FINAL PLAT

SUMMIT VIEW FARMS 4TH PLAT

A SUBDIVISION BEING A REPLAT OF SUMMIT VIEW FARMS AMENDED 1ST PLAT TRACT C
AND LOTS 75 THROUGH 120 AND TRACT D
PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 32 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGEND:

△	SECTION CORNER
○	MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
●	1/2"x24" REBAR W/LS 214F CAP SET (UNLESS NOTED OTHERWISE)
(P)	PLAT VALUE
B/L	BUILDING LINE
U/E	UTILITY EASEMENT
SQ. FT.	SQUARE FEET
LNA	LIMITED NON-ACCESS
[XXXX]	FUTURE LOT ADDRESS

HORIZONTAL AND VERTICAL DATUM:

THE COORDINATES SHOWN HEREON ARE GROUND ORDINATES BASED ON THE MISSOURI STATE PLANE WEST ZONE (JA-50)
CAF: 0.99989925 GROUND X CAF = GRID (SCALED Φ (0,0) 1 METER = 3.28083333 U.S. SURVEY FEET

JA-50 (PID-095050)
NORTHING: 302358.525 (GRID METERS)
EASTING: 854683.866 (GRID METERS)
ELEV = 289.8

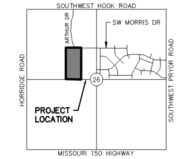
TOTAL AREA TABLE

RIGHT OF WAY (DEDICATED BY PLAT) = 160,256 SQUARE FEET/ 3.679 ACRES

LOT TOTAL = 613,676 SQUARE FEET/ 14.088 ACRES

OVERALL TOTAL = 773,932 SQUARE FEET/ 17.767 ACRES

STATE PLANE (METERS) COORDINATE LISTING (GRID)					
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	299062.01	856379.22	15	299301.91	856299.15
2	299069.30	856070.67	16	299294.77	856300.84
3	299384.04	856083.67	17	299286.55	856294.60
4	299461.18	856086.85	18	299271.38	856296.04
5	299439.20	856138.50	19	299264.48	856303.71
6	299428.95	856149.77	20	299231.79	856299.20
7	299439.01	856162.13	21	299226.30	856290.17
8	299438.00	856171.64	22	299227.34	856285.19
9	299425.74	856188.05	23	299209.39	856281.68
10	299392.87	856169.95	24	299199.11	856287.30
11	299381.51	856204.94	25	299187.84	856282.84
12	299378.86	856284.38	26	299116.84	856273.96
13	299377.36	856284.32	27	299080.46	856278.64
14	299344.20	856287.94	28	299065.34	856279.34



VICINITY MAP
SEC 26– TWP 47N – RNG32W
NOT TO SCALE

LEGAL DESCRIPTION

ALL OF TRACT "C", SUMMIT VIEW FARMS AMENDED 1ST PLAT, A RECORDED SUBDIVISION AS FILED IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE, IN BOOK I170, AT PAGE 1 AND A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 32 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED BY KENNETH J. DEDRICK, PS-2571, ON THIS 13TH DAY OF NOVEMBER 2019 AS FOLLOWS:

COMMENCING AT A LIMESTONE MARKING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87°59'47" WEST (THIS AND ALL OF THE FOLLOWING BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE) ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 456.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°59'47" WEST ON SAID SOUTH LINE, A DISTANCE OF 684.71 FEET TO A POINT ON THE CITY LIMITS LINE OF KANSAS CITY, MISSOURI; THENCE NORTH 02°21'56" EAST ON SAID CITY LIMITS LINE, A DISTANCE OF 1033.59 FEET TO A 2" ALUMINUM DISK STAMPED "HDR ENGINEERING INC", MARKING THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 02°21'47" EAST (NORTH 02°22'15" EAST PLAT) ON THE WEST LINE OF SAID PLAT AND SAID CITY LIMITS LINE, A DISTANCE OF 253.32 FEET (253.31 FEET PLAT) TO A 1/2" REBAR WITH A HDR CAP MARKING THE NORTHWEST CORNER OF TRACT "C" AS SHOWN ON SAID PLAT; THENCE SOUTH 66°56'55" EAST (SOUTH 66°56'30" EAST PLAT) ON THE NORTH LINE OF SAID TRACT "C", A DISTANCE OF 184.15 FEET (184.13 FEET PLAT) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST SUMMIT VIEW TRAIL, AS SHOWN ON SAID PLAT; THENCE SOUTH 47°44'14" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST SUMMIT VIEW TRAIL; THENCE NORTHEASTERLY ON A NON-TANGENT CURVE TO THE RIGHT, ON SAID EASTERLY RIGHT-OF-WAY LINE, HAVING AN INITIAL TANGENT BEARING OF NORTH 42°15'46" EAST, A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 52.49 FEET (52.50 FEET PLAT) TO A POINT; THENCE SOUTH 83°53'15" EAST (NORTH 83°52'47" WEST PLAT) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST MORRIS DRIVE, AS SHOWN ON SAID PLAT, A DISTANCE OF 31.36 FEET (31.34 FEET PLAT) TO A POINT; THENCE SOUTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING AN INITIAL TANGENT BEARING OF SOUTH 44°39'28" EAST, A RADIUS OF 225.00 FEET, AND AN ARC LENGTH OF 67.45 FEET TO THE NORTHWEST CORNER OF LOT 34 AS SHOWN ON SAID PLAT; THENCE SOUTH 28°50'21" WEST (NORTH 28°50'03" EAST PLAT) ON THE WEST LINE OF SAID LOT 34, A DISTANCE OF 123.12 FEET (123.11 FEET PLAT) TO THE SOUTHWEST CORNER OF SAID LOT 34; THENCE SOUTH 72°00'51" EAST (SOUTH 72°00'23" EAST PLAT) ON THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 120.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 34; THENCE SOUTH 88°05'07" EAST (NORTH 88°04'39" WEST PLAT) ON THE SOUTH LINE OF LOTS 33, 32 AND 31, A DISTANCE OF 260.81 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST MONARCH DRIVE, AS SHOWN ON SAID PLAT; THENCE SOUTH 02°33'23" WEST (NORTH 02°27'20" EAST PLAT) ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST MONARCH DRIVE, A DISTANCE OF 4.91 FEET TO A POINT; THENCE SOUTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 02°23'46" WEST, A RADIUS OF 365.00 FEET, AND AN ARC LENGTH OF 109.87 FEET TO A POINT; THENCE SOUTH 14°51'02" EAST, A DISTANCE OF 143.53 FEET TO A POINT; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 450.00 FEET, AND AN ARC LENGTH OF 24.11 FEET TO A POINT; THENCE SOUTH 37°11'55" WEST, A DISTANCE OF 33.85 FEET TO A POINT; THENCE SOUTH 05°24'47" EAST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 48°01'19" EAST, A DISTANCE OF 33.85 FEET TO A POINT; THENCE SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 00°57'20" WEST, A RADIUS OF 450.00 FEET, AND AN ARC LENGTH OF 108.53 FEET TO A POINT; THENCE SOUTH 58°40'30" WEST, A DISTANCE OF 34.67 FEET TO A POINT; THENCE NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 77°25'26" WEST, A RADIUS OF 630.00 FEET, AND AN ARC LENGTH OF 16.70 FEET TO A POINT; THENCE SOUTH 11° 03'27" WEST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 28°40'26" EAST, A DISTANCE OF 38.45 FEET TO A POINT; THENCE SOUTH 21°35'42" WEST, A DISTANCE OF 39.79 FEET TO A POINT; THENCE SOUTHERLY ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 237.27 FEET TO A POINT; THENCE SOUTH 07°19'44" EAST, A DISTANCE OF 120.38 FEET TO A POINT; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 305.00 FEET, AND AN ARC LENGTH OF 49.70 FEET TO A POINT; THENCE SOUTH 02°00'29" WEST, A DISTANCE OF 10.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 773,932 SQUARE FEET OR 17.767 ACRES MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREIN DESCRIBED TRACT OF LAND CAUSE THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS: **SUMMIT VIEW FARMS 4TH PLAT.**

STREETS:

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

EASEMENT:

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 SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, PEDESTRIAN ACCESS, 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 EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR 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 PRECIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:

BUILDING LINES (B/L) 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.

DRAINAGE NOTE:

INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS AS SHOWN BY THE MASTER DRAINAGE PLAN FOR **SUMMIT VIEW FARMS 4TH PLAT**, UNLESS SPECIFIED APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

COMMON AREAS:

TRACT D IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE SUMMIT VIEW FARMS HOMEOWNERS ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNERS ASSOCIATION. 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.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0531G, WITH A MAP REVISED DATE OF JANUARY 20, 2017. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

LIMITED ACCESS NOTE:

NO LOTS SHALL HAVE DIRECT VEHICULAR ACCESS TO SW MONARCH DR OR SW KLINE AVE.

PROPERTY OWNER/ADDRESS

SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC
WILLIAM P. KENNEY
P.O. BOX 291, LEE'S SUMMIT, MO. 64063

IN WITNESS THEREOF:

SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER THIS _____ DAY OF _____ A.D., 2020.

SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC.

_____
WILLIAM P. KENNEY, ADMINISTRATIVE MEMBER

NOTARY CERTIFICATION:

STATE OF _____)
) SS:
COUNTY OF _____)

ON THIS _____ DAY OF _____ A.D., 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE IS A MEMBER OF SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC., AND THAT HE/SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES

_____

MAYOR AND CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAN OF "SUMMIT VIEW FARMS 3RD PLAT" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS _____ DAY OF _____ 2020 BY ORDINANCE NO. _____.

_____ _____
MAYOR CITY CLERK
WILLIAM A. BAIRD TRISHA FOWLER ARCURI

APPROVAL: PUBLIC WORKS/ENGINEERING

_____ _____
GEORGE M. BINGER III P.E., CITY ENGINEER DATE

APPROVAL: DEVELOPMENT SERVICES

_____ _____
RYAN A. ELAM, P.E., DIRECTOR OF DEVELOPMENT SERVICES DATE

APPROVAL: PLANNING COMMISSION

_____ _____
CARLA DIAL, PLANNING COMMISSION SECRETARY DATE

APPROVAL: JACKSON ASSESSOR/GIS DEPT.

_____ _____
JACKSON COUNTY GIS DEPT. DATE

SURVEYOR'S NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITHIN THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER.

SEMI-PERMANENT MONUMENTS: 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 214F" SET AT ALL LOT CORNERS AND AT OTHER LOCATIONS MARKED BY MONUMENT SET SYMBOL IN LEGEND. CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.

2. THERE ARE NO ABANDONED OIL AND/OR GAS WELLS PRESENT WITHIN THE LIMITS OF THE PLAT BOUNDARY, PER THE APPROXIMATE LOCATIONS GIVEN IN THE ONLINE MDNR OIL AND GAS DATABASE UPDATED NOVEMBER 7, 2019.

3. THE FOLLOWING PROPERTY IS CLASSIFIED AS URBAN BY 20 CSR 2030-16.030 AND 20 CSR 2030-16.040.

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR ORIGINAL SURVEYS, AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR A SUBURBAN SURVEY; THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.
THIS SURVEY MEETS OR EXCEEDS MISSOURI MAPPING STANDARDS FOR CLASS 1 SURVEYS.
DATE OF PLAT OR MAP: NOVEMBER 14, 2019

PRELIMINARY

KENNETH J. DEDRICK
LS-2571
dedrick@kveng.com

KAW VALLEY ENGINEERING
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LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
lx@kveng.com | www.kveng.com

PROJECT NO.	C18S00080
DRAWN BY	MLG
CHECKED BY	
CFN	008OFPLAT
SHEET	FPLAT

PROJECT: SUMMIT VIEW FARMS 4TH PLAT

PREPARED FOR: LAMP RYNEARSON, INC.
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MISSOURI, 64114

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/19

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.