

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS A, B, C, & D", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2018-232, submitted by Drake Development, LLC, requesting approval of the final plat entitled "Streets of West Pryor Lots 1 thru 14, Tracts A, B, C, & D", was referred to the Planning Commission as required by Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; and,

WHEREAS, the Planning Commission considered the final plat on February 14, 2019, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the final plat entitled "Street of West Pryor Lots 1 thru 14, Tracts A, B, C, & D" is a subdivision in the Northwest quarter of the Southeast quarter Section 35, Township 48N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

PROPERTY DESCRIPTION:

STREETS OF WEST PRYOR

SURVEYORS DESCRIPTION:

ALL OF LOT 1, PRYOR ACRES RECORDED IN BOOK I47 PAGE 36, ALL OF CORLEW'S ESTATES RECORDED IN BOOK 35, PAGE 54, ALL OF ERICKSON ACRES, 1ST PLAT, RECORDED AS DOCUMENT 2001I0086408, ALL OF LOT 17, TRACT C AND TRACT D, AND A PORTION OF LOT 18 CHIPMAN-HWY 50 RECORDED IN BOOK I68, PAGE 62, A PORTION OF LOWENSTEIN DRIVE RIGHT-OF-WAY, AND UN-PLATTED LAND IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET TO THE POINT OF BEGINNING; THENCE N 31°23'08" E 362.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, S 85°14'51" E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK I51, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45" E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20" E 511.36 FEET TO THE SOUTHEAST CORNER OF SAID GERBER HEIGHTS; THENCE ON SAID EAST LINE, N 02°27'18" E 417.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470; THENCE ON SAID SOUTHERLY

RIGHT-OF-WAY LINE, S 77°50'38" E 148.55 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 46°58'04" E 317.20 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 74°45'44" E 322.94 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 87°42'21" E 182.05 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 64°40'25" E 144.66 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF PRYOR ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 444.52 FEET, AND WHOSE CHORD BEARS S 14°41'33" W 441.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY AND SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH OF 1040.64 FEET, AND WHOSE CHORD BEARS S 02°12'10" W 1011.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 485.50 FEET, AND WHOSE CHORD BEARS S 09°15'26" E 481.84 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 02°56'36" W 154.04 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWENSTEIN DRIVE; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 63°21'08" W 614.37 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 46°56'08" W 1305.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLACK TWIG LANE; THENCE N 44°16'27" E 25.01 FEET TO THE CENTERLINE OF LOWENSTEIN DRIVE; THENCE ON SAID CENTERLINE, N 46°56'08" W 30.01 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 45°11'41" W 1115.12 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 73°35'29" W 135.58 FEET; THENCE N 31°23'08" E 366.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,167,055 SQUARE FEET, 72.71 ACRES MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS:

ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35. TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.

SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which

subdivision shall hereafter be known as "Streets of West Pryor Lots 1 thru 14 , Tracts A, B, C, & D".

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Development Services, on behalf of the City of Lee's Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 7, Subdivisions, Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 7 of the UDO of the City, upon the Director of Public Works certifying to the Director of Development Services and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That the approval granted by this ordinance is done under the authority of Section 89.410.2 of the Revised Statutes of Missouri and Section 7.340 of the UDO because all subdivision-related public improvements required by the UDO have not yet been completed. In lieu of the completion and installation of the subdivision-related public improvements prior to the approval of the plat, the Proprietor has, in accordance with Section 7.340 of the UDO, deposited an **irrevocable Standby Letter of Credit** to secure the actual construction and installation of said public improvements, and the City hereby accepts same. No building permit shall be issued until the required public improvements are available to each lot for which a building permit is requested in accordance with the Design and Construction Manual.

SECTION 5. That an easement shall be 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 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, shall waive, 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 any easement granted by this plat.

SECTION 6. That 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.

SECTION 7. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 8. That the final plat substantially conforms to the approved preliminary plat and to all applicable requirements of the Code.

SECTION 9. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "Streets of West Pryor Lots 1 thru 14, Tracts A, B, C, & D", attached hereto and incorporated herein by reference.

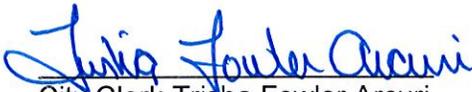
SECTION 10. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this 19th day of March, 2019.



Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said City this 20th day of March, 2019.



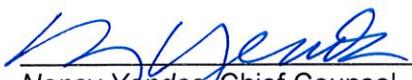
Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:



Nancy Yendes, Chief Counsel
Infrastructure and Planning



Office: 785.762.5040
Fax: 785.762.7744
Web: www.kveng.com
Address: 2319 N. Jackson
P.O. Box 1304
Junction City, KS 66441

February 20, 2019
A14D7067-1

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: Streets of West Pryor
Engineer's Estimate, Public Improvements**

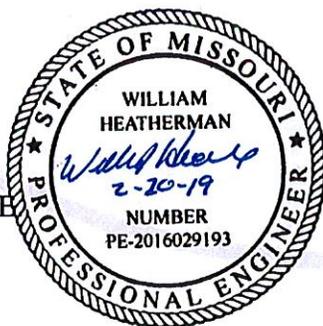
The engineer's estimate for the Public Improvements associated with the Streets of West Pryor subdivision are below. The majority of the costs are based on actual bid estimates as received. These costs are supplemented by an estimate for traffic signal and associated lane improvements not yet bid. Supporting documentation attached.

Estimate is as follows:

Sanitary Sewer (bid)	\$ 388,162.96
Storm Sewer (bid)	\$ 539,696.82
Paving (bid)	\$1,102,253.90
Water Main (bid)	\$ 211,856.31
Pryor Traffic Signals and Turn Lane	\$ 671,848.00
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Total Estimate	\$2,913,817.99

Sincerely,

Bill Heatherman, P.E.
Project Engineer



**Public Improvement
Bid Quantity Breakdown**

**Streets of West Pryor
Emery Sapp Sons, Inc.**

February 14, 2019

Summary of Quantities					
Sanitary Sewer					
Item No.	Item	Estimated Quantity	Unit	Unit Cost	Extension
1	Connect to Existing Manhole	2	Ea.	\$2,413.26	\$4,826.52
2	8" Sewer Main	4,346	L.F.	\$58.86	\$255,802.04
3	Extra Depth Manhole (Less than 10')	9	Ea.	\$4,649.40	\$41,844.60
4	Extra Depth Manhole (10' to 15')	6	Ea.	\$5,313.60	\$31,881.60
5	Extra Depth Manhole (Greater than 15')	8	Ea.	\$5,756.40	\$46,051.20
6	General Conditions Profit and Misc.	1	Ea.	\$7,757.00	\$7,757.00
Sanitary Sewer Total:					\$388,162.96

Storm Sewer

Item No.	Item	Estimated Quantity	Unit	Unit Cost	Extension
1	Demo, Clearing and Grubbing	1	L.S.	\$56,576.56	\$56,576.56
2	Excavation	7,629	C.Y.	\$21.03	\$160,460.76
3	Embankment	7,629	C.Y.	\$7.75	\$59,117.12
4	Seeding	1	L.S.	\$3,321.00	\$3,321.00
5	4'x3' Curb Inlet	2	Ea.	\$4,167.86	\$8,335.71
6	5'x3' Curb Inlet	2	Ea.	\$4,064.90	\$8,129.81
7	5'x4' Curb Inlet	14	Ea.	\$4,736.85	\$66,315.94
8	5'x5' Curb Inlet	2	Ea.	\$4,933.90	\$9,867.80
9	6'x4' Curb Inlet	1	Ea.	\$5,273.75	\$5,273.75
10	4'x4' Field Inlet	1	Ea.	\$3,981.88	\$3,981.88
11	5'x5' Junction Box	1	Ea.	\$4,747.92	\$4,747.92
12	4'x3.5' Grate Inlet	1	Ea.	\$3,981.88	\$3,981.88
13	4'x4' Junction Box	2	Ea.	\$4,124.68	\$8,249.36
14	Landscape drain	1	Ea.	\$925.45	\$925.45
15	8" PVC	56	L.F.	\$28.23	\$1,580.80
16	15" RCP	26	L.F.	\$76.16	\$1,980.20
17	18" RCP	496	L.F.	\$44.47	\$22,056.22
18	24" RCP	850	L.F.	\$58.41	\$49,644.52
19	30" RCP	349	L.F.	\$71.61	\$24,992.53
20	15" HDPE	125	L.F.	\$35.61	\$4,451.52
21	18" Corrugated HDPE	269	L.F.	\$39.94	\$10,744.01
22	8" PVC End Section	1	Ea.	\$1,119.18	\$1,119.18
23	15" HDPE End Section	1	Ea.	\$874.53	\$874.53
24	30" RCP End Section	1	Ea.	\$1,545.37	\$1,545.37
25	General Conditions Profit and Misc.	1	Ea.	\$21,423.00	\$21,423.00
Storm Sewer Total:					\$539,696.82

Paving

**Public Improvement
Bid Quantity Breakdown**

**Streets of West Pryor
Emery Sapp Sons, Inc.**

February 14, 2019

Item No.	Item	Estimated Quantity	Unit	Unit Cost	Extension
1	2' Curb & Gutter (CG-1)	7,787	L.F.	\$16.97	\$132,147.80
2	2" Asphaltic cement concrete surface	13,335	S.Y.	\$9.91	\$132,118.51
3	7.5" Asphaltic cement concrete base	10,515	S.Y.	\$25.23	\$265,277.99
4	4.5" Asphaltic cement concrete base	2,820	S.Y.	\$17.10	\$48,230.88
5	6" MoDOT Type 5 Base	15,980	S.Y.	\$7.85	\$122,313.43
6	8" Concrete Entrance	1,855	S.Y.	\$66.52	\$123,393.91
7	4" Aggregate (Driveway)	137	S.Y.	\$8.30	\$1,137.44
8	Handicap Ramp	11	Ea.	\$2,254.96	\$24,804.55
9	8" Concrete Patch	15	S.Y.	\$83.03	\$1,245.38
10	Pavement Removal	1	L.S.	\$24,194.59	\$24,194.59
11	Concrete Sidewalk	696	S.Y.	\$71.59	\$49,826.42
12	Multt-use trail	1,805	S.Y.	\$74.01	\$133,695.31
13	Wood Fence Replacement	78	L.F.	\$33.21	\$2,590.38
14	Modular Block Retaining Wall	128	L.F.	\$176.21	\$22,555.17
15	General Conditions Profit and Misc.	1	Ea.	\$18,822.13	\$18,822.13
Paving Total					\$1,102,253.90

Water Main

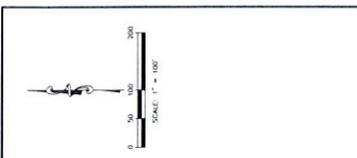
Item No.	Item	Estimated Quantity	Unit	Unit Cost	Extension
1	Connect to Existing Water Main	4	Ea.	\$1,900.72	\$7,602.88
2	6" Fire Line Main	208	L.F.	\$34.98	\$7,276.09
3	6" Water Main	41	L.F.	\$35.31	\$1,447.85
4	8" Water Main	452	L.F.	\$37.20	\$16,812.23
5	12" Water Main	1,808	L.F.	\$60.77	\$109,879.93
6	1" Copper Water Service Line	164	L.F.	\$23.25	\$3,812.51
7	Fire Hydrant with 6" Valve	4	Ea.	\$4,404.75	\$17,619.01
8	Temporary Fire Hydrant with 8" Valve	4	Ea.	\$4,404.75	\$17,619.01
9	6" Gate Valve	1	Ea.	\$959.77	\$959.77
10	8" Gate Valve	4	Ea.	\$1,337.26	\$5,349.02
11	12" Gate Valve	2	Ea.	\$1,887.44	\$3,774.87
12	8" Butterfly Valve	1	Ea.	\$1,700.35	\$1,700.35
13	12" Butterfly Valve	3	Ea.	\$2,075.63	\$6,226.88
14	12"x8"x8" Tee	2	Ea.	\$572.32	\$1,144.64
15	12"x12"x8" Tee	2	Ea.	\$437.27	\$874.53
17	12"x12"x6" Tee	2	Ea.	\$394.09	\$788.18
16	Air Release Valve	1	Ea.	\$2,540.57	\$2,540.57
14	General Conditions Profit and Misc.	1	Ea.	\$6,428.00	\$6,428.00
Water Main Total:					\$211,856.31

Engineer's Estimate of Probable Construction Cost
 For
Streets of West Pryor
Public Signals and Turn Lanes, Pryor Road

This estimate has been developed using preliminary construction plans and estimated quantities, unit costs have been estimated using historical construction cost data on similar projects in this area. Construction cost may vary at the time of construction upon development of final construction plans and price variations in materials.

This estimate include 3 components: North Signal Modification and turn lanes; the Right In/Right Out turn lane and entrance, and the Lowenstein Signal. Estimate does not include Lowenstein turn lane or intersection which is covered by other estimate.

Item No.	Item	Estimated Quantity	Unit	Unit Cost	Total Cost
1.	Removals & Grading	1	L.S.	\$25,000.00	\$ 25,000
2.					
3.	6" Subgrade Stabilization	2288	S.Y.	\$9.00	\$ 20,592
4.	6" MoDOT Type 5 Base	1785	S.Y.	\$9.00	\$ 16,065
5.	7.5" Asphalt Base	1785	S.Y.	\$30.00	\$ 53,550
6.	2" Asphalt Surface	1785		\$8.00	\$ 14,280
7.	8" PCC (Intersection Apron)	503	S.Y.	\$55.00	\$ 27,665
8.	4" Aggregate Base	503		\$7.00	\$ 3,521
9.	Concrete Curb and Gutter	1025	L.F.	\$23.00	\$ 23,575
10.	4" Concrete Sidewalk	900	S.Y.	\$40.00	\$ 36,000
11.	ADA Ramps	5	Ea.	\$1,500.00	\$ 7,500
12.	Curb Inlets/Junction Box	3	Ea.	\$6,000.00	\$ 18,000
13.	Modify Existing JB Top	2	Ea.	\$3,000.00	\$ 6,000
14.	15" RCP	40	L.F.	\$65.00	\$ 2,600
15.	Traffic Signal System, Pryor and North Entrnace	1	L.S.	\$175,000.00	\$ 175,000
16.	Traffic Signal System, Pryor and Lowenstein	1	L.S.	\$225,000.00	\$ 225,000
17.	Traffic Signs - Street Signs	1	L.S.	\$3,000.00	\$ 3,000
18.	Permanent Striping and Markings	1	L.S.	\$3,500.00	\$ 3,500
19.	Traffic Control	1	L.S.	\$5,000.00	\$ 5,000
20.	Erosion Control	1	L.S.	\$5,000.00	\$ 5,000
21.	Seeding	0.5	Acres	\$2,000.00	\$ 1,000
Total Estimated Construction Cost					\$ 671,848



POINT #	NORTHING	EASTING
100	1007280.33	281553.79
101	1007280.33	281553.79
102	1007280.33	281553.79
103	1007280.33	281553.79
104	1007280.33	281553.79
105	1007280.33	281553.79
106	1007280.33	281553.79
107	1007280.33	281553.79
108	1007280.33	281553.79
109	1007280.33	281553.79
110	1007280.33	281553.79
111	1007280.33	281553.79
112	1007280.33	281553.79
113	1007280.33	281553.79
114	1007280.33	281553.79
115	1007280.33	281553.79
116	1007280.33	281553.79
117	1007280.33	281553.79
118	1007280.33	281553.79
119	1007280.33	281553.79
120	1007280.33	281553.79

CITY OF LEE'S SUMMIT
MAYOR AND CITY COUNCIL CERTIFICATION:
 THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAN OF LOTS 1 THRU 14, TRACTS "A", "B", "C", & "D" HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, ON THIS DATE.

NAME: _____ MAYOR DATE: _____
 TRISH TOWER JACOB, CITY CLERK DATE: _____
APPROVED PUBLIC WORKS (ENGINEERING):
 GEORGE W. BRADY, P.E., CITY ENGINEER DATE: _____
PLANNING AND SPECIAL PROJECTS:
 ROBERT C. BRYANT, P.E., SPECIAL PROJECTS DATE: _____
PLANNING COMMISSION:
 DAVID WIRTH, SECRETARY DATE: _____
 JACKSON COUNTY: _____
 APPROVED: ASSESSORS OFFICE DATE: _____
 JACKSON COUNTY #22222222 DATE: _____

SEE SHEETS 3 & 4 FOR ALIGNMENT TIE DOWN DIMENSIONS

FINAL PLAT

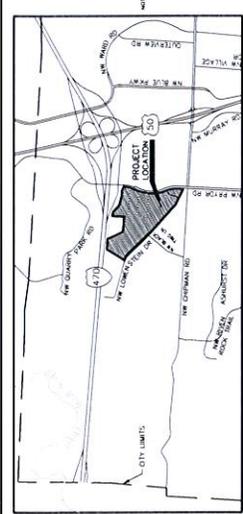
**STREETS OF WEST PRYOR
 LOTS 1 THRU 14,
 TRACTS "A", "B", "C", & "D"**

TO
LEE'S SUMMIT, MISSOURI

3710 NORTH JACKSON, P.O. BOX 1304
 JACKSON, MISSOURI, 64541
 PH: (781) 233-1111
 WWW.KAWENGINEERING.COM



KAW VALLEY ENGINEERING



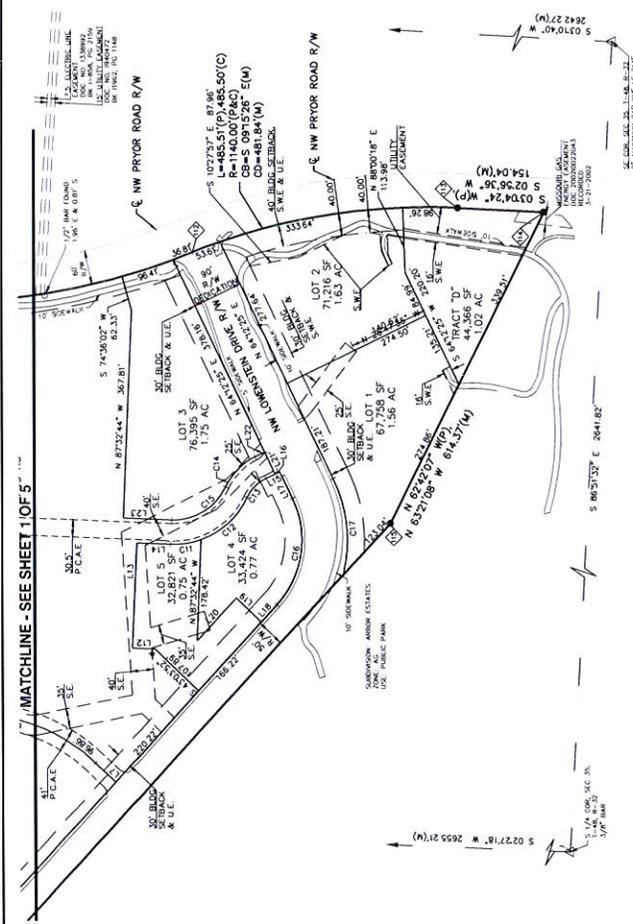
LOCATION MAP
 CITY OF LEE'S SUMMIT, MISSOURI

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	TANGENT	RADIUS	DELTA
C1	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C2	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C3	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C4	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C5	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C6	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C7	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C8	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C9	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C10	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C11	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C12	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C13	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C14	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C15	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C16	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'
C17	S 72°59'54" E	206.30'	241.32'	113.30'	374.50'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 72°59'54" E	206.30'
L2	S 72°59'54" E	206.30'
L3	S 72°59'54" E	206.30'
L4	S 72°59'54" E	206.30'
L5	S 72°59'54" E	206.30'
L6	S 72°59'54" E	206.30'
L7	S 72°59'54" E	206.30'
L8	S 72°59'54" E	206.30'
L9	S 72°59'54" E	206.30'
L10	S 72°59'54" E	206.30'
L11	S 72°59'54" E	206.30'
L12	S 72°59'54" E	206.30'
L13	S 72°59'54" E	206.30'
L14	S 72°59'54" E	206.30'
L15	S 72°59'54" E	206.30'
L16	S 72°59'54" E	206.30'
L17	S 72°59'54" E	206.30'
L18	S 72°59'54" E	206.30'
L19	S 72°59'54" E	206.30'
L20	S 72°59'54" E	206.30'



MATCHLINE - SEE SHEET 1 OF 5



CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	TANGENT RADIUS	DELTA
C00	N 433.64° W	5.35	5.35	29.7
C01	N 476.60° W	5.35	5.35	29.7
C02	N 327.92° W	6.84	6.83	30.83
C03	N 674.52° W	52.58	52.58	28.78
C04	N 323.44° W	31.84	31.84	15.52
C05	N 523.24° W	21.87	22.25	11.57
C06	N 78.36° W	54.87	54.87	18.00
C07	N 423.24° W	2.87	3.14	2.00
C08	N 674.52° W	27.49	28.45	15.40
C09	N 674.52° W	28.07	29.03	14.51
C10	N 674.52° W	28.07	29.03	14.51
C11	N 674.52° W	28.07	29.03	14.51
C12	N 674.52° W	28.07	29.03	14.51
C13	N 674.52° W	28.07	29.03	14.51
C14	N 674.52° W	28.07	29.03	14.51
C15	N 674.52° W	28.07	29.03	14.51
C16	N 674.52° W	28.07	29.03	14.51
C17	N 674.52° W	28.07	29.03	14.51
C18	N 674.52° W	28.07	29.03	14.51
C19	N 674.52° W	28.07	29.03	14.51
C20	N 674.52° W	28.07	29.03	14.51
C21	N 674.52° W	28.07	29.03	14.51
C22	N 674.52° W	28.07	29.03	14.51
C23	N 674.52° W	28.07	29.03	14.51
C24	N 674.52° W	28.07	29.03	14.51
C25	N 674.52° W	28.07	29.03	14.51
C26	N 674.52° W	28.07	29.03	14.51
C27	N 674.52° W	28.07	29.03	14.51
C28	N 674.52° W	28.07	29.03	14.51
C29	N 674.52° W	28.07	29.03	14.51
C30	N 674.52° W	28.07	29.03	14.51
C31	N 674.52° W	28.07	29.03	14.51
C32	N 674.52° W	28.07	29.03	14.51
C33	N 674.52° W	28.07	29.03	14.51
C34	N 674.52° W	28.07	29.03	14.51
C35	N 674.52° W	28.07	29.03	14.51
C36	N 674.52° W	28.07	29.03	14.51
C37	N 674.52° W	28.07	29.03	14.51
C38	N 674.52° W	28.07	29.03	14.51
C39	N 674.52° W	28.07	29.03	14.51
C40	N 674.52° W	28.07	29.03	14.51
C41	N 674.52° W	28.07	29.03	14.51
C42	N 674.52° W	28.07	29.03	14.51
C43	N 674.52° W	28.07	29.03	14.51
C44	N 674.52° W	28.07	29.03	14.51
C45	N 674.52° W	28.07	29.03	14.51
C46	N 674.52° W	28.07	29.03	14.51
C47	N 674.52° W	28.07	29.03	14.51
C48	N 674.52° W	28.07	29.03	14.51
C49	N 674.52° W	28.07	29.03	14.51
C50	N 674.52° W	28.07	29.03	14.51
C51	N 674.52° W	28.07	29.03	14.51
C52	N 674.52° W	28.07	29.03	14.51
C53	N 674.52° W	28.07	29.03	14.51
C54	N 674.52° W	28.07	29.03	14.51
C55	N 674.52° W	28.07	29.03	14.51
C56	N 674.52° W	28.07	29.03	14.51
C57	N 674.52° W	28.07	29.03	14.51
C58	N 674.52° W	28.07	29.03	14.51
C59	N 674.52° W	28.07	29.03	14.51
C60	N 674.52° W	28.07	29.03	14.51
C61	N 674.52° W	28.07	29.03	14.51
C62	N 674.52° W	28.07	29.03	14.51
C63	N 674.52° W	28.07	29.03	14.51
C64	N 674.52° W	28.07	29.03	14.51
C65	N 674.52° W	28.07	29.03	14.51
C66	N 674.52° W	28.07	29.03	14.51
C67	N 674.52° W	28.07	29.03	14.51
C68	N 674.52° W	28.07	29.03	14.51
C69	N 674.52° W	28.07	29.03	14.51
C70	N 674.52° W	28.07	29.03	14.51
C71	N 674.52° W	28.07	29.03	14.51
C72	N 674.52° W	28.07	29.03	14.51
C73	N 674.52° W	28.07	29.03	14.51
C74	N 674.52° W	28.07	29.03	14.51
C75	N 674.52° W	28.07	29.03	14.51
C76	N 674.52° W	28.07	29.03	14.51
C77	N 674.52° W	28.07	29.03	14.51
C78	N 674.52° W	28.07	29.03	14.51
C79	N 674.52° W	28.07	29.03	14.51
C80	N 674.52° W	28.07	29.03	14.51
C81	N 674.52° W	28.07	29.03	14.51
C82	N 674.52° W	28.07	29.03	14.51
C83	N 674.52° W	28.07	29.03	14.51
C84	N 674.52° W	28.07	29.03	14.51
C85	N 674.52° W	28.07	29.03	14.51
C86	N 674.52° W	28.07	29.03	14.51
C87	N 674.52° W	28.07	29.03	14.51
C88	N 674.52° W	28.07	29.03	14.51
C89	N 674.52° W	28.07	29.03	14.51
C90	N 674.52° W	28.07	29.03	14.51
C91	N 674.52° W	28.07	29.03	14.51
C92	N 674.52° W	28.07	29.03	14.51
C93	N 674.52° W	28.07	29.03	14.51
C94	N 674.52° W	28.07	29.03	14.51
C95	N 674.52° W	28.07	29.03	14.51
C96	N 674.52° W	28.07	29.03	14.51
C97	N 674.52° W	28.07	29.03	14.51
C98	N 674.52° W	28.07	29.03	14.51
C99	N 674.52° W	28.07	29.03	14.51
C100	N 674.52° W	28.07	29.03	14.51

**CITY OF LEES SUMMIT
MAYOR AND CITY COUNCIL CERTIFICATION:**
I, _____, MAYOR, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAN OF LOTS, TRACTS AND SUBDIVISIONS WAS SUBMITTED TO AND ONLY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEES SUMMIT, MISSOURI, ON _____ DAY OF _____, 2019.

WILSON A. TAMEL, MAYOR DATE _____
TISHA TOMEK-ACCOR, CITY CLERK DATE _____
APPROVED PUBLIC WORKS / ENGINEERING: _____ DATE _____
GEORGE W. BRIDGE, P.E., CITY ENGINEER DATE _____
PLANNING AND SPECIAL PROJECTS: _____ DATE _____

REBECCA C. WALKER, MISSOURI PROFESSIONAL PROJECTS DATE _____
PLANNING COMMISSION: _____ DATE _____
DANNY WELLS, SECRETARY DATE _____
JACKSON COUNTY, MISSOURI DATE _____
APPROVED: ASSESSORS OFFICE DATE _____
JACKSON COUNTY RECORDS DATE _____

SEE SHEETS 1 & 2 FOR LOT LINE DIMENSIONS

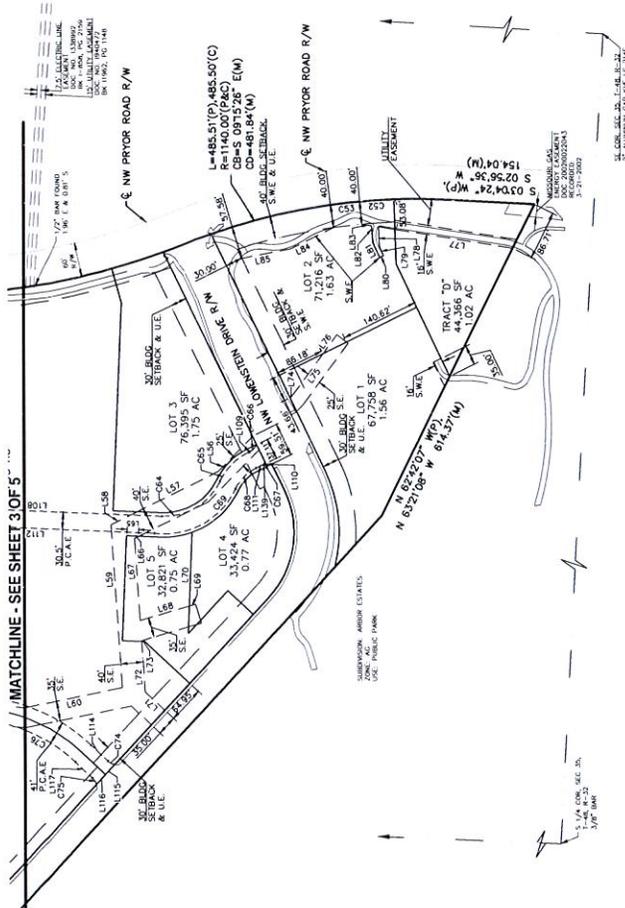
FINAL PLAN

**STREETS OF WEST PRYOR
LOTS 1 THRU 14,
TRACTS "A", "B", "C", & "D"**

TO
LEE'S SUMMIT, MISSOURI



3710 W. MAIN ST., SUITE 100, LEAS SUMMIT, MISSOURI 64084
PH: (417) 485-1111 FAX: (417) 485-1114
WWW.KAWVALLEYENGINEERING.COM



LINE TABLE

LINE	BEARING	LENGTH
L100	N 1552.44° E	204.90
L101	N 1552.44° E	204.90
L102	N 1552.44° E	204.90
L103	N 1552.44° E	204.90
L104	N 1552.44° E	204.90
L105	N 1552.44° E	204.90
L106	N 1552.44° E	204.90
L107	N 1552.44° E	204.90
L108	N 1552.44° E	204.90
L109	N 1552.44° E	204.90
L110	N 1552.44° E	204.90
L111	N 1552.44° E	204.90
L112	N 1552.44° E	204.90
L113	N 1552.44° E	204.90
L114	N 1552.44° E	204.90
L115	N 1552.44° E	204.90
L116	N 1552.44° E	204.90
L117	N 1552.44° E	204.90
L118	N 1552.44° E	204.90
L119	N 1552.44° E	204.90
L120	N 1552.44° E	204.90
L121	N 1552.44° E	204.90
L122	N 1552.44° E	204.90
L123	N 1552.44° E	204.90
L124	N 1552.44° E	204.90
L125	N 1552.44° E	204.90
L126	N 1552.44° E	204.90
L127	N 1552.44° E	204.90
L128	N 1552.44° E	204.90
L129	N 1552.44° E	204.90
L130	N 1552.44° E	204.90

LINE TABLE

LINE	BEARING	LENGTH
L131	N 1552.44° E	204.90
L132	N 1552.44° E	204.90
L133	N 1552.44° E	204.90
L134	N 1552.44° E	204.90
L135	N 1552.44° E	204.90
L136	N 1552.44° E	204.90
L137	N 1552.44° E	204.90
L138	N 1552.44° E	204.90
L139	N 1552.44° E	204.90
L140	N 1552.44° E	204.90
L141	N 1552.44° E	204.90
L142	N 1552.44° E	204.90
L143	N 1552.44° E	204.90
L144	N 1552.44° E	204.90
L145	N 1552.44° E	204.90
L146	N 1552.44° E	204.90
L147	N 1552.44° E	204.90
L148	N 1552.44° E	204.90
L149	N 1552.44° E	204.90
L150	N 1552.44° E	204.90
L151	N 1552.44° E	204.90
L152	N 1552.44° E	204.90
L153	N 1552.44° E	204.90
L154	N 1552.44° E	204.90
L155	N 1552.44° E	204.90
L156	N 1552.44° E	204.90
L157	N 1552.44° E	204.90
L158	N 1552.44° E	204.90
L159	N 1552.44° E	204.90
L160	N 1552.44° E	204.90

LINE TABLE

LINE	BEARING	LENGTH
L161	N 1552.44° E	204.90
L162	N 1552.44° E	204.90
L163	N 1552.44° E	204.90
L164	N 1552.44° E	204.90
L165	N 1552.44° E	204.90
L166	N 1552.44° E	204.90
L167	N 1552.44° E	204.90
L168	N 1552.44° E	204.90
L169	N 1552.44° E	204.90
L170	N 1552.44° E	204.90
L171	N 1552.44° E	204.90
L172	N 1552.44° E	204.90
L173	N 1552.44° E	204.90
L174	N 1552.44° E	204.90
L175	N 1552.44° E	204.90
L176	N 1552.44° E	204.90
L177	N 1552.44° E	204.90
L178	N 1552.44° E	204.90
L179	N 1552.44° E	204.90
L180	N 1552.44° E	204.90
L181	N 1552.44° E	204.90
L182	N 1552.44° E	204.90
L183	N 1552.44° E	204.90
L184	N 1552.44° E	204.90
L185	N 1552.44° E	204.90
L186	N 1552.44° E	204.90
L187	N 1552.44° E	204.90
L188	N 1552.44° E	204.90
L189	N 1552.44° E	204.90
L190	N 1552.44° E	204.90

LINE TABLE

LINE	BEARING	LENGTH
L191	N 1552.44° E	204.90
L192	N 1552.44° E	204.90
L193	N 1552.44° E	204.90
L194	N 1552.44° E	204.90
L195	N 1552.44° E	204.90
L196	N 1552.44° E	204.90
L197	N 1552.44° E	204.90
L198	N 1552.44° E	204.90
L199	N 1552.44° E	204.90
L200	N 1552.44° E	204.90
L201	N 1552.44° E	204.90
L202	N 1552.44° E	204.90
L203	N 1552.44° E	204.90
L204	N 1552.44° E	204.90
L205	N 1552.44° E	204.90
L206	N 1552.44° E	204.90
L207	N 1552.44° E	204.90
L208	N 1552.44° E	204.90
L209	N 1552.44° E	204.90
L210	N 1552.44° E	204.90

LINE TABLE

LINE	BEARING	LENGTH
L211	N 1552.44° E	204.90
L212	N 1552.44° E	204.90
L213	N 1552.44° E	204.90
L214	N 1552.44° E	204.90
L215	N 1552.44° E	204.90
L216	N 1552.44° E	204.90
L217	N 1552.44° E	204.90
L218	N 1552.44° E	204.90
L219	N 1552.44° E	204.90
L220	N 1552.44° E	204.90
L221	N 1552.44° E	204.90
L222	N 1552.44° E	204.90
L223	N 1552.44° E	204.90
L224	N 1552.44° E	204.90
L225	N 1552.44° E	204.90
L226	N 1552.44° E	204.90
L227	N 1552.44° E	204.90
L228	N 1552.4	

PL#2018-232- FINAL PLAT STREETS OF WEST PRYOR
LOTS 1-14, TRACTS A, B, C, & D
DRAKE DEVELOPMENT, LLC, APPL.

