

A MINOR SUBDIVISION
EAGLE CREEK TOWNHOMES
LOTS 53 THRU 54 & TRACTS J-1 & J-2
A REPLAT OF LOT J, EAGLE CREEK
TOWNHOMES - THIRD PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
CLASS OF SURVEY-URBAN

ACKNOWLEDGEMENT
IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED THIS PLAT TO BE SIGNED BY ITS PRESIDENT/CEO AND HAS EXECUTED THE ABOVE DAY AND YEAR FIRST ABOVE WRITTEN.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

BY:
F. BRENNER HOLLAND, JR.,
VICE PRESIDENT/GENERAL MANAGER

STATE OF MISSOURI)
COUNTY OF CLAY)SS

ON THIS ____ DAY OF ____, 20 __, BEFORE ME APPEARED F. BRENNER HOLLAND, JR., VICE PRESIDENT/GENERAL MANAGER OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., TO ME 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 TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN ____ THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

TYPED OR PRINTED NAME OF NOTARY
MY TERM EXPIRES ____

IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED THIS PLAT TO BE SIGNED BY ITS MEMBER OF PC HOMES, LLC AND HAS EXECUTED THE ABOVE DAY AND YEAR FIRST ABOVE WRITTEN.

PC HOMES, LLC

BY:
BRIAN J. MERTZ, MEMBER

STATE OF MISSOURI)
COUNTY OF PLATTE)SS

ON THIS ____ DAY OF ____, 20 __, BEFORE ME APPEARED BRIAN J. MERTZ, MEMBER OF PC HOMES, LLC, TO ME 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 TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN ____ THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES ____

SURVEY NOTES:

1. THE SUBJECT PROPERTY CONTAINS 1.55 ACRES MORE OR LESS.
2. ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY: SW BURNINGWOOD LANE.
3. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE FOLLOWING:
A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
5. THERE IS NO VISIBLE EVIDENCE TO DATE OF ABANDONED OIL OR GAS WELLS WITHIN THE PLAT BOUNDARY PER DOCUMENT "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" BY EDWARD ALTON, JR., P.E., 1995.
6. NO TITLE REPORT WAS FURNISHED, THERE MAY BE OTHER EASEMENTS OR RECORD INFORMATION THAT AFFECTS THIS PROPERTY THAT WOULD BE DISCLOSED IN A TITLE REPORT.
7. ALL AREAS OUTSIDE OF A BUILDING FOOTPRINT ARE COMMON ELEMENTS AS DEFINED IN THE DECLARATION. THESE AREAS ARE MARKED AS TRACT J-1 ON THIS PLAT AND SHALL BE OWNED AND MAINTAINED BY THE EAGLE CREEK HOMEOWNERS ASSOCIATION.

DRAINAGE NOTE:

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

ACCESS EASEMENT:

AN EASEMENT TO PROVIDE VEHICULAR ACCESS TO AND FROM LOTS 53 THRU 54 IS HEREBY ESTABLISHED AS SHOWN ON THE PLAT AND DESIGNATED AS ACCESS EASEMENT (A.E.). SAID EASEMENT IS FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE BUILDINGS, THEIR MORTGAGEES, TENANTS AND BUSINESS INVITEES.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP PREPARED BY FEMA, AND SHOWN ON F.I.R.M. MAP # 29095C0418G, EFFECTIVE DATE JANUARY 20, 2017. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY ARE TAKEN FROM THE PLAT.

DESCRIPTION:

A REPLAT OF LOT J, EAGLE CREEK TOWNHOMES - THIRD PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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 HEREAFTER BE KNOWN AS "EAGLE CREEK TOWNHOMES, LOTS 53 THRU 54 AND TRACTS J-1 & J-2".

PUBLIC EASEMENT:

AN EASEMENT OR LICENSE IS 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 THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E) OR 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 527.188, RSMO. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

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.

CERTIFICATION:

I HEREBY DECLARE THAT AN ACTUAL PROPERTY BOUNDARY RE-SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: ROGER A. BACKUES - RLS NO. 2134

LOT H
EAGLE CREEK TOWNHOMES
THIRD PLAT

CITY ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "EAGLE CREEK TOWNHOMES, LOTS 53 THRU 54 AND TRACTS J-1 & J-2" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 5209:

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

ROBERT G. MCKAY, AICP DATE
DIRECTOR OF PLANNING & SPECIAL PROJECTS

DENISE R. CHISUM, MMC, CITY CLERK DATE

APPROVED BY THE JACKSON COUNTY ASSESSOR

BY:_____

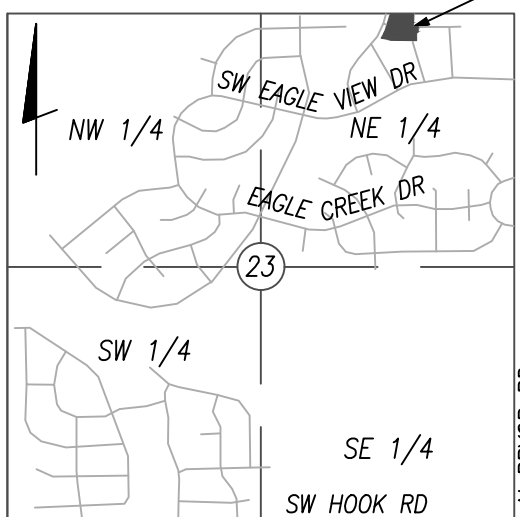
DATE:_____

LEGEND

- L - ARC LENGTH
- R - ARC RADIUS
- S/E - SANITARY SEWER EASEMENT
- D/E - DRAINAGE EASEMENT
- U/E - UTILITY EASEMENT
- R/W - RIGHT OF WAY
- B/L - BUILDING LINE
- ⊙ - SEWER MANHOLE
- ⊗ - WATER VALVE
- ▨ - ACCESS EASEMENT

POINT		TRaverse Table		(METERS)	
		Bearing	Distance	Northing	Easting
			Grid		
			Meters		
JA-74				303646.030	860950.475
①		S02°59'45"W	3707.30'	1129.986	
②		S17°03'25"E	57.47'	17.518	
③		S30°21'20"E	184.98'	56.382	
④		N87°56'47"W	800.89'	244.111	
⑤		N02°19'18"E	210.48'	64.154	
⑥		S87°56'47"E	681.94'	207.857	
⑦		S87°56'47"E	681.94'	207.857	
⑧		N87°56'47"W	800.89'	244.111	
⑨		N02°19'18"E	210.48'	64.154	
⑩		N02°19'18"E	210.48'	64.154	
⑪		N02°19'18"E	210.48'	64.154	

1 METER = 3.28083333'
ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999972



LOCATION MAP
SCALE=1"=2000'
SECTION 23 TOWNSHIP 47 RANGE 32