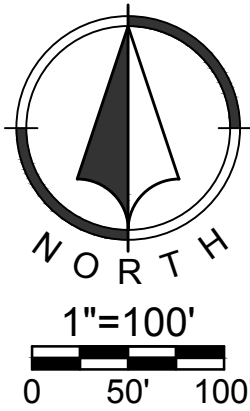


MINOR PLAT

SUMMIT ORCHARD - SECOND PLAT

A REPLAT OF LOTS 1 AND 2, SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST

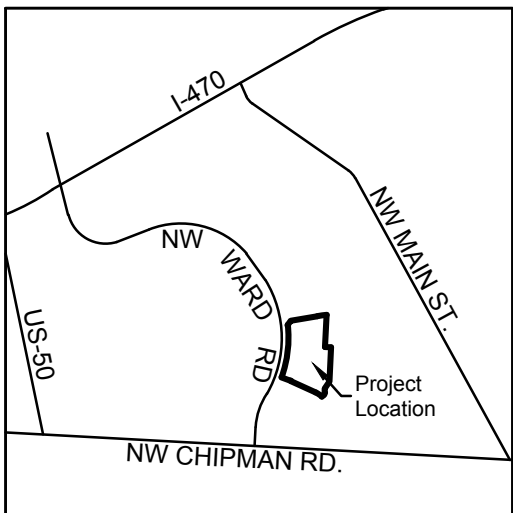


MISSOURI STATE PLANE COORDINATES IN FEET		
	NORTHING	EASTING
1	1006244.41	2819337.74
2	1006302.64	2819380.75
3	1006366.02	2819747.94
4	1006383.97	2819877.97
5	1006378.83	2819878.59
6	1005942.12	2819855.08
7	1005937.34	2819938.20
8	1005459.69	2819916.38
9	1005364.24	2819852.61
10	1005309.71	2819852.61
11	1005273.01	2819836.57
12	1005249.58	2819811.26
13	1005307.31	2819725.60
14	1005465.30	2819387.45
15	1005471.94	2819371.75
16	1005517.42	2819252.28

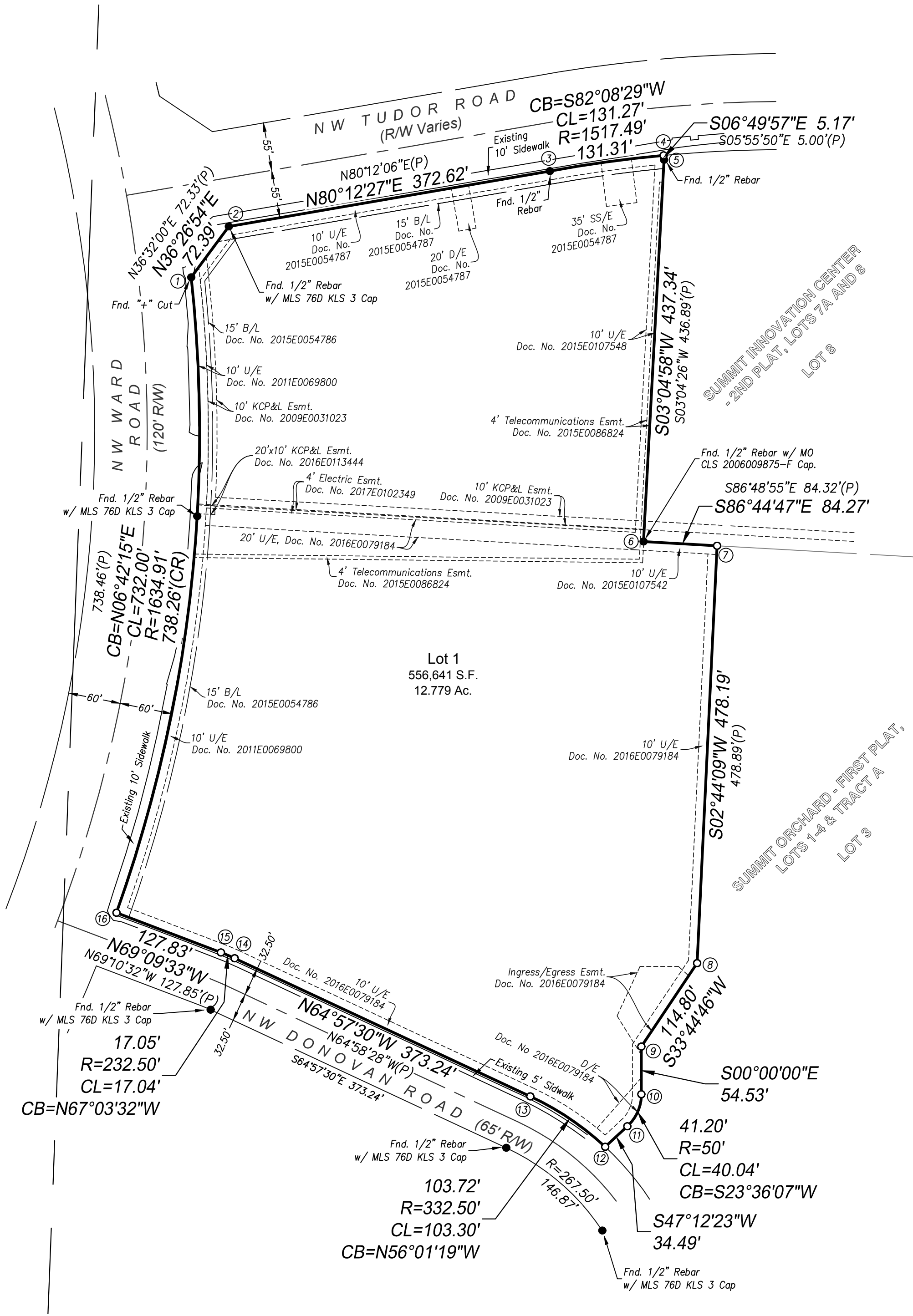
Control Station JA-43
N= 1008949.13
E= 2823205.61
CAF= .9998981

LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MO CAP
- (P) PLATTED
- (CR) CALCULATED FROM RECORD
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT



LOCATION MAP
Not To Scale



DESCRIPTION

All of Lots 1 and 2, SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A, a subdivision in the City of Lee's Summit, Jackson County, Missouri, containing 556,641 square feet or 12.779 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "SUMMIT ORCHARD - SECOND PLAT"

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" (U/E) or within any street or thoroughfare dedicated to public use on this plat, is hereby granted to the City of Lee's Summit, Missouri. 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 easement herein granted.

DRAINAGE:

Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, 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 and Restrictions."

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.

NOTES:

- Basis of Bearings: Missouri West Zone, U.S. State Plane, NAD 83
- All bearings and distances shown on this plat are platted and measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0417G, revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- There are no active, inactive and capped oil and/or gas wells on the property.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20__.

Townsend Summit, LLC

Steven W. Rich, Vice President

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this ____ day of _____, 20__, before me a Notary Public in and for said County and State, came Steve Rich, Vice President of Townsend Summit, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

My Appointment Expires: _____
Notary Public

APPROVALS

This is to certify that the final plat of SUMMIT ORCHARD - SECOND PLAT was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to the United Development Ordinance No. _____.

Denise R. Chisum - City Clerk

Date

George M. Binger III, P.E. - City Engineer

Date

Robert G. McKay, AICP - Director of Planning and Codes Administration

Date

SURVEYORS CERTIFICATION

I hereby certify that this subdivision plat is based on an actual survey completed on the ground by me or under my direct supervision during March 2018, and that said survey meets or exceeds the current minimum standards for "Urban Class" boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and the Missouri Board for Architects, Professional Engineers and Land Surveyors, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

Steve E. Roberts LS-2496

SUMMIT ORCHARD - SECOND PLAT

Prepared For:
NorthPoint Development
4825 NW 41st Street, Suite # 500
Riverside, Missouri 64150
(816) 888-7380

Date of Preparation:
May 18, 2018



132 Abbie Avenue
Kansas City, Kansas 66103

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