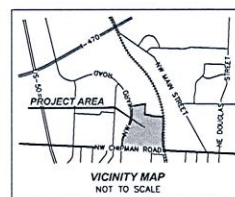
## COMMON AREA:

DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD 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.

## APPROVED:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "SUMMIT ORCHARD" 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 NO. \_\_\_\_\_.

RANDALL L. RHODES MAYOR	DATE: _____	DUNISE R. CHESUM, MRC CITY CLERK	DATE: _____
FRED DEMBRO PLANNING COMMISSION SECRETARY	DATE: _____	GEORGE M. HINGER III, P.E. CITY ENGINEER	DATE: _____
ROBERT G. MCCAY, SR. <sup>®</sup>	DATE: _____	PAUL R. SHELTON	DATE: _____



## BUILDING LINES:

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

THE FOLLOWING WAS ESTABLISHED BY THE PLAT OF "SUMMIT INNOVATION CENTER - FIRST PLAT", DOCUMENT NO. 201505054787, BOOK 1456, PAGE 70:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

MAJOR STREET: 15 FEET ARTERIAL (THIS PERTAINS TO WARD ROAD, CHIPMAN ROAD, AND TUDOR ROAD. ALL SETBACKS ALONG THESE STREETS SHALL BE 15 FEET MINIMUM).

ALL OTHER STREETS: 8 FEET OTHER STREETS IF MAIN ENTRY AND ANY DISPLAY WINDOWS FACE STREET, OTHERWISE 15 FEET (THIS PERTAINS TO INNOVATION PARKWAY AND SHALL BE BASED ON BUILDING TYPE (I.E., RETAIL, OFFICE, COMMERCIAL, ETC.) AND BUILDING ORIENTATION ON THE LOT. NO BUILDING SHALL BE ALLOWED TO EXTEND INTO ANY EASEMENTS ALONG STREET RIGHT-OF-WAYS).

SIDE YARDS: 10 FEET, 0 FEET FOR INTERIOR LOT LINES (THIS PERTAINS TO ALL LOTS AND SHALL BE BASED ON BUILDING ORIENTATION ON THE LOT. NO BUILDING SHALL BE ALLOWED TO EXTEND INTO ANY EASEMENTS ALONG LOT LINES).

REAR YARDS: 20 FEET (THIS PERTAINS TO ALL LOTS AND SHALL BE BASED ON BUILDING ORIENTATION ON THE LOT. NO BUILDING SHALL BE ALLOWED TO EXTEND INTO ANY BASEMENTS ALONG LOT LINES).

## OIL/GAS WELLS:

ACCORDING TO AN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, BY EDWARD ALTON MAY, JR., P.E., THERE ARE NO OIL AND GAS WELLS WITHIN THE PROPERTY SHOWN HEREON.

## GENERAL NOTES:

1. NW TUDOR ROAD WAS ESTABLISHED BY THIS PLAT OF "SUMMIT INNOVATION CENTER - FIRST PLAT", RECORDED AS DOCUMENT NO. 201505054787 IN PLAT BOOK 156 AT PAGE 64.
2. NW WARD ROAD WAS ESTABLISHED BY THE PLAT OF "SUMMIT FAIR, SECOND PLAT LOTS 8, 16-24, AND TRACT C", RECORDED AS DOCUMENT NO. 20080085124 IN PLAT BOOK 122 AT PAGE 1.
3. TRACT A, AS SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY TOWNSEND SUMMIT, LLC, ITS SUCCESSORS AND/OR ASSIGNS.

## IN TESTIMONY WHEREOF:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_ DAY OF \_\_\_, 2016.

## BY:

STEVEN W. RICH, VICE PRESIDENT  
TOWNSEND SUMMIT, LLC  
STATE OF \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_ DAY OF \_\_\_, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVEN W. RICH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SHOWN TO SAY THAT HE IS THE VICE PRESIDENT OF TOWNSEND SUMMIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID TOWNSEND SUMMIT, LLC, AND SAID STEVEN W. RICH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID TOWNSEND SUMMIT, LLC.

## IN WITNESS WHEREOF:

I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
DIRECTOR OF PLANNING & CODES ADMINISTRATION JACSON COUNTY ASSESSOR / GIS DEPARTMENT

OWNER:  
TOWNSEND SUMMIT, LLC  
1311 MCCORMICK ROAD  
SUITE 400  
HUNT VALLEY, MARYLAND 21081

SURVEYOR:  
ANDERSON SURVEY COMPANY  
203 NW EXECUTIVE WAY  
LEE'S SUMMIT, MISSOURI 64063  
(816) 246-5050

SHEET 1 OF 5

I HEREBY CERTIFY THAT THE PLAT OF "SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.

**ANDERSON**  
SURVEY COMPANY  
203 N. W. EXECUTIVE WAY  
LEE'S SUMMIT, MISSOURI 64063  
(816) 246-5050

ROBERT J. ANDERSON,  
P.L.S. #2010050242

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000078

DATE PLAT PREPARED: 31/05/2016 41911-1.mpl.pdf

-2016-120-

DIN: JFW P.C. OK APP:

FINAL PLAT OF  
SUMMIT ORCHARD - FIRST PLAT,  
LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST  
AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

**APPROVED:**  
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RANDALL L. RHOADS MAYOR	DATE	DENISE R. CHISUM, MMC CITY CLERK	DATE
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_____ FRED DEMORO PLANNING COMMISSION SECRETARY	_____ DATE	_____ GEORGE M. HINGER III, P.E. CITY ENGINEER	_____ DATE
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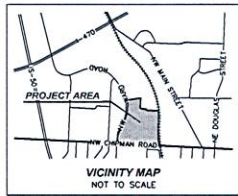
ROBERT G. McKAY, AICP	DATE	PAUL R. SHELTON	DATE
DIRECTOR OF PLANNING & CODES ADMINISTRATION		JACKSON COUNTY ASSESSOR / GIS DEPARTMENT	

## MISSOURI STATE PLANE COORDINATES

## CONTROL STATION





JA-13  
N 307528\_309  
E 860514\_793  
CQ2-Q 998981  
2003 ADJUSTMENT

POINT NO.	NORTHING	EASTING
1	90204.053	90208.061
2	90207.341	90221.175
3	90215.913	90213.539
4	90205.705	90216.560
5	90535.672	90244.774
6	90420.218	90265.961
7	90703.906	90533.878
8	90721.600	90540.032
9	90740.976	90549.980
10	90746.431	90551.452
11	90743.975	90540.699
12	90641.975	90497.559
13	90607.905	90566.725
14	90595.026	90566.033
15	90588.554	90711.090
16	90646.745	90712.854
17	90538.382	90708.581
18	90433.678	90716.578
19	90444.765	90716.560
20	90420.282	90693.500
21	90487.545	90592.772



**VICINITY MAP**  
NOT TO SCALE

### LEGEND

- U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
S.E. = SEWER EASEMENT  
B.L. = BUILDING SETBACK LINE
-  = INGRESS/EGRESS EASEMENT TO BE DEDICATED BY THIS PLAT
-  = DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT
-  = SEWER EASEMENT TO BE DEDICATED BY THIS PLAT
-  = UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT

THE BEARING AND COORDINATE SYSTEM SHOWN  
HEREON IS BASED UPON THE MISSOURI COORDINATE  
SYSTEM 1983, WEST ZONE, IN FEET.

- FOUND MONUMENT AS NOTED
- 1/2" STEEL ROD AND PLASTIC CAP, STAMPED "ASC MLS760 KLSJ", TO BE SET AT THE COMPLETION OF CONSTRUCTION.

DRN. JPW	P.C.	OK.	APP.
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**MATCH SHEET 4**

**MATCH SHEET 5**

RECEIVED

AUG - 1 2016

## Planning & Codes Admin

*SHEET 2 OF 5*

I HEREBY CERTIFY THAT THE PLAT OF "SUMMIT OAKHURD - FIRST PLAT, LOTS 1-4 & TRACT A" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY FIRST SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.



**SURVEY COMPANY**  
203 N. W. EXECUTIVE WAY  
LEE'S SUMMIT, MISSOURI 64063  
(816) 246-5050

ROBERT J. ANDERSON,  
B.S. #2010000242

DATE PLAT PREPARED: JUNE 2, 2016 41911-FinalPlat.dwg

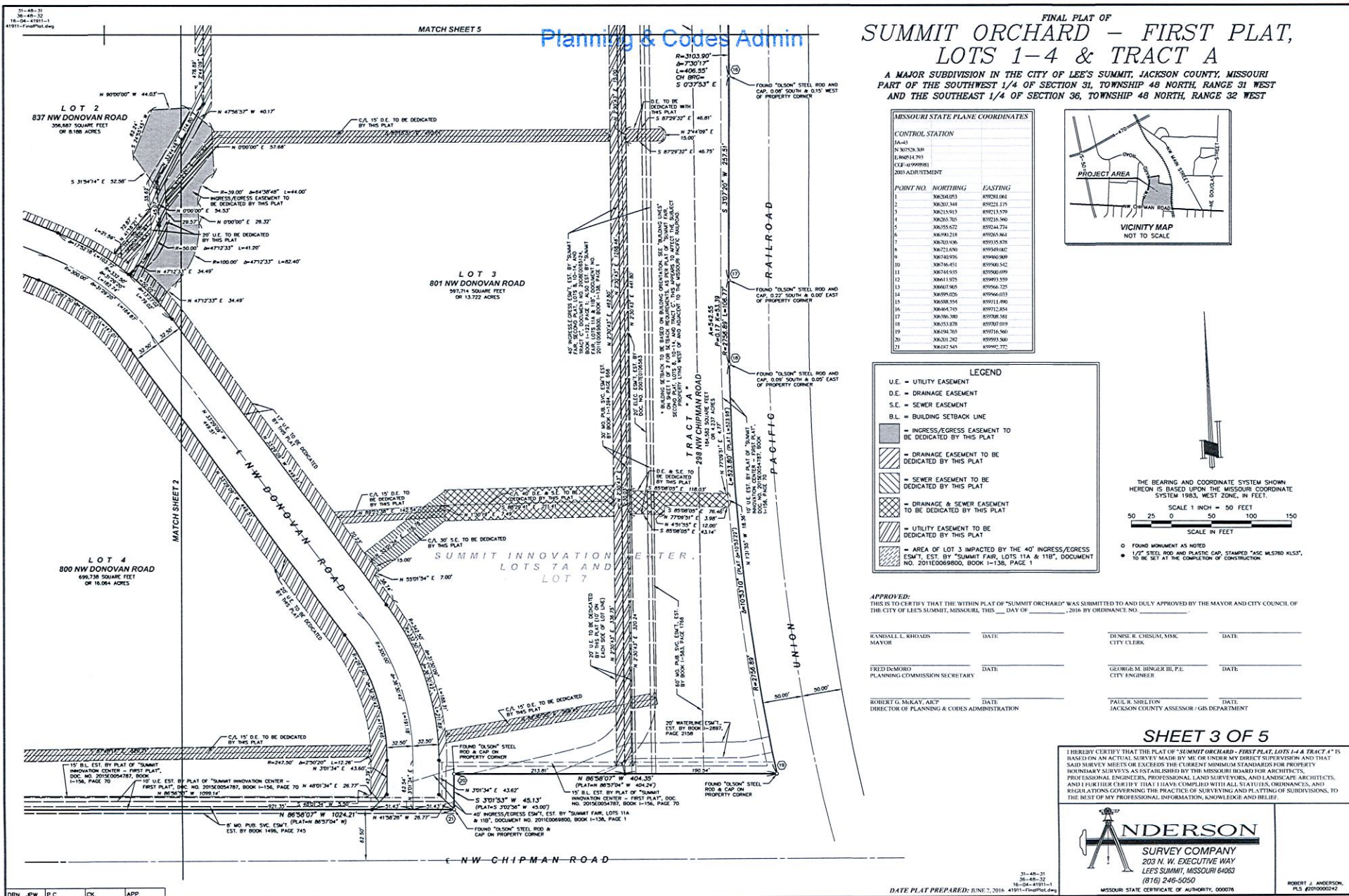
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36-48-32  
16-04-41911-1  
41911-FindPlot.dwg

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# RECEIVED

AUG - 1 2016



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- 2016-120 -



31-48-31  
36-48-32  
16-06-41871-1  
41911-Final Plat.dwg

FINAL PLAT OF  
**SUMMIT ORCHARD - FIRST PLAT,**  
**LOTS 1-4 & TRACT A**

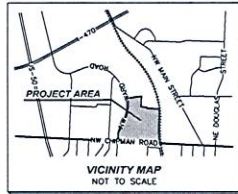
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MISSOURI STATE PLANE COORDINATES

CONTROL STATION

JA-13  
N 87°26'49"  
S 89°01'17"  
CUT 40.998981  
300 ADJUSTMENT

POINT NO	NORTHING	EASTING
1	97084.051	97078.081
2	97082.344	97072.175
3	97075.913	97062.139
4	97065.705	97051.540
5	97059.622	97041.778
6	97050.718	97030.361
7	97040.976	97018.878
8	97032.690	97006.632
9	97024.976	96994.909
10	97016.471	96982.542
11	97008.975	96970.669
12	96991.975	96958.599
13	96974.975	96946.425
14	96957.975	96934.251
15	96940.975	96922.077
16	96923.975	96909.903
17	96906.975	96897.729
18	96889.975	96885.555
19	96872.975	96873.381
20	96855.975	96861.207
21	96838.975	96849.033



VICINITY MAP  
NOT TO SCALE



THE BEARING AND COORDINATE SYSTEM SHOWN  
HEREON IS BASED UPON THE MISSOURI COORDINATE  
SYSTEM 1983, WEST ZONE, IN FEET.

SCALE 1 INCH = 50 FEET

SCALE IN FEET

○ FOUND MONUMENT AS NOTED

● 1/2" STEEL ROD AND PLASTIC CAP, STAMPER "MC 15780 JLS",  
TO BE SET AT THE COMPLETION OF CONSTRUCTION

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RANDALL L. RHODES DATE

MAYOR

DENISE R. CHISUM,MMC DATE

CITY CLERK

FRED DWORCZAK DATE

PLANNING COMMISSION SECRETARY

GEORGE M. BINGER,II,P.E. DATE

CITY ENGINEER

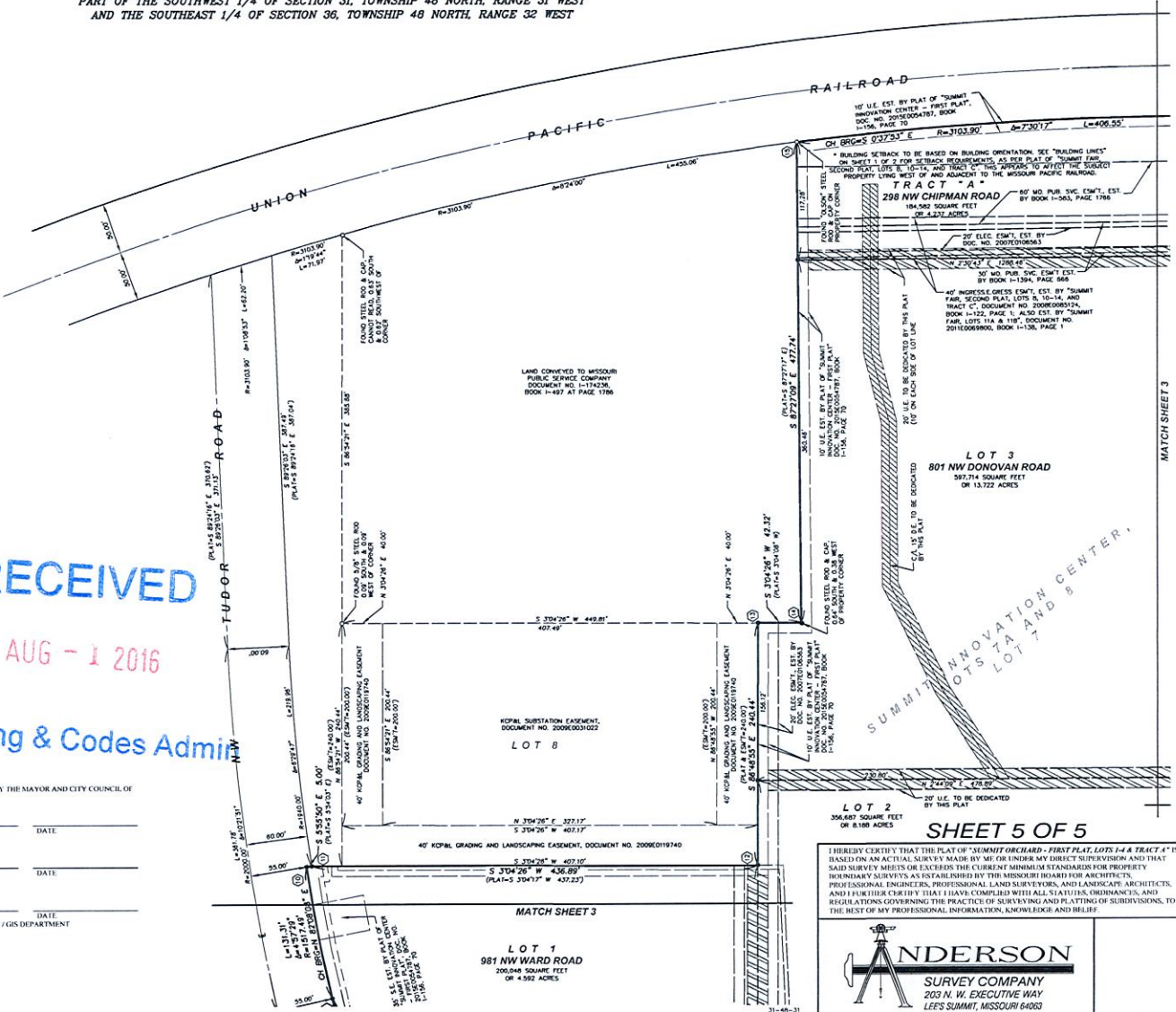
ROBERT G. MCKAY, AICP DATE

DIRECTOR OF PLANNING & CODES ADMINISTRATION

PAUL R. SHELTON DATE

JACKSON COUNTY ASSESSOR / GIS DEPARTMENT

DRN JPW P.C. OK APP



SHEET 5 OF 5  
I HEREBY CERTIFY THAT THE PLAT OF "SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A" IS  
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BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS,  
PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS,  
AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND  
REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO  
THE BEST OF MY PERSONAL INFORMATION, KNOWLEDGE AND BELIEF.



-2016-120-