

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF PARK RIDGE 6TH PLAT, LOTS 290 - 328 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 ORDNANCE NO. _____

RANDALL L. RHOADS, MAYOR DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

APPROVED:

PUBLIC WORKS / ENGINEERING

GEORGE M BINGER III P.E. CITY ENGINEER DATE

PLANNING & CODES ADMINISTRATION

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

PLANNING COMMISSION

DANA ARTH, SECRETARY DATE

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE

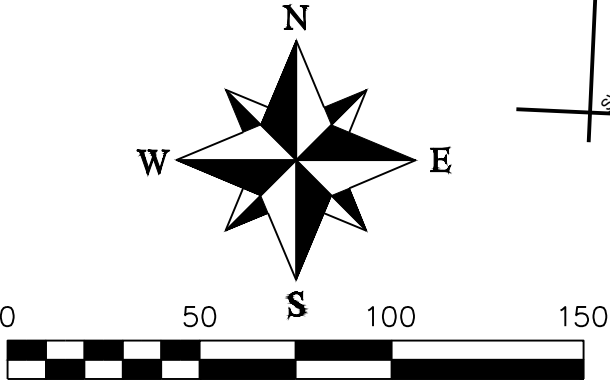
Final Plat

Park Ridge 6th Plat

Lots 290 - 328

Section 9 & 10, Township 48 North, Range 31 West

Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 10-T48N-R31W

Missouri State Plane Coordinate System
1983, Missouri West Zone
Coordinates Shown in Meters (2003 Adjustment)
Reference Monument: JA-134
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	313582.564	864649.256
2	306624.066	864083.216
3	306619.751	863949.248
4	306566.009	863942.816
5	306446.547	863796.700
6	313425.667	864374.099
7	313474.389	864342.961
8	313482.844	864379.812
9	313505.180	864428.339
10	313579.477	864430.320
11	313573.972	864523.033
12	313572.352	864558.861
13	313584.162	864609.053
JA 134	312470.096	862368.274

DESCRIPTION:

A tract of land being located in the Northeast $\frac{1}{4}$ of Section 9, Township 48 North, Range 31 West and in the Northwest $\frac{1}{4}$ of Section 10, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri; Beginning at the Southeast corner of Lot 279, Park Ridge 5th Plat, a subdivision as recorded in the Office of the Recorder, as Document Number 2016E0046775; thence along the south line of said Lot, North 87° 43' 28" West, a distance of 132.01 feet; thence South 02° 41' 46" East, a distance of 41.08 feet; thence South 87° 18' 14" West, a distance of 50.00 feet; thence North 87° 43' 28" West, a distance of 116.77 feet, along the south line of Lot 280, said Park Ridge 5th Plat; thence South 07° 24' 35" West, a distance of 80.32 feet, along the east line of Tract F5, said Park Ridge 5th Plat; thence North 64° 59' 45" West, a distance of 119.91 feet, along the south line of said Tract F5; thence North 02° 27' 29" East, a distance of 34.31 feet; thence North 85° 27' 24" West, a distance of 137.41 feet, along the south line of said Park Ridge 5th Plat; thence North 87° 32' 31" West, a distance of 167.38 feet, along said south line of Park Ridge 5th Plat; thence South 63° 24' 01" West, a distance of 19.94 feet; thence South 15° 19' 53" East, a distance of 179.98 feet; thence along a curve to the left, having an initial tangent bearing South 74° 40' 07" West, a radius of 225.00 feet, an arc distance of 33.97 feet; thence South 19° 08' 45" West, a distance of 36.49 feet; thence along a curve to the right, having an initial tangent bearing South 27° 43' 38" East, a radius of 400.00 feet, a distance of 17.19 feet; thence South 64° 44' 08" West, a distance of 50.00 feet; thence South 65° 30' 13" West, a distance of 125.29 feet; thence North 28° 50' 56" West, a distance of 47.15 feet; thence South 54° 52' 41" West, a distance of 120.00 feet; thence along a curve to the right, having an initial tangent bearing South 35° 07' 19" East, a radius of 225.00 feet, an arc distance of 104.23 feet; thence South 08° 34' 49" East, a distance of 54.48 feet; thence along a curve to the left, tangent to the preceding course, having a radius of 14.00 feet, an arc distance of 20.88 feet; thence along a reverse curve to the right, having a radius of 480.00 feet, an arc distance of 40.80 feet; thence South 02° 16' 34" West, a distance of 173.46 feet; thence South 88° 40' 26" East, a distance of 162.94 feet; thence North 87° 24' 26" East, a distance of 50.45 feet; thence South 85° 14' 21" East, a distance of 103.51 feet; thence South 68° 45' 55" East, a distance of 73.94 feet; thence South 57° 37' 57" East, a distance of 98.12 feet; thence along a curve to the right, having an initial tangent bearing North 35° 28' 11" East, a radius of 225.00 feet, an arc distance of 55.86 feet; thence North 49° 41' 40" East, a distance of 35.83 feet; thence South 41° 13' 46" East, a distance of 50.01 feet; thence along a curve to the right, having an initial tangent bearing North 49° 41' 09" East, a radius of 14.00 feet, an arc distance of 22.46 feet; thence North 48° 48' 29" East, a distance of 60.07 feet; thence along a curve to the right, having an initial tangent bearing North 38° 25' 06" West, a radius of 14.00 feet, an arc distance of 21.53 feet; thence North 49° 41' 40" East, a distance of 106.52 feet; thence South 38° 24' 14" East, a distance of 97.55 feet; thence South 82° 49' 28" East, a distance of 107.09', to a point on westerly line of property owned by United States Army Corp of Engineers; thence North 02° 15' 44" East, a distance of 722.08 feet, along said westerly property line, returning to the Point of Beginning. (Tract contains 722.0302 Sq. Ft. (13.13 Acres)

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 KNOWN AS

"PARK RIDGE 6TH PLAT"

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.

SIDEWALKS

ALL SIDEWALKS SHALL BE INSTALLED BY THE INDIVIDUAL LOT BUILDER

IN TESTIMONY WHEREOF:

ACH DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 2018.

ACH DEVELOPMENT, LLC

MICHAEL D. ATCHESON

NOTARY CERTIFICATION:

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL D. ATCHESON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF ACH DEVELOPMENT, LLC, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:

- 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.
- 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. 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 MAY, JR., P.E., 1995.

4. 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. 312, COMMUNITY PANEL NO. 2909500437 G EFFECTIVE DATE: JANUARY 20, 2017.

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.

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

REVISIONS	
DATE	

Final Plat - Park Ridge 6th Plat
Lots 290 - 328
Section 10, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	10	48 N	31 W	Jackson	Park Ridge 6th Plat
DRAWN BY	SCALE	DATE OF PREPARATION			
M. Schlicht, PLS., PE	1"=50'	November 17, 2017			

PROFESSIONAL SEAL

ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64882
P: (816) 623-9888 F: (816) 623-9849