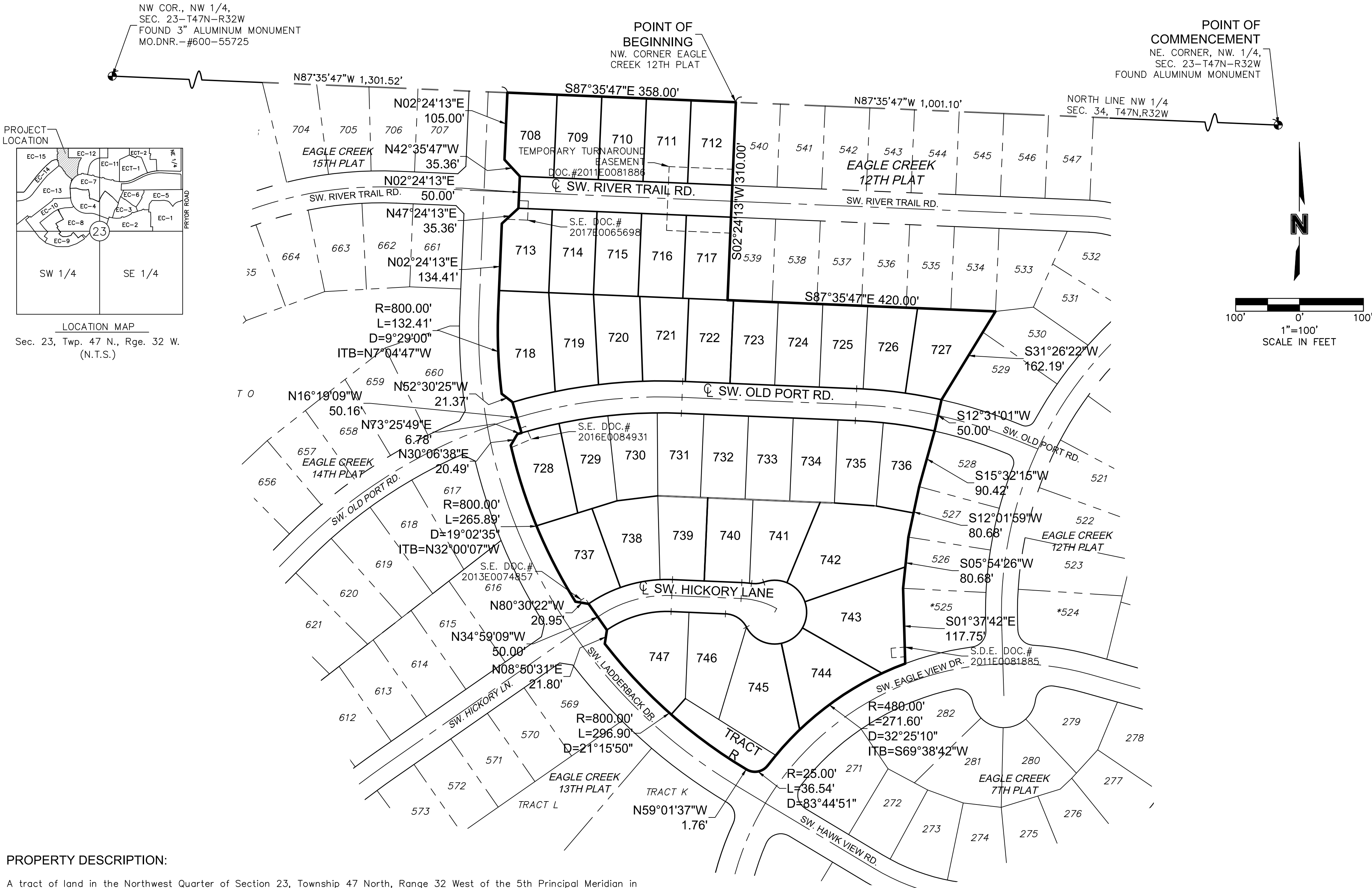


FINAL PLAT OF
EAGLE CREEK-SIXTEENTH PLAT
(Lots 708 thru 747 Inclusive, and Tract R)
NW 1/4, SEC. 23 - Twp. 47 N. - Rge. 32 W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION:

A tract of land in the Northwest Quarter of Section 23, 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 Northeast corner of said Northwest Quarter; thence North 87°35'47" West, along the North line of said Northwest Quarter, 1,001.10 feet to the Northwest corner of EAGLE CREEK-TWELFTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri, said point also being the Point of Beginning of the tract of land to be herein described; thence South 02°24'13" West, along the West line of said EAGLE CREEK-TWELFTH PLAT, 310.00 feet; thence South 87°35'47" East, continuing along said West line, 420.00 feet; thence South 31°26'22" West, continuing along said West line, 162.19 feet; thence South 12°31'01" West, continuing along said West line, 50.00 feet; thence South 15°32'15" West, continuing along said West line, 90.42 feet; thence South 12°01'59" West, continuing along said West line, 80.68 feet; thence South 05°54'26" West, continuing along said West line, 80.68 feet; thence South 01°37'42" East, continuing along said West line, 117.75 feet to a point on the North line of EAGLE CREEK-SEVENTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri; thence Southwesterly, along said North line, on a curve to the left, having an initial tangent bearing of South 69°38'42" West with a radius of 480.00 feet, a central angle of 32°25'10" and an arc distance of 271.60 feet; thence Westerly, continuing along said North line, on a curve to the right, having a common tangent with the last described course with a radius of 25.00 feet, a central angle of 83°44'51" and an arc distance of 36.54 feet to a point on the East line of EAGLE CREEK-THIRTEENTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri; thence North 59°01'37" West, continuing along said East line, 1.76 feet; thence Northwesterly, continuing along said East line, on a curve to the right, being tangent to the last described course with a radius of 800.00 feet, a central angle of 21°15'50" and an arc distance of 296.90 feet; thence North 08°50'31" East, continuing along said East line, 21.80 feet; thence North 34°59'09" West, continuing along said East line, 50.00 feet; thence North 80°30'22" West, continuing along said East line, 20.95 feet; thence Northerly, continuing along said East line and East line of EAGLE CREEK-FOURTEENTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri, on a curve to the right, having an initial tangent bearing of North 32°00'07" West with a radius of 800.00 feet, a central angle of 19°02'35" and an arc distance of 265.89 feet; thence North 30°06'38" East, continuing along said East line of said EAGLE CREEK-FOURTEENTH PLAT, 20.49 feet; thence North 73°25'49" East, continuing along said East line, 6.78 feet; thence North 16°19'09" West, continuing along said East line, 50.16 feet; thence North 52°30'25" West, continuing along said East line, 21.37 feet; thence Northerly, continuing along said East line and East line of EAGLE CREEK-FIFTEENTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri, on a curve to the right, having an initial tangent bearing of North 07°04'47" West with a radius of 800.00 feet, a central angle of 09°29'00" and an arc distance of 132.41 feet; thence North 02°24'13" East, continuing along said East line of said EAGLE CREEK-FIFTEENTH PLAT, 134.41 feet; thence North 47°24'13" East, continuing along said East line, 35.36 feet; thence North 02°24'13" East, continuing along said East line, 50.00 feet; thence North 42°35'47" West, continuing along said East line, 35.36 feet; thence North 02°24'13" East, continuing along said East line, 105.00 feet to the Northeast corner of said EAGLE CREEK-FIFTEENTH PLAT, also being a point on the North line of said Northwest Quarter; thence South 87°35'47" East, along said North line, 358.00 feet to the Point of Beginning. Containing 496,989 square feet or 11.41 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:

EAGLE CREEK-SIXTEENTH PLAT, LOTS 708-747, INCLUSIVE, AND TRACT R

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, 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 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.

STREET DEDICATION:

The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES:

Building 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 No. 29095C0418G, revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies partially 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 abandoned oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr., P.E. 1995.

RESTRICTED ACCESS:

Direct vehicle access to SW. Eagle View Drive is restricted (collector street).

COMMON AREA: Tract R (9,125 SQFT. OR 0.21 Acres±)

TRACT R, are hereby reserved as Common Area and shall be maintained and owned by the Eagle Creek Homes Association.

DRAINAGE NOTE:

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.

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Kansas City Title, File No. KCT-212983, Effective April 13, 2018 at 8:00 a.m.

2. Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument "JA-74" with a grid factor of 0.9998959. All Coordinates shown are in meters.

DEVELOPER:

Hunt Midwest Real Estate Development, Inc.
8300 NE Underground Drive
Kansas City, MO 64161
816-455-2500

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri corporation licensed to do business in the State of Missouri, has caused these presents to be executed this _____ day of _____, 2018.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Brenner Holland, Vice President/General Manager Donald K. Hagan Secretary

STATE OF _____ SS:
COUNTY OF _____

Be it remembered that on this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Brenner Holland to me personally known, who being by me duly sworn, did say that he is Vice President and General Manager of Hunt Midwest Real Estate Development, Inc., a Missouri corporation and that said instrument was signed in behalf of said corporation and that said Brenner Holland, acknowledged said instrument to be the free act and deed of said corporation.

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

This is to certify that the within plat of EAGLE CREEK-SIXTEENTH PLAT, LOTS 708 THRU 747, INCLUSIVE, AND TRACT R, was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this _____ day of _____, 2018, by Ordinance No. _____

APPROVED:	George M. Binger III, P.E. City Engineer	Date _____
APPROVED:	Robert G. McKay, AICP Director of Planning & Special Projects	Date _____
APPROVED:	William A. Baird Mayor	Date _____
APPROVED:	Dana Arth Planning Commission Secretary	Date _____
APPROVED:	Trisha Fowler Arcuri City Clerk	Date _____
APPROVED:	Vincent E. Brice Jackson County GIS	Date _____

This plat and survey of EAGLE CREEK-SIXTEENTH PLAT, LOTS 708 THRU 747, INCLUSIVE, AND TRACT R, were executed by Olsson Associates, 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of EAGLE CREEK-SIXTEENTH PLAT, LOTS 708 THRU 747, INCLUSIVE, AND TRACT R, subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.



OLSSON ASSOCIATES, INC. MO CLS 366
Jason S. Roudebush, MO. PLS 2002014092
April 20, 2018
jroudebush@olssonassociates.com

DATE OF SURVEY	
04-20-2018	
05-31-2018 Per City's Comments	

drawn by: _____ NRW/RH
surveyed by: _____ AH/ES
checked by: _____ JPM
approved by: _____ JST
project no.: 018-0847
file name: V_FPT_80847_PAGE 1.DWG

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