

FINAL PLAT OF
CREEKSIDE AT RAINTREE
LOTS 1 THRU 31 AND TRACTS A THRU F
PART OF THE SW1/4 OF SECTION 32 AND THE SE 1/4 SECTION 31, T47N, R31W
AND IN THE FRACTIONAL NW1/4 OF SECTION 5, T46N, R31W
CITY OF LEE'S SUMMIT, CASS & JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31 AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 46 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, CASS COUNTY, ALL IN MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE S87°37'20"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 387.59 FEET TO THE POINT OF BEGINNING; THENCE N08°54'00"W, A DISTANCE OF 489.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RAINTREE DRIVE AS PLATTED WITH THE FINAL PLAT OF RAINTREE LAKE LOTS 454 THRU 526, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 884.78 FEET, AN INITIAL TANGENT BEARING OF S59°42'33"W, AN ARC DISTANCE OF 411.43 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE S87°37'20"E ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 588.12 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE S87°37'20"E ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 2018.82 FEET, AN ARC DISTANCE OF 404.87 FEET TO A POINT OF TANGENCY; THENCE S02°12'26"W, ALONG A LINE TANGENT TO THE PRECEDING COURSE, A DISTANCE OF 145.86 FEET TO THE NORTHERMOST CORNER OF TRACT 3, AS DESCRIBED IN SCHEDULE "A" OF THE WARRANTY DEED RECORDED IN BOOK 905 AT PAGE 257; THENCE S02°12'26"W, ALONG THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 531.17 FEET; THENCE CONTINUING ALONG SAID EAST LINE, S80°13'03"E, A DISTANCE OF 60.00 FEET; THENCE S89°01'15"E, A DISTANCE OF 534.26 FEET; THENCE N02°18'01"E, A DISTANCE OF 812.60 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE N87°37'20"W, ALONG SAID SOUTH LINE, A DISTANCE OF 110.24 FEET TO THE POINT OF BEGINNING, CONTAINING 15.70 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SURVEYED AND SHOWN IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

" CREEKSIDE AT RAINTREE - LOTS 1 THRU 31 AND TRACTS A THRU F "

STREETS:

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

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE 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 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 EXTENT PERMITTED BY LAW, ANY AND ALL RIGHTS AND CLAIMS, INCLUDING ANY AND ALL RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:

BUILDING LINES (BL) 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.

COMMON AREAS:

TRACT A THRU TRACT F ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE RAINTREE LAKE PROPERTY OWNERS 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.

TRACT F FUTURE PURPOSE IS FOR PARKING TO ACCOMMODATE THE BOATING FACILITIES.

MASTER DRAINAGE PLAN NOTE:

INDIVIDUAL LOT OWNERS(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS AS SHOWN BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY OF LEE'S SUMMIT ENGINEER.

COVENANTS NOTE:

THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI AND CASS COUNTY, MISSOURI, AND SHALL HEREBY BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH SET FORTH HEREIN.

SIDEWALKS NOTE:

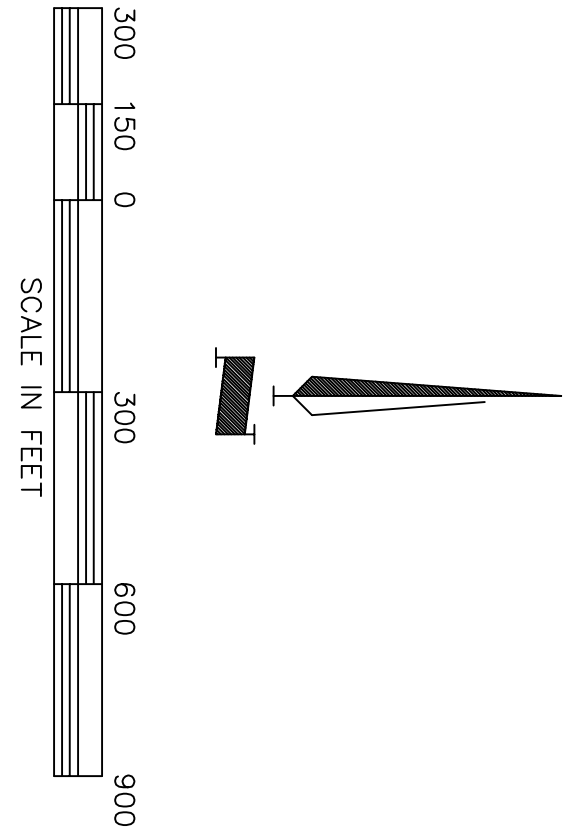
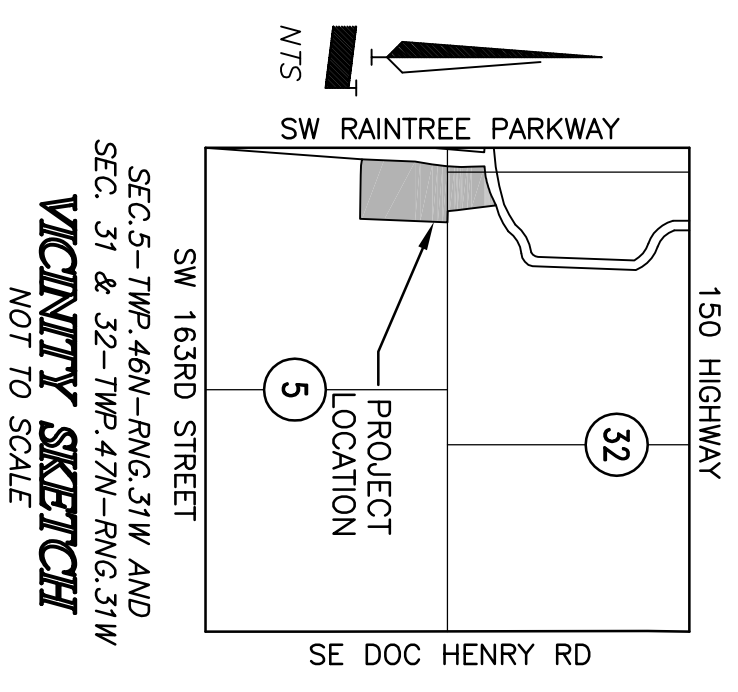
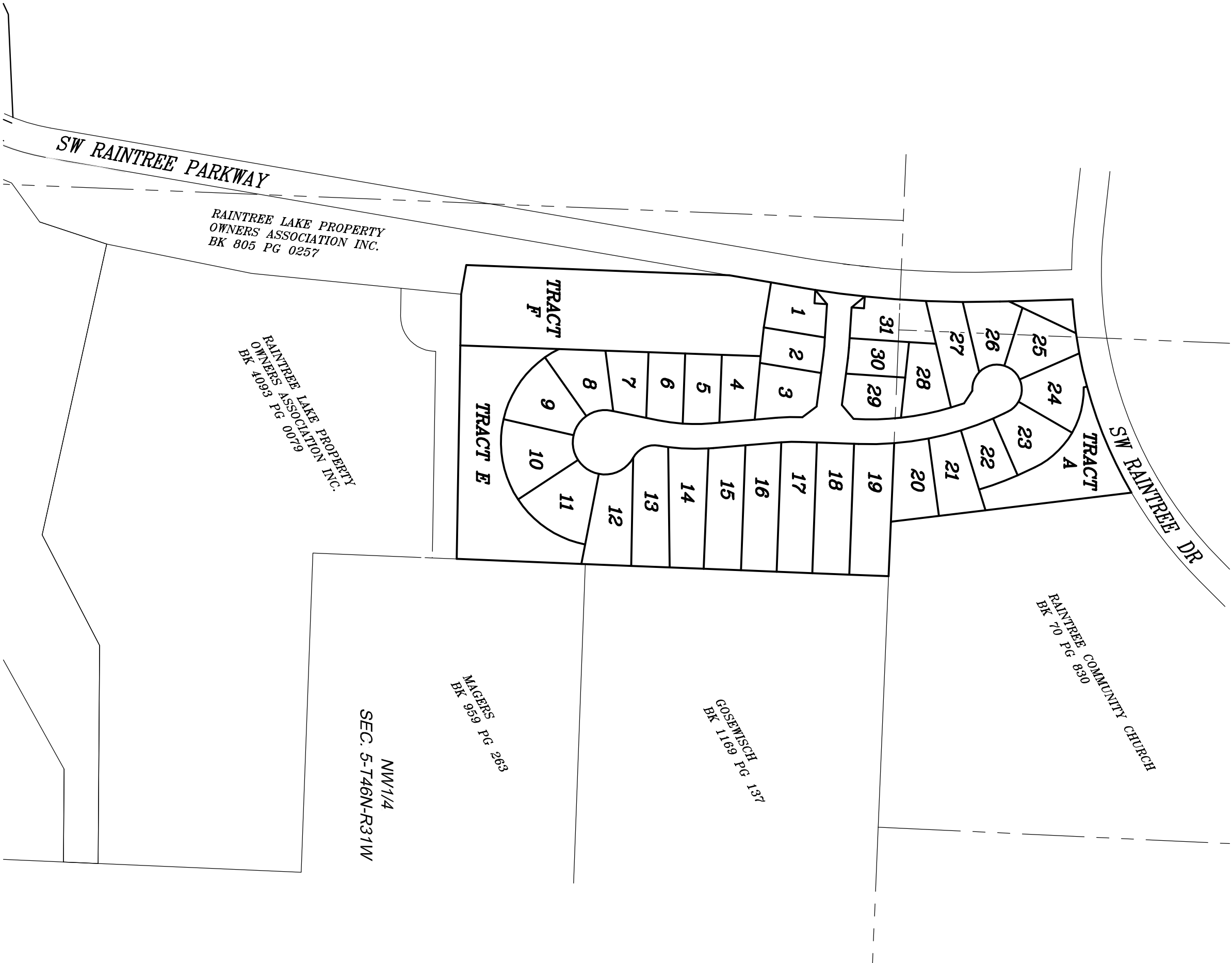
INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR INSTALLING A SIDEWALK ON EACH LOT THAT MEETS THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT.

IN WITNESS THEREOF:

LANDROCK DEVELOPMENT, LLC, A MISSOURI COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER THIS ____ DAY OF _____, A.D., 2018.

LANDROCK DEVELOPMENT, LLC

J.P. ROBERTS, MANAGING MEMBER



CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF

" CREEKSIDE AT RAINTREE - LOTS 1 THRU 31 AND TRACTS A THRU F " 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. _____.

BILL BAIRD DATE TRISHA FOWLER ARQUIR DATE
MAYOR CITY CLERK

APPROVED: PUBLIC WORKS / ENGINEERING

GEORGE W. BINGER III, P.E. DATE
CITY ENGINEER

APPROVED: PLANNING & SPECIAL PROJECTS

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

APPROVED: PLANNING COMMISSION

FRED DEMGRO DATE
SECRETARY

APPROVED: JACKSON COUNTY GIS APPROVED: CASS COUNTY ASSESSOR/GIS

JACKSON COUNTY GIS DEPT. DATE BOB HUSTON DATE

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ADOPTED 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 RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHNNY YAGLE, PLS-2001001917 DATE

EXTERNAL REFERENCE		IMAGE REFERENCE	
NO.	DATE	BY	
REVISION	DATE	BY	
1	05/10/2018	JPR	
2	05/10/2018	JPR	
DRAWING: 10028825-CreeksideAtRainTree.dwg DATE: Sep 10, 2018 - 5:49PM			

PROJECT NO.	10028825
DATE	10/01/2018
BY	JPR
CHECKED	JPR
APPROVED	JPR

FINAL PLAT CREEKSIDE AT RAINTREE LOTS 1 THRU 31 AND TRACTS A THRU F CITY OF LEE'S SUMMIT, CASS & JACKSON COUNTY, MO	LANDROCK DEVELOPMENT, LLC 4335 MCGEE STREET KANSAS CITY, MISSOURI 64111
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HDR ENGINEERING, INC. 3741 N.E. TROON DRIVE LEE'S SUMMIT, MO 64063 816-347-1100 FAX 816-347-1197 MISSOURI STATE CERTIFICATE OF AUTHORITY #000556
