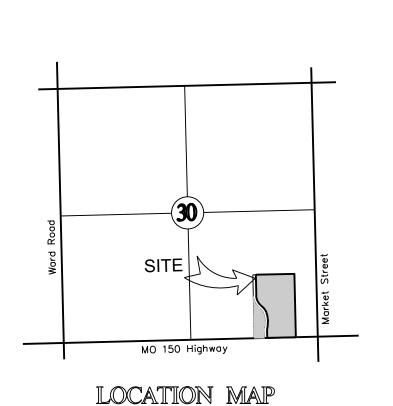
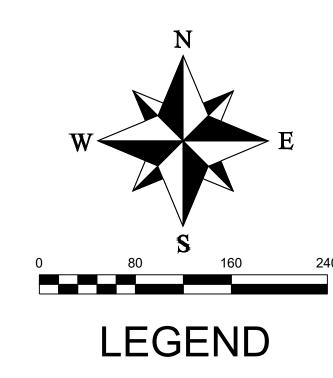


Final Plat Aldersgate Methodist Church Lots 3-5 & Tract A

A Replat of Lots 1-A & 1-B

Aldersgate Methodist Church Section 30, Township 47 North, Range 31 West Lee's Summit, Jackson County, Missouri





These standard symbols will be found in the drawing

Set 1/2" Rebar & Cap (LS-2005008319-D) Sound Survey Monument (As Noted) U/E Utility Easement W/E Water Easement A/E Access/Pedestrian Easement

B/L Building Setback Line

SECTION 30-T47N-R31W

ALL OF LOTS 1-A AND 1-B. ALDERSGATE METHODIST CHURCH. A RESURVEY OF LOT 1. A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AS RECORDED IN THE OFFICE OF THE RECORDER AS DOCUMENT NO. 199710070604, EXCEPT THAT PART WITHIN THE PUBLIC RIGHT OF WAY OF MISSOURI STATE HIGHWAY ROUTE NO. 150.

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:

ALDERSGATE METHODIST CHURCH - LOTS 3-5 & TRACT A

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 527.1888 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.

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

THE SIDEWALK ADJACENT TO CHEDDINGTON DRIVE SHALL BE INSTALLED, BY DEVELOPER, AT THE TIME OF THE INSTALLATION OF INFRASTRUCTURE. THE SIDEWALK ADJACENT TO HOLLYWOOD DRIVE IS CURRENTLY INSTALLED FROM M-150 TO KENBRIGE DR, THE REMAINING SEGMENT SHALL BE INSTALLED BY A FUTURE DEVELOPER OF THE ADJACENT TRACTS.

COMMON AREA

TRACT A IS COMMON AREA TO BE OWNED AND MAINTAINED BY M150 ECHELON DEVELOPMENT, LLC, HOME OWNERS ASSOCIATION, INC.

SURVEYOR'S GENERAL NOTES:

- 1). THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR. A). ALDERSGATE METHODIST CHURCH, DOC. NO. 1997I0040577
- B). ALDERSGATE METHODIST CHURCH, RESURVEY OF LOT 1, DOC. NO. 199710070604 C). SUMMIT LAKES JUNIOR HIGH SCHOOL, DOC. NO. 199910049533
- 2). TITLE REPORT WAS FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 20172392, EFFECTIVE DATE: JULY 13, 2017. 3). THE SUBJECT PROPERTY LIES WITHIN A FLOOD ZONE DESIGNATION OF (X), DEFINED AS AREAS TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. COMMUNITY MAP NO. 29095C0532G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017 4). BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ALDERSGATE METHODIST CHURCH, RESURVEY OF LOT 1, DOCUMENT NO. 199710070604.
- 5). THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF EXISTING UTILITIES WITHIN THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING. 6). 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 MAY, JR., P.E., 1995.

SURVEYOR'S CERTIFICATION:

JACKSON COUNTY:

JACKSON COUNTY ASSESSOR

APPROVED: ASSESSOR'S OFFICE

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. SCHLICHT, MOPLS 2012000102 ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

P PROFESSIONAL SEAL