2015E0067726 7/21/15

THIRD PLAT, 2B 2C

FINAL PLAT
MAGNOLIA PLACE AT CHARLESTON PARK, SECOND PLAT, LOTS 2A - 3

Replat of Lot 2, Magnolia Place at Charleston Park First Plat, Lots 1 - 2, Tracts A-B
and a Part of the North Half of Section 10, Township 47, Range 31
Lee's Summit, Jackson County, Missouri

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOW AS

MAGNOLIA PLACE AT CHARLESTON PARK, SECOND PLAT, LOTS 2A - 3

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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 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 EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. 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.

PRIVATE STORM EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO LOT 1, CHURCH STREET CHURCH SUBDIVISION TO, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF STORM SEWER, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "PRIVATE STORM EASEMENT" (P.S.E.). 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.

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.

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

STORM PLAN
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR DRAINAGE FLOW PATTERNS ON THE LOTS UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

LIMIT OF NO ACCESS
SE SHENANDOAH DRIVE IS A LIMITED ACCESS COLLECTOR STREET AND NO ACCESS SHALL BE ALLOWED FROM LOT 3.

IN TESTIMONY WHEREOF:
RICHARD D LINK AND DEBORAH J LINK, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 15 DAY OF July, 2015.

RICHARD D LINK, HUSBAND

DEBORAH J LINK, WIFE

NOTARY CERTIFICATION:
STATE OF Missouri
COUNTY OF Cass } SS

ON THIS 15 DAY OF July, 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD D. LINK AND DEBORAH J LINK, HUSBAND AND WIFE TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT THEY EXECUTED THE FOREGOING PLAT AS THEIR FREE ACT AND DEED.

IN WITNESS THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-21-2018

KATHIE SNYDER
My Commission Expires March 21, 2018
Cass County
Commission #14427152

SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
   a) SEMI-PERMANENT MONUMENTS:
   SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 5319" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
   b) PERMANENT MONUMENTS:
   SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 5319" AT PLAT BOUNDARY CORNERS

2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)

3. BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT CA-09 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.9998667. COORDINATES DETERMINED BY GPS METHODS.

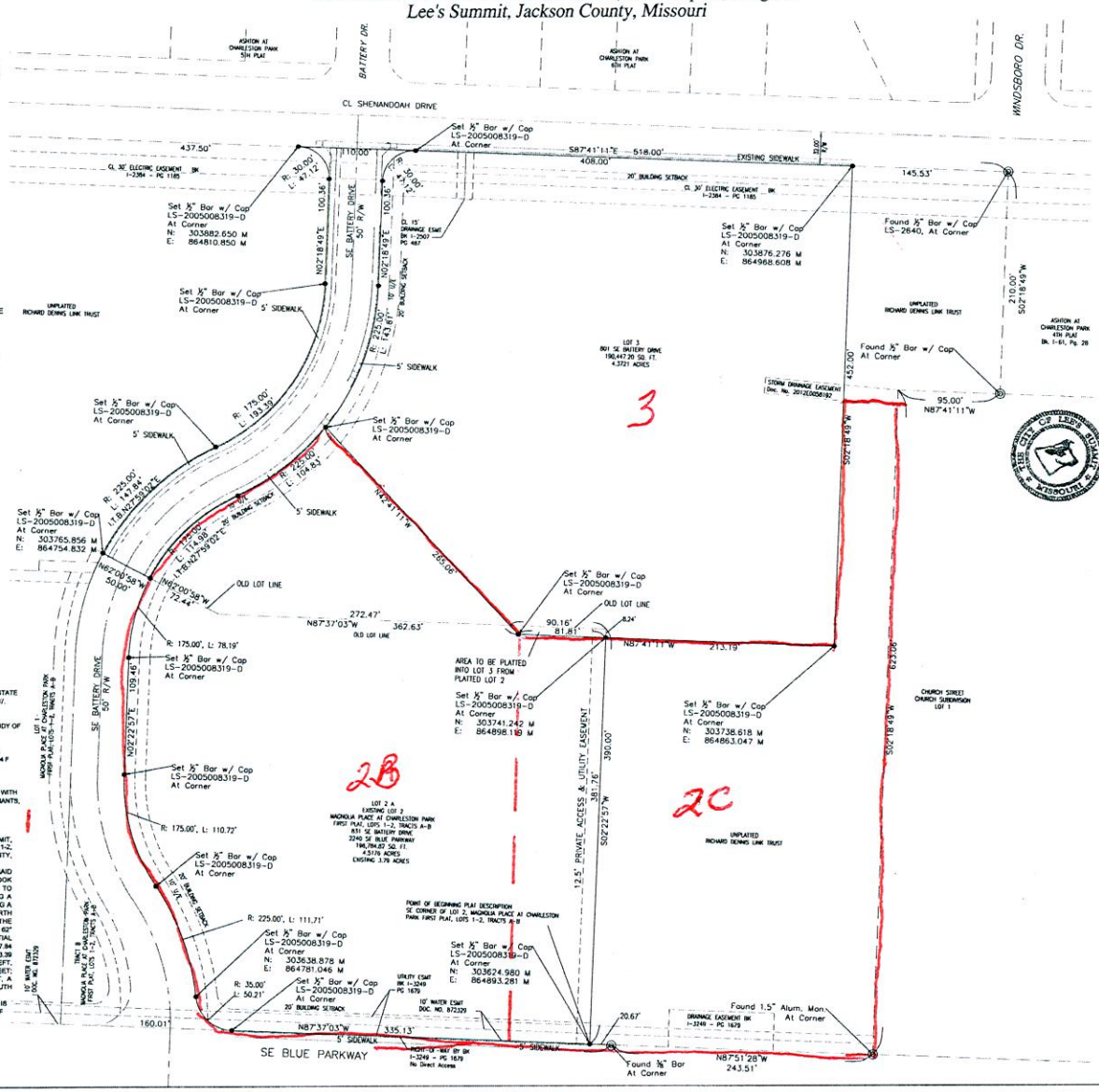
4. NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI". BY EDWARD ALTON, JR., P.E., 1995.

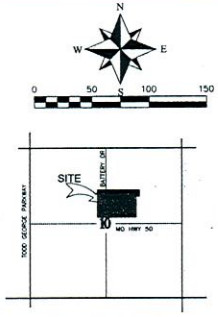
5. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, PANEL NO. 314F, COMMUNITY PANEL NO. 290990C0314 F EFFECTIVE DATE: SEPTEMBER 29, 2006.

6. 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

PLAT DESCRIPTION

ALL THAT PART OF THE NORTH ½ OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 31 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND LOT 2, MAGNOLIA PLACE AT CHARLESTON PARK FIRST PLAT, LOTS 1-2, TRACTS A-B, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, SAID LINE BEING THE NORTH RIGHT OF WAY LINE OF BLUE PARKWAY AS ESTABLISHED IN BOOK I-3249 AT PAGE 1679, NORTH 87° 37' 03" WEST, A DISTANCE OF 335.13 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND AN ARC DISTANCE OF 50.21 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 111.71 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 110.72 FEET; THENCE NORTH 02° 22' 57" EAST, A DISTANCE OF 109.46 FEET; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS 175.00 FEET, AN ARC DISTANCE OF 78.19 FEET; THENCE NORTH 62° 00' 58" WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 27° 59' 02" EAST, A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 147.84 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 103.39 FEET; THENCE NORTH 02° 18' 49" EAST, A DISTANCE OF 100.36 FEET; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET; THENCE SOUTH 87° 41' 11" EAST, A DISTANCE OF 518.00 FEET; THENCE SOUTH 02° 18' 49" WEST, A DISTANCE OF 452.00 FEET; THENCE NORTH 87° 41' 11" WEST, A DISTANCE OF 213.19 FEET; THENCE SOUTH 02° 22' 57" WEST, A DISTANCE OF 381.76 FEET, RETURNING TO THE POINT OF BEGINNING
THE ABOVE DESCRIBED TRACT CONTAINS 411,766.43 SQUARE FEET (9.4528 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.





LOCATION MAP
SECTION 10-T47N-R31W

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF "MAGNOLIA PLACE AT CHARLESTON PARK SECOND PLAT, LOTS 2A -3" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 18 DAY OF June 2015, BY ORDINANCE NO. 7661

RANDALL L. RHOADS, MAYOR — DATE 7-24-15

DENISE R. CHISUM, CITY CLERK — DATE 7/24/15

APPROVED:
PUBLIC WORKS / ENGINEERING

GEORGE M BINGER III, P.E., CITY ENGINEER — DATE 7-21-15

PLANNING & CODES ADMINISTRATION

ROBERT G. McKAY, AICP, DIRECTOR OF PLANNING AND CODES ADMINISTRATION — DATE 7-20-15

PLANNING COMMISSION

FRED DEMORO, SECRETARY — DATE 7-23-15

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR — DATE 7/20/15
Erica Morren

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED 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 RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHUCHT, MO PLS 2012000102 — DATE 7/14/15
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2006008319-D

REVISIONS	
DATE	
5-5-15	City Comments

Part of the North ½ of Sec. 10, Twp. 47, Rge. 31 and Lot 2, Magnolia Place at Charleston Park First Plat, Lots 1 - 2, Tracts A-B
Lee's Summit, Jackson County, Missouri

Lots 2A - 3, Magnolia Place at Charleston Park Second Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	10	47	31	JACKSON	VILLAGE COOP
DRAWN BY			SCALE	DATE OF PREPARATION	
M. SCHUCHT, PLS			1"=50'	NOVEMBER 20, 2014	

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
56 SE MOTT STREET
LEE'S SUMMIT, MO 64063
PHONE: (816) 347-1111 FAX: (816) 347-1919