# MINOR PLAT SUMMIT ORCHARD, LOT 1A

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



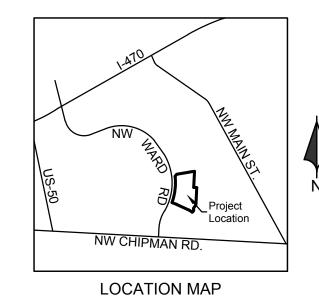
I	MISSOURI STA COORDINATES	
	NORTHING	EASTING
1	1006244.413	2819337.740
2	1006302.642	2819380.746
3	1006366.017	2819747.937
4	1006383.965	2819877.973
5	1006378.832	2819878.588
6	1005942.122	2819855.075
7	1005937.340	2819939.203
8	1005459.693	2819916.378
9	1005364.236	2819852.606
10	1005309.706	2819852.606
11	1005273.013	2819836.573
12	1005249.582	2819811.265
13	1005307.314	2819725.603
14	1005465.297	2819387.447
15	1005471.940	2819371.752
16	1005517.419	2819252.283

# LEGEND:

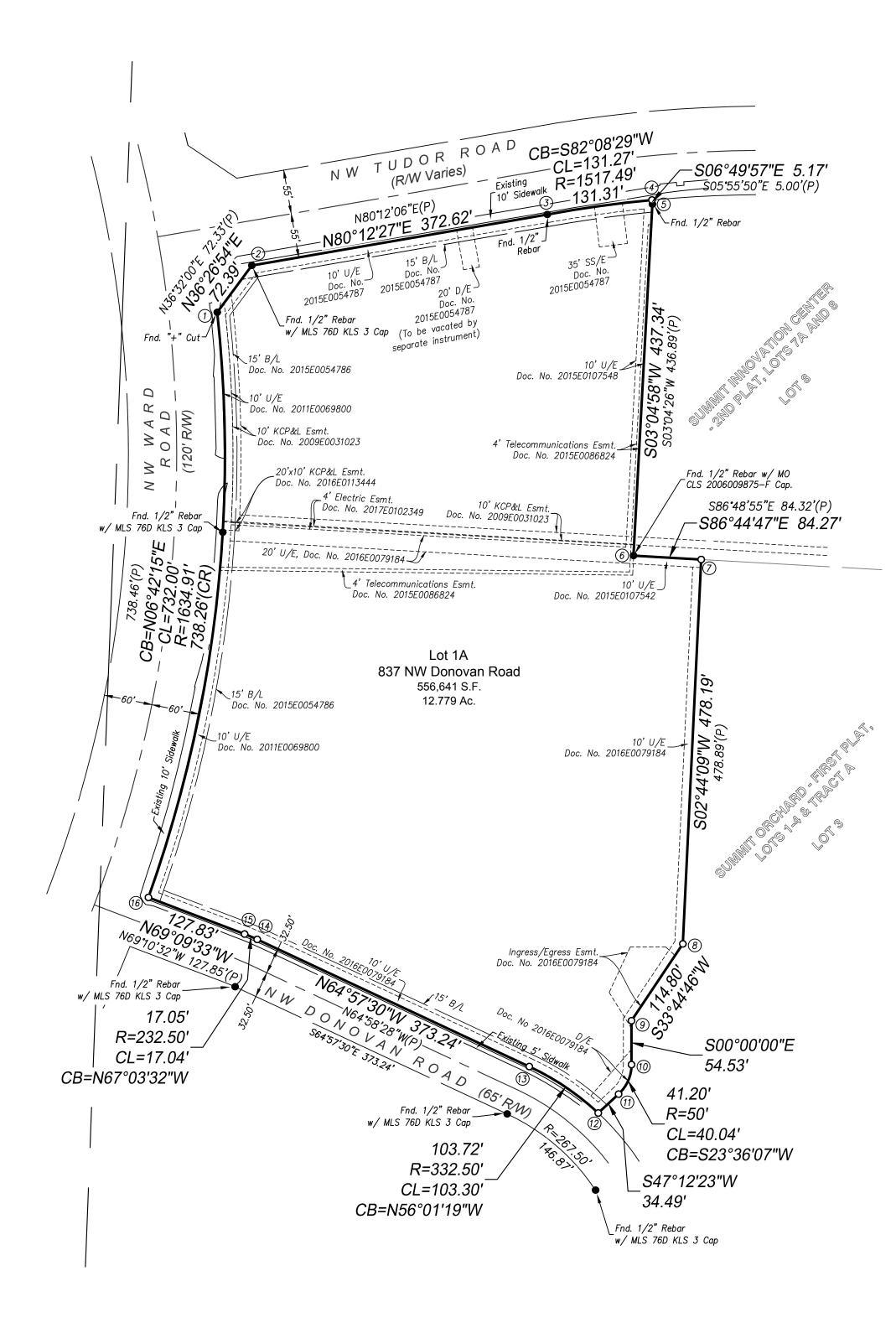
E.= 2823205.61

CAF= .9998981

- FOUND MONUMENT AS NOTED O 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



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, LOT 1A".

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.

Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots, 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.

1. Basis of Bearings: Missouri West Zone, U.S. State Plane, NAD 83

2. All bearings and distances shown on this plat are platted and measured unless

3. 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.

4. According to the Missouri Department of Natural Resources (MDN) Division of Geology and Land Survey (DGLS) database for abandoned oil and gas wells, the subject property does not contain active or abandoned gas or oil wells.

### **EXECUTION**

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed

Townsend Summit, LLC

Steven W. Rich, Vice President

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:

### APPROVALS

This is to certify that the minor plat of SUMMIT ORCHARD, LOT 1A was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to the United Development Ordinance No. 5209.

Trisha Fowler Arcuri - City Clerk

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

Robert G. McKay, AICP - Director of Planning &

**Special Projects** 

Jackson County Assessor / GIS Department

# 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

Steve E. Roberts LS-2496

# SUMMIT ORCHARD, LOT 1A

# Prepared For:

Date of Preparation:

May 18, 2018

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

132 Abbie Avenue

June 13, 2018 Kansas City, Kansas 66103

www.ric-consult.com

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