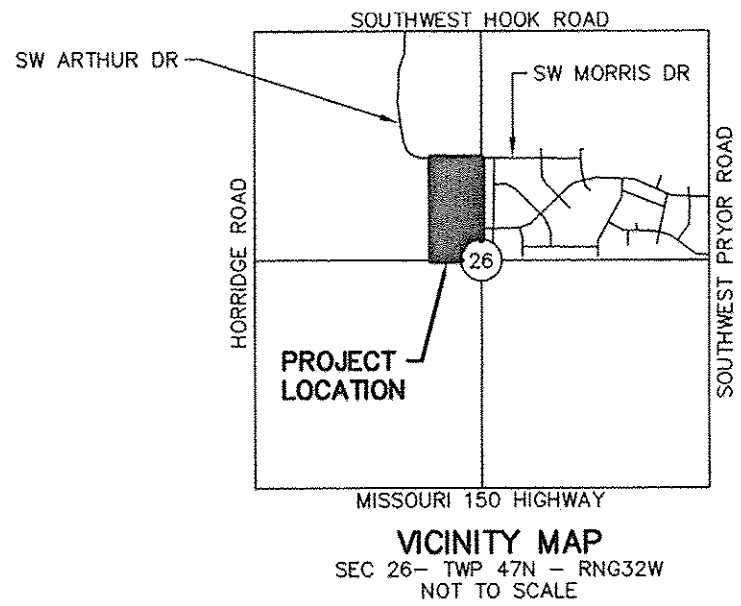


FINAL PLAT
SUMMIT VIEW FARMS 3RD PLAT
A SUBDIVISION BEING A REPLAT OF SUMMIT VIEW FARMS AMENDED 1ST PLAT TRACT D AND TRACT E
AND LOTS 51 THROUGH 74 AND TRACT C
PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 32 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE PLANE (METERS) COORDINATE LISTING (GRID)					
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	299057.14	856418.33	14	299288.55	856294.60
2	299062.02	856279.22	15	299294.77	856303.84
3	299065.34	856279.34	16	299301.91	856299.15
4	299060.46	856278.64	17	299344.20	856287.94
5	299116.84	856273.96	18	299377.36	856284.32
6	299167.84	856282.84	19	299376.75	856302.60
7	299199.11	856287.30	20	299378.24	856302.64
8	299209.39	856281.68	21	299375.66	856380.03
9	299227.34	856285.19	22	299374.18	856379.97
10	299226.30	856290.17	23	299373.67	856395.20
11	299231.79	856299.20	24	299380.38	856395.49
12	299264.48	856303.71	25	299378.78	856432.09
13	299271.38	856296.04			



LEGAL DESCRIPTION

ALL OF TRACTS D AND E, SUMMIT VIEW FARMS AMENDED 1ST PLAT, RECORDED IN BOOK 1170, AT PAGE 1 IN THE RECORDER OF DEEDS OFFICE IN JACKSON COUNTY, MISSOURI AND A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 32 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED BY KENNETH J. DEDRICK, PS-2571 ON JULY 19, 2018 AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 87°59'31" WEST (THIS AND ALL FOLLOWING BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 456.72 FEET; THENCE NORTH 02°00'29" EAST, A DISTANCE OF 10.92 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 305.00 FEET AND AN ARC LENGTH OF 49.70 FEET; THENCE NORTH 07°19'44" WEST, A DISTANCE OF 120.38 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 470.00 FEET AND AN ARC LENGTH OF 237.27 FEET; THENCE NORTH 21°35'42" EAST, A DISTANCE OF 39.79 FEET; THENCE NORTH 28°40'26" WEST, A DISTANCE OF 38.45 FEET; THENCE NORTH 11°03'27" EAST, A DISTANCE OF 60.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF SOUTH 78°56'33" EAST, HAVING A RADIUS OF 630.00 FEET, AND AN ARC LENGTH OF 16.70 FEET; THENCE NORTH 58°40'30" EAST, A DISTANCE OF 34.67 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 14°46'26" EAST, A RADIUS OF 450.00 FEET AND AN ARC LENGTH OF 108.53 FEET; THENCE NORTH 48°01'19" WEST, A DISTANCE OF 33.85 FEET; THENCE NORTH 05°24'47" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 37°11'55" EAST, A DISTANCE OF 33.85 FEET; THENCE ALONG A CURVE TO THE LEFT LEAVING AN INITIAL TANGENT BEARING OF NORTH 11°46'53" WEST, A RADIUS OF 450.00 FEET AND AN ARC LENGTH 24.11 FEET; THENCE NORTH 14°51'02" WEST, A DISTANCE OF 143.53 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 365.00 FEET AND AN ARC LENGTH OF 109.87 FEET TO THE SOUTH LINE OF SAID SUMMIT VIEW FARMS AMENDED 1ST PLAT; THENCE SOUTH 88°05'37" EAST (SOUTH 88°05'09" EAST PLAT), A DISTANCE OF 60.00 FEET TO THE WEST LINE OF SAID TRACT D; THENCE NORTH 02°26'52" EAST (NORTH 02°26'52" EAST PLAT), A DISTANCE OF 4.90 FEET TO THE NORTH LINE OF SAID TRACT D; THENCE SOUTH 88°05'09" EAST (SOUTH 88°04'39" EAST PLAT) ALONG SAID NORTH LINE, A DISTANCE OF 254.01 FEET (254.01 PLAT) TO THE EAST LINE OF SAID TRACT D; THENCE SOUTH 02°26'52" WEST (SOUTH 2°27'20" WEST PLAT), A DISTANCE OF 4.86 FEET TO THE SOUTH LINE OF SAID SUMMIT VIEW FARMS AMENDED 1ST PLAT; THENCE SOUTH 88°05'37" EAST (SOUTH 88°05'09" EAST PLAT) ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID TRACT E; THENCE NORTH 02°26'52" EAST (NORTH 2°27'20" EAST PLAT) ALONG SAID WEST LINE, A DISTANCE OF 21.96 FEET TO THE NORTH LINE OF SAID TRACT E; THENCE SOUTH 87°33'08" EAST (SOUTH 87°32'40" EAST PLAT) ALONG SAID NORTH LINE, A DISTANCE OF 120.23 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 02°27'01" WEST (SOUTH 2°26'45" EAST PLAT) ALONG SAID EAST LINE, A DISTANCE OF 1056.36 FEET (1056.41 PLAT) TO THE POINT OF BEGINNING.
CONTAINS 478,496 SQUARE FEET OR 10.939 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND CAUSE THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS: **SUMMIT VIEW FARMS 3RD PLAT.**

STREETS:

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

EASEMENT:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE DEVELOPER TO LOCATE, CONSTRUCT AND MAINTAIN OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, PEDESTRIAN ACCESS, 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.

GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR 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.

BUILDING LINES:

BUILDING LINES (B/L) 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.

DRAINAGE NOTE:

INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS AS SHOWN BY THE MASTER DRAINAGE PLAN FOR **SUMMIT VIEW FARMS 3RD PLAT**, UNLESS SPECIFIED APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

COMMON AREAS:

TRACT C IS COMMON AREA TO BE OWNED AND MAINTAINED BY THE SUMMIT VIEW FARMS HOMEOWNERS ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNERS ASSOCIATION. 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, CONDITIONS, AND RESTRICTIONS. REFER TO THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 290950C05310, WITH A MAP REVISED DATE OF JANUARY 20, 2017. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

LIMITED ACCESS NOTE:

NO LOTS SHALL HAVE DIRECT VEHICULAR ACCESS TO SW MONARCH DR OR SW KLINE AVE.

PROPERTY OWNER/ADDRESS

SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC
WILLIAM P. KENNEY
P.O. BOX 291, LEE'S SUMMIT, MO. 64063

IN WITNESS THEREOF:

SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER THIS _____ DAY OF _____ A.D., 2018.

SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC.

WILLIAM P. KENNEY, ADMINISTRATIVE MEMBER

NOTARY CERTIFICATION:

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME, DID ACKNOWLEDGE THAT HE/SHE IS A MEMBER OF SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC., AND THAT HE/SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MAYOR AND CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAN OF "SUMMIT VIEW FARMS 3RD PLAT" 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. _____

MAYOR
WILLIAM A. BAIRD

CITY CLERK
TRISHA FOWLER ARCURI

APPROVAL: PUBLIC WORKS/ENGINEERING

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

DATE

APPROVAL: PLANNING & SPECIAL PROJECTS

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

DATE

APPROVAL: PLANNING COMMISSION

DANA ARTH, SECRETARY

DATE

APPROVAL: JACKSON ASSESSOR/GIS DEPT.

JACKSON COUNTY GIS DEPT.

DATE

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR ORIGINAL SURVEYS, AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR A SUBURBAN SURVEY, THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THIS SURVEY MEETS OR EXCEEDS MISSOURI MAPPING STANDARDS FOR CLASS 1 SURVEYS. THE FIELD WORK WAS COMPLETED ON JULY 03, 2018. DATE OF PLAT OR MAP: AUGUST 16, 2018

KENNETH J. DEDRICK
MISSOURI PS NO. 2571
dedrick@kveng.com



PREPARED FOR:
LAMP, RYNEARSON & ASSOCIATES, INC.
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MISSOURI, 64114

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/19

PROJECT NO.
C1859916
DRAWN BY
RAD/RJN
CHECKED BY
KJD
CFN
9916FPLAT
SHEET
1 OF 1

TOTAL AREA TABLE

RIGHT OF WAY (DEDICATED BY PLAT) = 141,755 SQUARE FEET/ 3.25 ACRES
LOT TOTAL = 334,741 SQUARE FEET/ 7.68 ACRES
OVERALL TOTAL = 476,496 SQUARE FEET/ 10.94 ACRES

SURVEYOR'S NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITHIN THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER.

SEMI-PERMANENT MONUMENTS: 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 214F" SET AT ALL LOT CORNERS AND AT OTHER LOCATIONS MARKED BY MONUMENT SET SYMBOL IN LEGEND. CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.

2. THERE ARE NO ABANDONED OIL AND/OR GAS WELLS PRESENT WITHIN THE LIMITS OF THE PLAT BOUNDARY, PER THE APPROXIMATE LOCATIONS MARKED IN THE ONLINE MGNR OIL AND GAS DATABASE UPDATED IN 2016.

3. THE FOLLOWING PROPERTY IS CLASSIFIED AS URBAN BY 20 CSR 2030-16.030 AND 20 CSR 2030-16.040.

HORIZONTAL AND VERTICAL DATUM:

THE COORDINATES SHOWN HEREON ARE GROUND ORDNATES BASED ON THE MISSOURI STATE PLANE WEST ZONE (JA-50) CAF: 0.99989925 GROUND X CAF = GRID (SCALED @ 0,0) 1 METER = 3.28083333 U.S. SURVEY FEET
JA-50 (PID-095050)
NORTHING: 302358.525 (GRID METERS)
EASTING: 854683.866 (GRID METERS)
ELEV = 289.8

LEGEND:

- SECTION CORNER
- MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2"x24" REBAR W/LS 214F CAP SET (UNLESS NOTED OTHERWISE)
- (CM) CALCULATED MEASURED VALUE
- (D) DEED VALUE
- (M) MEASURED VALUE
- (P) PLAT VALUE
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- SQ. FT. SQUARE FEET
- 5' SIDEWALK
- LNA LIMITED NON-ACCESS
- [3105] LOT ADDRESS

