

FINAL PLAT
LEGACY WOOD - 7TH PLAT
LOTS 246 THRU 278 & TRACTS M & N
Part of Section 2, Township 47, Range 31
Lee's Summit, Jackson County, Missouri

PROPERTY DESCRIPTION

All that part of the North Half of Section 2, Township 47, Range 31, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows: Beginning at the Northwest corner of the Northwest quarter of said Section, and point also being the Northwest corner of Wellower-2nd Plat, a subdivision of record in said City, thence South 02 degrees 24 minutes 53 seconds West, along the West line of said Wellower-2nd Plat, a distance of 596.16 feet, to the Northwest corner of Legacy Wood-6th Plat, a subdivision of record in said City, thence the following 17 courses along the Wetherly line of said Legacy Wood-6th Plat, thence North 87 degrees 55 minutes 32 seconds West, a distance of 192.70 feet, thence South 02 degrees 04 minutes 28 seconds West, a distance of 43.64 feet, thence North 87 degrees 55 minutes 32 seconds West, a distance of 440.00 feet, thence North 02 degrees 04 minutes 28 seconds East, a distance of 33.33 feet, thence North 87 degrees 55 minutes 32 seconds West, a distance of 180.00 feet, thence North 02 degrees 04 minutes 28 seconds East, a distance of 130.00 feet, thence South 02 degrees 04 minutes 28 seconds West, a distance of 130.00 feet, thence South 02 degrees 04 minutes 28 seconds East, a distance of 130.00 feet, thence South 02 degrees 04 minutes 28 seconds West, a distance of 151.71 feet, thence South 85 degrees 40 minutes 16 seconds West, a distance of 50.00 feet, thence along a curve to the left, (said curve having an initial Tangent Bearing of South 04 degrees 19 minutes 44 seconds East, a radius of 235.00 feet), on an arc distance of 44.47 feet, thence South 74 degrees 20 minutes 47 seconds West, a distance of 110.00 feet, thence North 14 degrees 13 minutes 04 seconds West, a distance of 128.00 feet, thence North 02 degrees 04 minutes 28 seconds East, a distance of 85.00 feet, thence South 48 degrees 21 minutes 55 seconds West, a distance of 135.50 feet, thence South 63 degrees 08 minutes 13 seconds West, a distance of 60.08 feet, to a point on the Eastern line of Legacy Wood-2nd Plat, a subdivision of record in said City, thence North 26 degrees 50 minutes 47 seconds West, along said Eastern line, a distance of 50.00 feet, to the Southwest corner of Legacy Wood-3rd Plat, a subdivision of record in said City, thence the following 2 courses along the Eastern line of said Legacy Wood-3rd Plat, thence North 17 degrees 03 minutes 13 seconds West, a distance of 345.37 feet, thence North 28 degrees 37 minutes 41 seconds West, a distance of 41.24 feet, to the Southwest corner of Legacy Wood-5th Plat, a subdivision of record in said City, thence the following 2 courses along the Eastern line of said Legacy Wood-3rd Plat, thence North 02 degrees 24 minutes 19 seconds East, a distance of 128.64 feet, thence North 08 degrees 15 minutes 42 seconds East, a distance of 268.11 feet, to a point on the North line of the Northwest quarter of said section, thence South 88 degrees 02 minutes 50 seconds East, along the North line of the said quarter section, a distance of 42.14 feet, thence South 01 degrees 57 minutes 10 seconds West, a distance of 578.45 feet, thence South 41 degrees 42 minutes 53 seconds East, a distance of 35.69 feet, thence North 50 degrees 52 minutes 52 seconds East, a distance of 52.50 feet, thence North 52 degrees 52 minutes 52 seconds East, a distance of 228.93 feet, thence North 48 degrees 21 minutes 55 seconds East, a distance of 57.00 feet, thence North 41 degrees 37 minutes 58 seconds West, a distance of 151.26 feet, thence North 48 degrees 22 minutes 03 seconds East, a distance of 81.22 feet, thence North 57 degrees 56 minutes 10 seconds East, a distance of 291.91 feet, thence North 66 degrees 19 minutes 16 seconds East, a distance of 413.36 feet, thence North 05 degrees 27 minutes 24 seconds East, a distance of 50.51 feet, thence North 02 degrees 24 minutes 14 seconds East, a distance of 3.95 feet, to a point on the North line of the Northwest quarter of the Northwest quarter of said section, thence South 87 degrees 55 minutes 10 seconds East, along the North line of said quarter quarter section, a distance of 689.08 feet, to the Point of Beginning, containing 16.74 acres, Subject to any existing easements. Description: Course: N 0.0017, E 0.0068, Perimeter 6,069.23 feet, Perches 1,633.9333

SURVEY NOTES

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEMED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY COFFEE LAND TITLE, INC., COMMENT NUMBER 1600387, DATED MAY 9, 2016.

BEARINGS SHOWN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.

MISSOURI STATE PLANE COORDINATES HAVE BEEN CALCULATED BASED ON THE KC METRO CONTROL MONUMENT JA-90, GRID FACTOR = 0.9999023, MISSOURI COORDINATE SYSTEM 1983.

ELEVATIONS ARE BASED ON KC METRO CONTROL MONUMENT JA-90 HAVING A PUBLISHED ELEVATION OF 996.72 (NAVD, USGS). THE MONUMENT IS LOCATED AT THE "Y" INTERSECTION OF LANSCROB ROAD AND OLD LANSCROB ROAD.

THE 100 YEAR FLOOD PLAIN ILLUSTRATED ON THIS FINAL PLAT OF LEGACY WOOD - 6TH PLAT IS BASED ON THE MARWOOD LAKE CULVERT AND FLOOD PLAIN REPORT BY MR. TED A. MARTIN, P.E., OFM, NORTHESTAR TECHNOLOGIES, LLC, 19750 BIRCH STREET, STILLWELL, KS 66085, DATED OCTOBER 25, 2015.

ALL REAR LOT CORNERS WILL BE SET WITH SEM-PERMANENT MONUMENTS AND CURBS WILL BE NOTCHED AT THE EXTENSION OF LOT LINES UPON COMPLETION OF CONSTRUCTION OF THIS SUBDIVISION.

ALL LOTS, PARCELS AND PROPERTIES IN THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR LEGACY WOOD AS FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI.

THE DEVELOPER IS RESPONSIBLE FOR INSTALLING THE FIVE FOOT SIDEWALK ALONG NE LEGACY WOOD DRIVE ADJACENT TO TRACT "A".

ALL STORM WATER CONVEYANCE 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.

THERE WAS NO VISIBLE EVIDENCE FOUND OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARY AS OF THIS DATE. THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL AND GAS CANCEL - WELLS AS OF MAY 25, 2016 DATABASE WAS ALSO SEARCHED, NONE WERE FOUND WITHIN THE PLAT BOUNDARY.

FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJACENT LAND OWNERS, AND EITHER ENCROACH UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJACENTS. NO FENCES SHOULD BE REMOVED OR REPEATED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVENUE STATUTES AND FURTHER, LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.

DEDICATION. THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "LEGACY WOOD - 7TH PLAT".

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 RULES, REGS, MANHOLES, CONDUITS, AND/OR STRUCTURES FOR UTILITIES, SUCH AS WATER, SEWER, STORM SEWER, 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. THE AREAS OUTLINED OR DESIGNATED AS LANSCROB EASEMENTS (L.E.) SHALL BE DEDICATED TO THE LEGACY WOOD HOMEOWNERS' ASSOCIATION TO PRESENRE THE GREEN SPACE AND NATURAL BEAUTY OF THE SUBDIVISION.

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 WAIVATION OF THE EASEMENT HEREBY GRANTED.

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

MASTER DRAINAGE PLAN. INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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.

COMMON AREAS. TRACTS "M" & "N" ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE LEGACY WOOD HOMES ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE PROPERTY OWNERS' ASSOCIATION, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNERS' ASSOCIATION.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS ____ DAY OF _____, 20__.

MR. DAVID WOOD - TREASURER, WOOD FAMILY DEVELOPMENT, INC.

STATE OF _____
COUNTY OF _____
DAY OF _____, 20__.

BEFORE ME, PERSONALLY APPEARED THE ABOVE PERSON(S), TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "LEGACY WOOD - 7TH PLAT" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS ____ DAY OF _____, 20__ BY ORDINANCE NO. _____

RAMOUL L. RHODES - MAYOR	DATE	DEWANE P. CHISHOLM, MMC - CITY CLERK	DATE
DANA ARTH - PLANNING COMMISSION SECRETARY	DATE	GEORGE M. BINGER III, P.E. - CITY ENGINEER	DATE
ROBERT G. WICKAY, MCP - DIRECTOR OF PLANNING & SPECIAL PROJECTS	DATE		
COUNTY ASSESSOR	DATE		

ADDRESSES	
LOT NO.	ADDRESS
246	
247	
248	
249	
250	
251	
252	
253	
254	
255	
256	
257	
258	
259	
260	
261	
262	
263	
264	
265	
266	
267	
268	
269	
270	
271	
272	
273	
274	
275	
276	
277	
278	

I hereby certify that the within plat of **LEGACY WOOD - 7TH PLAT** is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROFESSIONAL BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat, that I have with all State and City of LEE'S SUMMIT statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.

