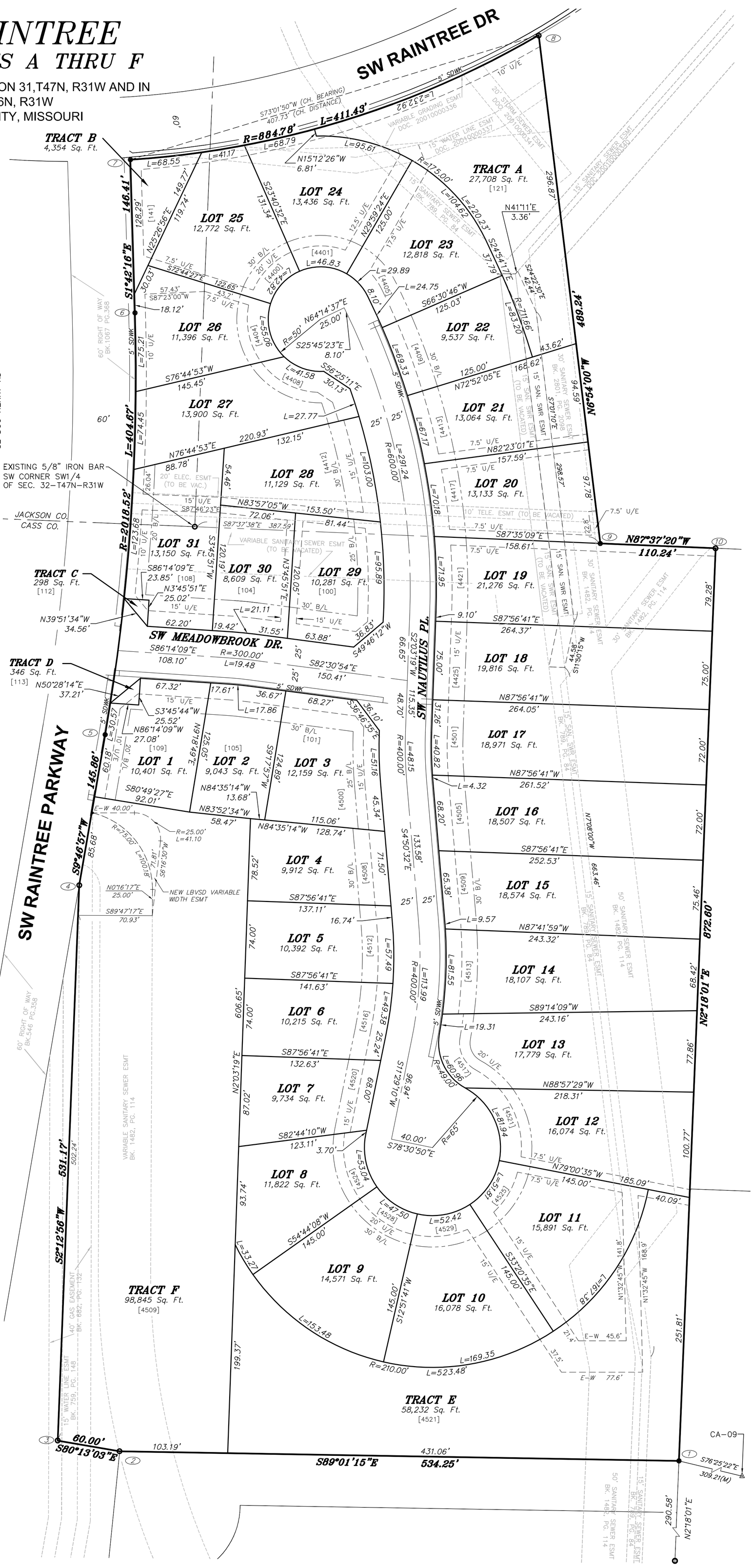
FINAL PLAT OF

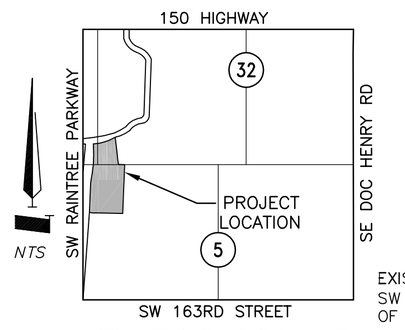
CREEKSIDE AT RAINTREE

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



50 25 0 50 100 150
SCALE IN FEET



SEC.5–TWP.46N–RNG.31W AND SEC. 31 & 32–TWP.47N–RNG.31W

VICINITY SKETCH
NOT TO SCALE

LEGEND

B/L	BUILDING LINE
N.R.	NON-RADIAL BEARING
S.F.	SQUARE FEET
U/E	UTILITY EASEMENT
A/E	ACCESS EASEMENT
(X)	STATE PLANE COORDINATE
CH	CHORD OF CURVE
(M)	METERS
○	EXISTING MONUMENT (AS NOTED)
●	SET MONUMENT
[XXXX]	ADDRESS

STATE PLANE COORDINATES (METERS)

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	296192.250	860422.754	6	296526.530	860264.418
2	296195.032	860259.954	7	296571.132	860263.091
3	296198.139	860241.934	8	296607.400	860381.946
4	296359.903	860248.192	9	296459.374	860399.859
5	296403.711	860255.745	10	296457.980	860433.427
REFERENCE MONUMENT: CA - 09					
	296119.662	860723.319			

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, MAYOR — DATE
TRISHA FOWLER ARCURI, CITY CLERK — DATE

APPROVED: PUBLIC WORKS / ENGINEERING

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

APPROVED: PLANNING & SPECIAL PROJECTS

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

APPROVED: PLANNING COMMISSION

FRED DEMORO, SECRETARY — DATE

APPROVED: JACKSON COUNTY GIS

JACKSON COUNTY GIS DEPT. — DATE

APPROVED: CASS COUNTY ASSESSOR/GIS

BOB HUSTON — DATE

SURVEYOR'S NOTES:

1) THIS PROPERTY IS NOT WITHIN A FLOOD ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0535G, EFFECTIVE DATE JANUARY 20, 2017.

2) NO ABANDONED OIL OR GAS WELL IS IDENTIFIED ON THIS DRAWING. LOCATIONS PER MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE, DATED 2014.

3) THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER. SEMI-PERMANENT MONUMENTS: 1/2" IRON BAR WITH PLASTIC CAP STAMPED "HDR INC " SET AT ALL LOT CORNERS, CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.

4) THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, UTILIZING CASS COUNTY, MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT CA-09 (1997 ADJUSTMENT) WITH AN OVERALL GRID SCALE FACTOR OF 0.9999034.

5) THE PROPERTY SHOWN HEREON IS CLASSIFIED AS URBAN PROPERTY BY 10 CSR 30-2.030 AND 4 CSR 30-16.030.

6) NO LOTS IN THIS SUBDIVISION SHALL HAVE DIRECT ACCESS (DRIVEWAY CONNECTION) TO SW RAINTREE PARKWAY OR SW RAINTREE DRIVE.

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 YAKLE, PLS-2001001917 — DATE

DRAWING NO. 2 of 2
SEC.5, T46N, R31W-SEC.32, T47N,R31W
PROJECT NO. 10028825

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

HDR ENGINEERING, INC.
3741 N.E. TROON DRIVE
LEE'S SUMMIT, MO 64064
816–347–1100•FAX 816–347–1197
MISSOURI STATE CERTIFICATE OF AUTHORITY #000856

DESIGNED BY: DRAWN BY: JFJ CHECKED BY: JRY

NO.	DATE	BY

EXTERNAL REFERENCE
IMAGE REFERENCE

DRAWING: 10028825-CreeksideAtRaintree.dwg DATE: Sep 10, 2018 - 5:51PM

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