

# MINOR PLAT CHAPEL RIDGE, LOT 7B-1

## A REPLAT OF LOT 7-B, CHAPEL RIDGE, LOTS 7-A, 7-B & 7-C AND PART OF THE NORTHEAST QUARTER OF SECTION 17-T48N-R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**PLAT BOUNDARY DESCRIPTION:**  
ALL THAT PART OF LOT 7-B, CHAPEL RIDGE, LOTS 7-A, 7-B, & 7-C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND ALL OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018E003518, IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE N88°10'20"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 17, A DISTANCE OF 1278.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF ROUTE 71 BY-PASS AS RECORDED IN DOCUMENT NUMBER I-86010; THENCE S02°13'10"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF ROUTE 71 BY-PASS, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018E003518; THENCE S02°13'10"W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF ROUTE 71 BY-PASS, A DISTANCE OF 70.27 FEET TO A RIGHT-OF-WAY MONUMENT AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018E003518; THENCE N87°26'14"W, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 1.11 FEET TO THE EAST LINE OF SAID LOT 7-B, CHAPEL RIDGE; THENCE S02°05'46"W, ALONG SAID EAST LINE, A DISTANCE OF 107.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7-B, CHAPEL RIDGE; THENCE N88°10'20"W, ALONG THE SOUTH LINE OF SAID LOT 7-B, A DISTANCE OF 216.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7-B; THENCE N02°04'55"E, ALONG THE WEST LINE OF SAID LOT 7-B, A DISTANCE OF 198.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 7-B; THENCE S88°10'20"E, ALONG THE NORTH LINE OF SAID LOT 7-B, A DISTANCE OF 97.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROUTE 71 BY-PASS AS RECORDED IN DOCUMENT NUMBER I-86010; THENCE S02°13'10"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF ROUTE 71 BY-PASS, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018E003518; THENCE S88°10'20"E, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

**DEDICATION:**  
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"CHAPEL RIDGE, LOT 7B-1"

**EASEMENTS:**  
AN EASEMENT 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 WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMO (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

**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.

**OIL - GAS WELLS:**  
NO VISIBLE EVIDENCE OBSERVED OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E. 1995.

**FLOODPLAIN:**  
ACCORDING TO FIRM MAP 29095C0430G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**DRAINAGE NOTE:**  
THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

**IN TESTIMONY THEREOF:**  
BMO HARRIS BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER AND NAME CHANGE OF M&I MARSHALL & ILSEY BANK, A WISCONSIN STATE CHARTERED BANK, HAS CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_\_ DAY \_\_\_\_\_ 2018.

HETTIE B. ENSIGN, VICE PRESIDENT

**NOTARY CERTIFICATION**  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, HETTIE B. ENSIGN, VICE PRESIDENT OF BMO HARRIS BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER AND NAME CHANGE OF M&I MARSHALL & ILSEY BANK, A WISCONSIN STATE CHARTERED BANK, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

**IN WITNESS WHEREOF:**  
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF LEE'S SUMMIT:**  
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "CHAPEL RIDGE, LOT 7B-1" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO CHAPTER 33, THE CITY'S UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT.

TRISHA FOWLER ARCURI, CITY CLERK DATE \_\_\_\_\_

**APPROVED:**  
PUBLIC WORKS / ENGINEERING

GEORGE M. BINGER III, P.E. CITY ENGINEER DATE \_\_\_\_\_

**PLANNING:**

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

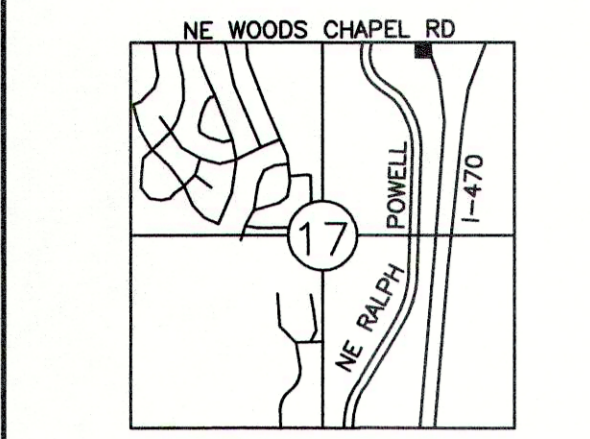
JACKSON COUNTY ASSESSOR/GIS DEPT. DATE \_\_\_\_\_

**SURVEYOR NOTES:**  
1. THIS PLAT IS BASED ON INFORMATION PROVIDED IN A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-924722-KCTY, DATED SEPTEMBER 4, 2018.  
2. THE GROSS LAND AREA OF CHAPEL RIDGE, LOT 7B-1, CONTAINS 0.93 ACRES, MORE OR LESS.  
3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 FROM MGRS STATION JA-134. N=312470.096M E=862368.275M GRID FACTOR=0.9999018 DATE OF ADJUSTMENT=2003.  
4. FIELD WORK FOR THIS SURVEY WAS COMPLETED FEBRUARY 6, 2017.

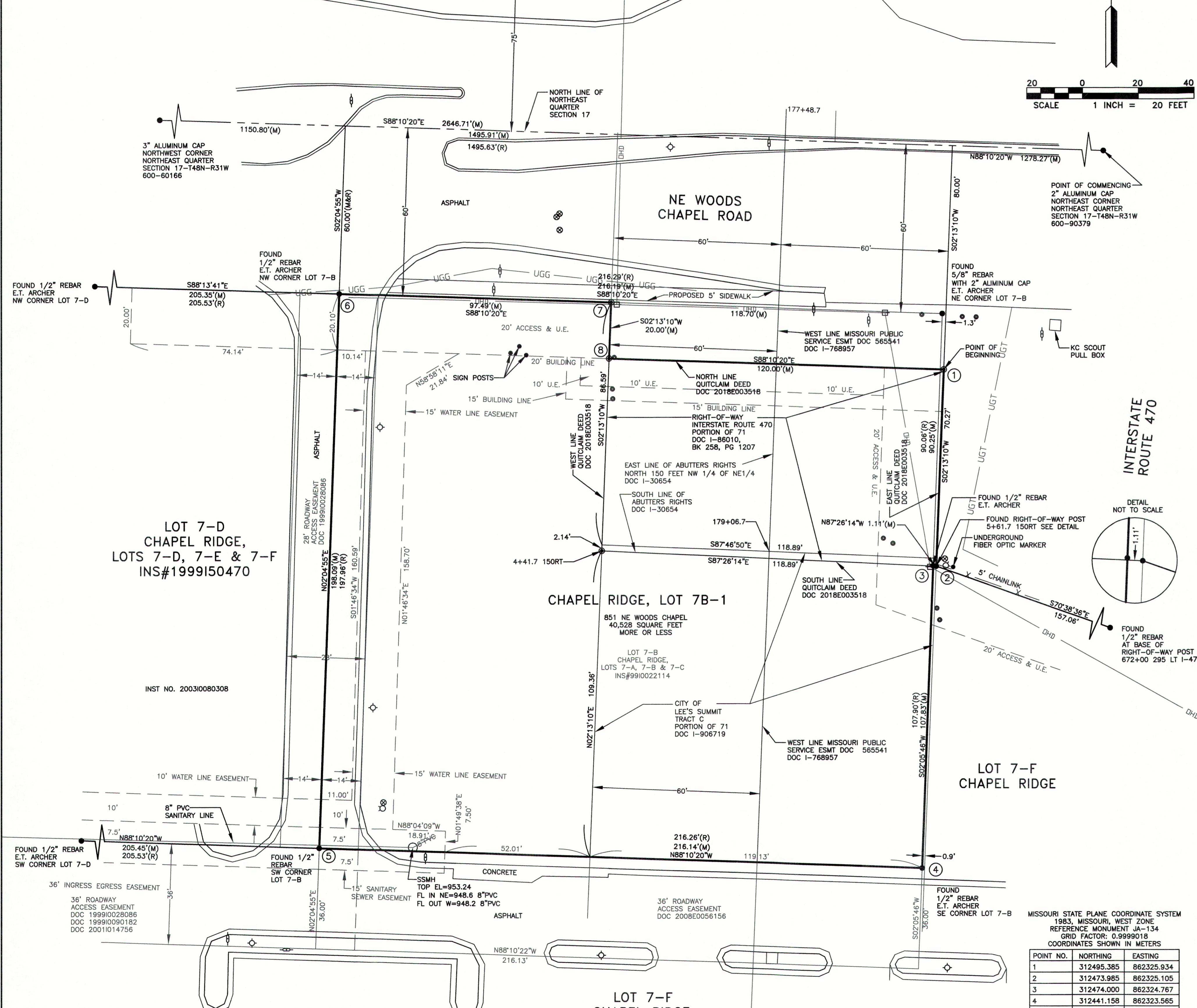
**SURVEYORS CERTIFICATION:**  
I HEREBY CERTIFY THAT THE MINOR PLAT OF "CHAPEL RIDGE, LOT 7B-1", A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT "STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TYPE URBAN. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. DIGITAL MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT. ONLY A SIGNED AND SEALED DRAWING SHOULD BE CONSIDERED THE ORIGINAL.

MISSOURI STATE PLANE COORDINATE SYSTEM  
1983, MISSOURI, WEST ZONE  
REFERENCE MONUMENT JA-134  
GRID FACTOR: 0.9999018  
COORDINATES SHOWN IN METERS

POINT NO.	NORTHING	EASTING
1	312495.385	862325.934
2	312473.985	862325.105
3	312474.000	862324.767
4	312441.158	862323.565
5	312443.258	862257.725
6	312503.590	862259.918
7	312502.642	862289.615
8	312496.551	862289.379



**VICINITY MAP**  
SECTION 17-48-31  
LEE'S SUMMIT,  
JACKSON COUNTY, MISSOURI  
1"=2640'



**UTILITIES:**  
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS NOT BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

**LOT 7-F  
CHAPEL RIDGE,  
LOTS 7-D, 7-E & 7-F  
INS#1999150470**  
INST NO. 2012E0115274

**McLaughlin Mueller, Inc.**  
PROFESSIONAL LAND SURVEYORS  
218 WEST MILL STREET  
LIBERTY, MO 64068  
PHONE 816-407-0002 FAX 816-407-0003  
Corporation LS 1999141096

Designed By: MAM  
Drawn By: MAM  
Checked By: MAM  
Approved By: MAM  
Date: NOVEMBER 29, 2018

MINOR PLAT, CHAPEL RIDGE, LOT 7B-1, 851 NE WOODS CHAPEL ROAD,  
SECTION 17, T48N, R31W, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

