

SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
- a) SEMI-PERMANENT MONUMENTS:
SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
- b) PERMANENT MONUMENTS:
SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.
2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)
3. BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT CA-08 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE. 2003 ADJUSTMENT USING A GRID FACTOR OF 0.9998997. COORDINATES DETERMINED BY GPS METHODS.
4. NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI". BY EDWARD ALTON, JR., P.E., 1995.
5. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, PANEL NO. 406 OF 480, COMMUNITY PANEL NO. 29095C0406 F EFFECTIVE DATE: SEPTEMBER 29, 2006.
6. ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY(BMPI) 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." REFER TO THE "COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS
7. INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

THE MANOR AT STONEY CREEK - 3RD PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 69, MANOR AT STONEY CREEK 2ND PLAT, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 69, NORTH 87° 58' 50" WEST, A DISTANCE OF 678.41 FEET; THENCE NORTH 02° 04' 48" EAST, A DISTANCE OF 503.99 FEET; THENCE SOUTH 87°54' 21" EAST, A DISTANCE OF 129.90 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 15.01 FEET, AN ARC DISTANCE OF 23.57; THENCE SOUTH 87° 54' 16" EAST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 02° 05' 30" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 259.57 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 87° 54' 16" EAST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 02° 05' 30" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE 23.56 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 85.43 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 474.91 FEET, A DISTANCE OF 159.04 FEET; THENCE ALONG A CURVE TO THE RIGHT, A RADIUS 15.39 FEET, A DISTANCE OF 23.77 FEET; THENCE SOUTH 68° 44' 14" EAST, A DISTANCE OF 52.40 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 21° 21' 42" EAST, A RADIUS OF 15.02 FEET, AN ARC DISTANCE OF 22.58 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 102.84 FEET; THENCE SOUTH 02° 12' 45" WEST, A DISTANCE OF 81.85 FEET; THENCE NORTH 87° 58' 58" WEST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 02° 05' 30" WEST, A DISTANCE OF 19.83 FEET; THENCE NORTH 87° 54' 30" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 02° 13' 30" WEST, A DISTANCE OF 330.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 375,161.95 SQUARE FEET (8.613 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE MANOR AT STONEY CREEK 3RD PLAT, LOTS 82 - 108 WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____

RANDALL L. RHOADS, MAYOR DATE

DENISE R. CHISUM, MMC CITY CLERK DATE

APPROVED:
PUBLIC WORKS / ENGINEERING

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

PLANNING & CODES ADMINISTRATION

ROBERT G. McKay, AICP, DATE
DIRECTOR OF PLANNING AND SPECIAL PROJECTS

PLANNING COMMISSION

DANA ARTH, SECRETARY DATE

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

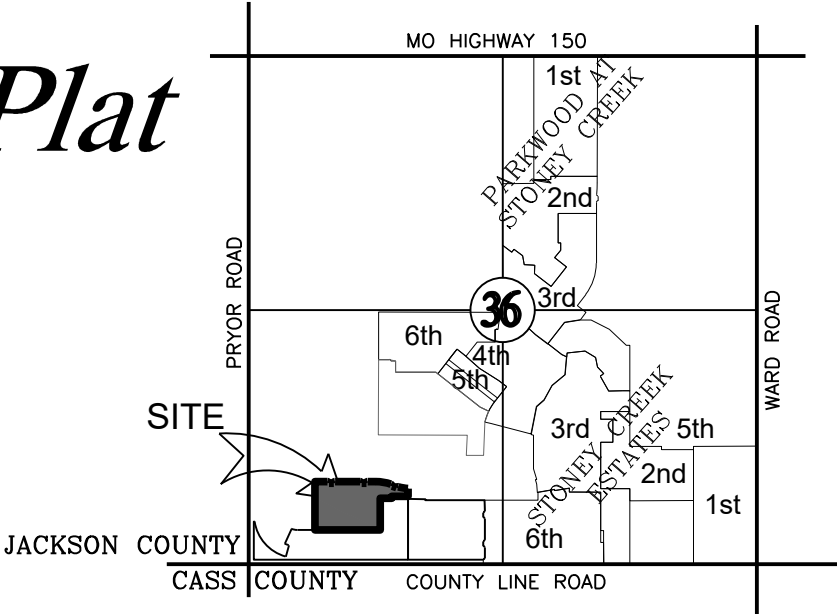
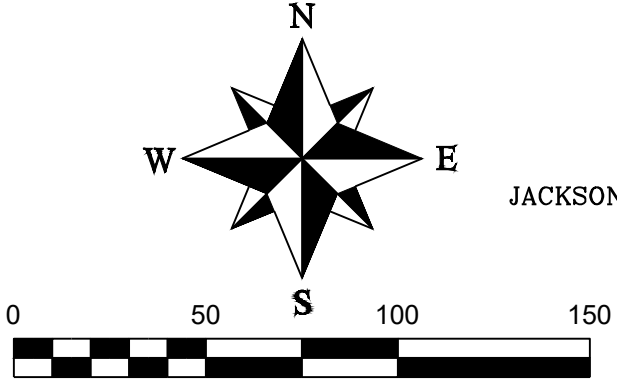
JACKSON COUNTY ASSESSOR DATE

FINAL PLAT

The Manor at Stoney Creek - 3rd Plat

Lots 82 Thru 108

Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 36-T47N-R32W

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor: 0.9998997

POINT	NORTHING	EASTING
1	296814.675	857637.231
2	296839.605	857638.193
3	296871.987	857343.698
4	296718.471	857338.123
5	296711.185	857544.775
6	296811.796	857544.775
7	296810.460	857585.213
CA08	295023.772	857606.886
CA08AZ	295008.486	857868.230

Coordinates Shown in Meters

DEDICATION:
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOW AS

THE MANOR AT STONEY CREEK 3rd PLAT - LOTS 82 - 108

EASEMENTS:
AN EASEMENT OR LICENSE 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, 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 527.1888 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.

STREETS:
THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

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

IN TESTIMONY WHEREOF:
CMH PARKS, INC, A TENNESSEE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 2017.

GRIFFIN RILEYCMH PARKS, INC, A TENNESSEE CORPORATION.

FREDERICK J. DELIBERO, MEMBER

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CMH PARKS, INC, A TENNESSEE CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED 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 RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS	DATE	DESCRIPTION

Final Plat
The Manor at Stoney Creek 3rd Plat
Section 36, Township 47 N, Range 32 West
Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	36	47N	32W	Jackson	Manor 3rd

PROFESSIONAL SEAL

ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849