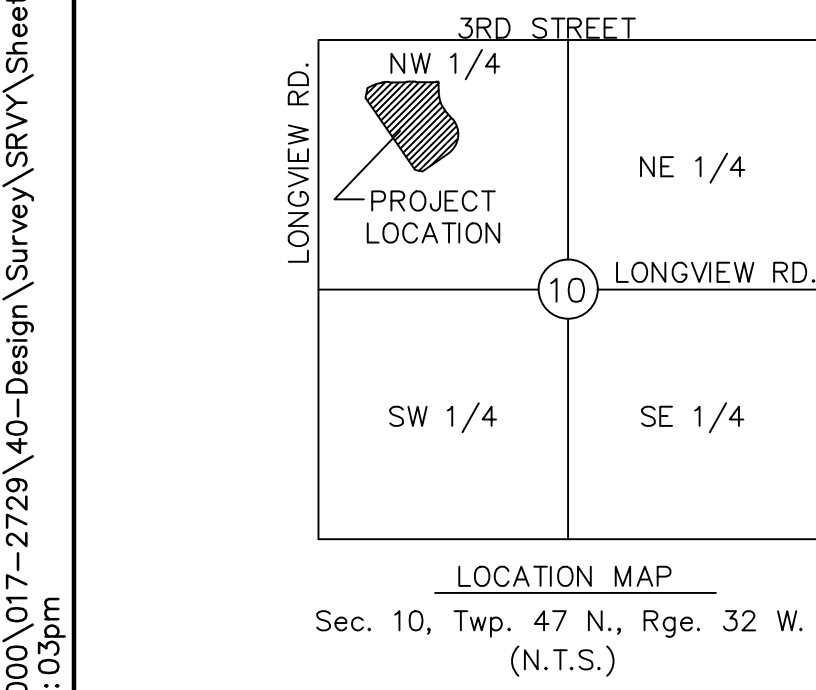
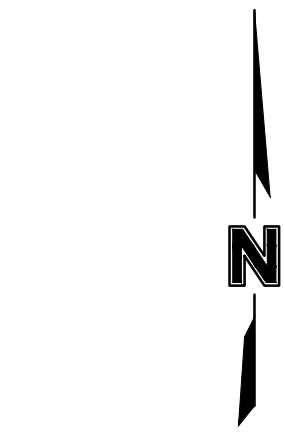
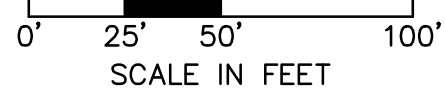


USER: nwilloughby

DWG: F:\2017\2501-3000\017-2729\40-Design\Survey\SRV\Sheets\Final Plat\V_FPT_72729.dwg
DATE: Sep 21, 2017 1:03pm



DEVELOPER:
PLATFORM VENTURES, LLC
4220 Shawnee Mission Parkway, Suite 200B
Fairway, KS 66205
816-285-3878



POINT OF COMMENCEMENT
SW. COR., NW. 1/4, SEC. 10, T47N, R32W
FOUND 1.5" PIPE FROM TIES
MO DNR DOC. #600-68208

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	304651.536	854496.377
2	304680.847	854503.572
3	304695.378	854550.188
4	304697.349	854549.976
5	304697.930	854569.952
6	304697.699	854574.658
7	304695.664	854575.722
8	304692.951	854630.959
9	304694.930	854631.056
10	304693.599	854658.158
11	304691.563	854659.222
12	304688.398	854723.686
13	304690.377	854723.783
14	304690.028	854730.887
15	304648.653	854728.856
16	304612.675	854735.922
17	304614.540	854700.176
18	304549.487	854594.469
19	304536.577	854602.414
20	304520.511	854575.816

This is to certify that within the plat of FASCINATION AT NEW LONGVIEW, REPLAT OF LOT 1, was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this _____ day of _____, 2017, by Ordinance No. _____.

APPROVED: _____ Date _____
George M. Binger III, P.E.
City Engineer

APPROVED: _____ Date _____
Robert G. McKay, AICP
Director of Planning & Special Projects

APPROVED: _____ Date _____
Randall L. Rhoads,
Mayor

APPROVED: _____ Date _____
Dana Arth
Planning Commission Secretary

APPROVED: _____ Date _____
Denise R. Chisum, MMC
City Clerk

APPROVED: _____ Date _____
Vincent E. Brice
Jackson County GIS

FINAL PLAT OF
FASCINATION AT NEW LONGVIEW
REPLAT
(Lots 1 thru 5 Inclusive & Tract A)
NW 1/4, SEC. 10 - Twp. 47N. - Rge. 32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

All of Lot 1, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2, a subdivision of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 03°15'11" East, along the West line of said Northwest Quarter, 2,043.72 feet; thence South 86°44'49" East, 491.53 feet to a point on the West line of said Lot 1, said point also being the Point of Beginning of the tract of land to be herein described; thence North 13°46'36" East, along said West line, 99.10 feet to the Northwest corner of said Lot 1; thence Easterly along the North line of said Lot 1, on a curve to the right, having an initial tangent bearing of North 61°30'57" East with a radius of 413.50 feet, a central angle of 22°20'27" and an arc distance of 161.23 feet; thence North 06°08'36" West, continuing along said North line, 6.50 feet; thence Easterly, continuing along said North line, on a curve to the right, having an initial tangent bearing of North 83°51'24" East with a radius of 420.00 feet, a central angle of 08°57'16" and an arc distance of 65.64 feet; thence South 87°11'20" East, continuing along said North line, 15.46 feet; thence South 27°36'02" East, continuing along said North line, 7.54 feet; thence South 87°11'20" East, continuing along said North line, 181.46 feet; thence North 02°48'40" East, continuing along said North line, 6.50 feet; thence South 87°11'20" East, continuing along said North line, 89.03 feet; thence South 27°36'02" East, continuing along said North line, 7.54 feet; thence South 87°11'20" East, continuing along said North line, 211.77 feet; thence North 02°48'40" East, continuing along said North line, 6.50 feet; thence South 87°11'20" East, continuing along said North line, 23.34 feet to the Northeast corner of said Lot 1; thence South 02°48'40" West, along the East line of said Lot 1, 135.92 feet; thence Southerly, continuing along said East line, on a curve to the left, being tangent to the last described course with a radius of 250.00 feet, a central angle of 27°50'43" and an arc distance of 121.50 feet to the Southeast corner of said Lot 1; thence North 87°00'49" West, along the South line of said Lot 1, 117.45 feet; thence South 58°23'30" West, continuing along said South line, 407.26 feet; thence South 31°36'30" East, continuing along said South line, 49.74 feet; thence South 58°52'01" West, continuing along said South line, 101.96 feet to the Southwest corner of said Lot 1; thence North 31°13'52" West, along said West line 502.69 feet to the Point of Beginning. Containing 274,278 square feet or 6.296 acres, more or less.

PLAT DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

FASCINATION AT NEW LONGVIEW, REPLAT

EASEMENT DEDICATION:

An easement is hereby granted to City of Lee's Summit, Missouri to locate, construct and maintain or to authorize the location, construction and maintenance of poles, wires, conduits, and/or structure 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, or under those areas outlined or designated upon this plat as "Utility Easement" (U.E.), or within any street or thoroughfare dedicated to public use on this plat. The 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 easements herein granted.

BUILDING LINES:

Buildings lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be constructed between this line and the street right-of-way line.

FLOODPLAIN:

According to "Flood Insurance Rate Map" Community Panel 29095C0412G, revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain).

OIL AND GAS WELLS:

There is no visible evidence, this date, of abandon oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oils and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr. P.E. 1995.

Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

COMMON AREA: Tract A (0.765 Acres)

Tract A is hereby reserved as Common Area and shall be maintained and owned by "Fascination at New Longview" Property Owners' Association. 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.

IN WITNESS WHEREOF:

PLATFORM VENTURES, LLC, a limited liability company, has caused these presents to be executed this _____ day of _____, 2017.

M-III LONGVIEW, LLC
By: Platform Investments, LLC, its manager
By: Platform Ventures, LLC, its manager

Corey Walker, Senior Vice President

STATE OF _____ SS:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 2017, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Corey Walker to me personally known, who being by me duly sworn, did say that he is Senior Vice President of PLATFORM VENTURES, LLC and that said instrument was signed in behalf of said limited liability company and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: _____

Notary Public

PLAN LEGEND

EASEMENTS

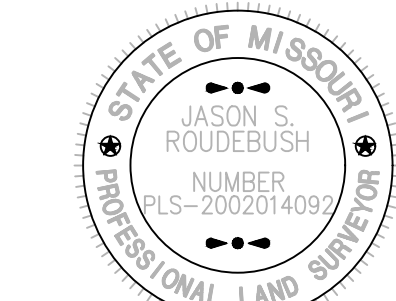
U.E. UTILITY EASEMENT
S.E. SEWER EASEMENT
D.E. DRAINAGE EASEMENT
B.L. BUILDING SETBACK LINE
S.W.E. SIDEWALK EASEMENT

MISC.

R RADIUS
L ARC DISTANCE
D DELTA / CENTRAL ANGLE
I.T.B. INITIAL TANGENT BEARING
C/L CENTERLINE
R/W RIGHT OF WAY
SW SIDEWALK

SURVEY MARKERS

FOUND SECTION CORNER
(MONUMENTATION AS NOTED)
FOUND PROPERTY CORNER
(MONUMENTATION AS NOTED)
SET 1/2" IRON BAR WITH PLASTIC
CAP TO BE SET UPON COMPLETION
OF CONSTRUCTION. (1/2" BARS
WITH CAPS WILL ALSO BE SET
ON ALL LOT AND TRACT CORNERS)



Olsson Associates, Inc. MO CLS 366
Jason S. Roudebush, MO. PLS 2002014092
September 22, 2017
jrroudebush@olssonassociates.com

DATE OF SURVEY
09-22-2017

drawn by: _____ NRW
surveyed by: _____ JS
checked by: _____ JAMB
approved by: _____ JAMB
project no.: 017-2729
file name: V_FPT_72729.DWG

OLSSON ASSOCIATES

Olsson Associates, Inc. Engineering
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
816.587.4320
816.587.1393
www.olssonassociates.com

SHEET
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