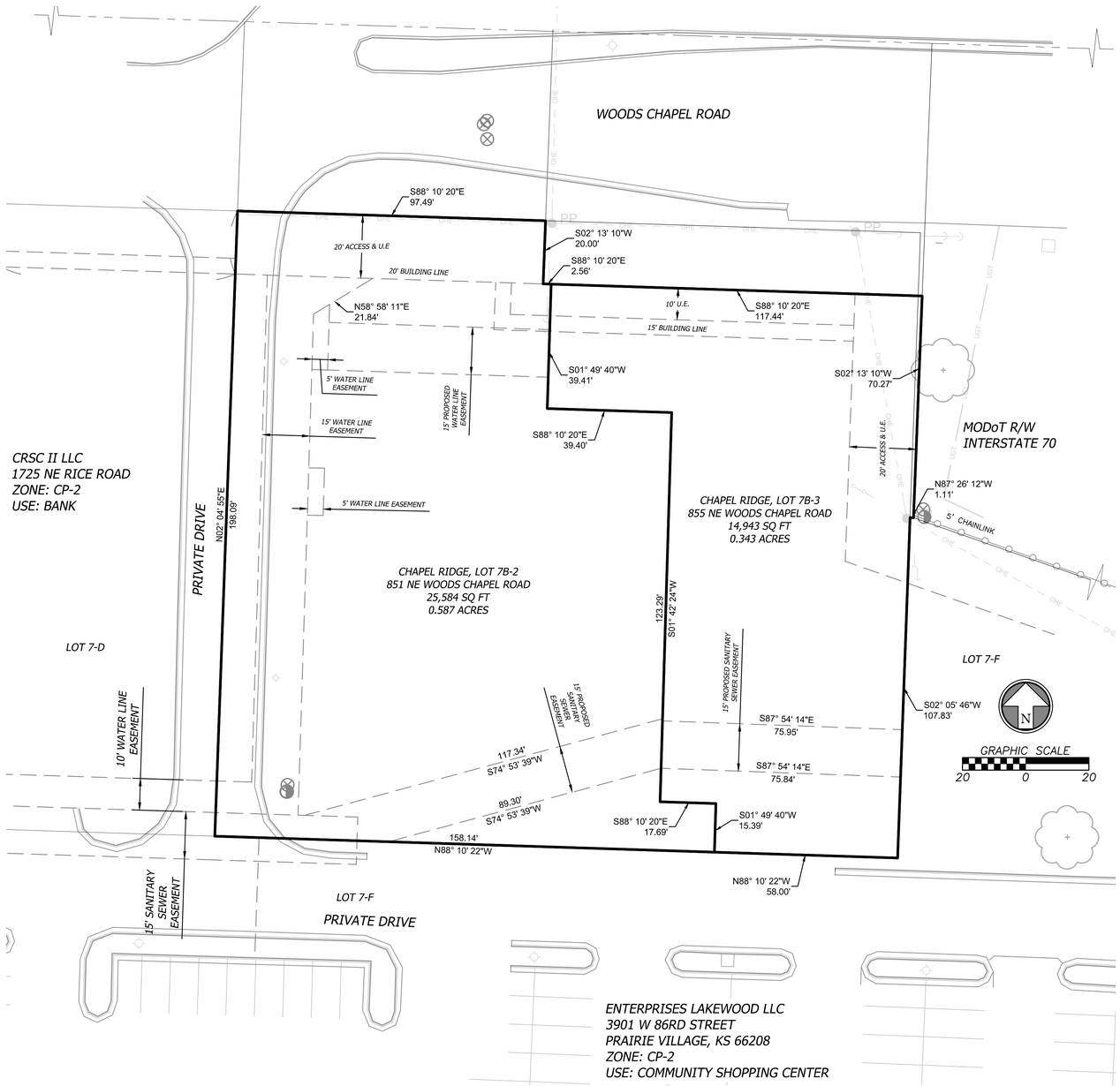
A MINOR SUBDIVISION OF

CHAPEL RIDGE LOTS 7B-2 AND LOT 7B-3

A REPLAT OF LOT 7B-1 CHAPEL RIDGE

IN THE E½ OF SECTION 17, T48N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PLAT BOUNDARY DESCRIPTION:

ALL OF LOT 7B-1 CHAPEL RIDGE, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AS DESCRIBED IN BOOK 180 PAGE 49-50

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"CHAPEL RIDGE, LOT 7B-2 AND LOT 7B-3"

EASEMENTS:

AN EASEMENT 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 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 SERVICES, ANY OR ALL OF THEM, UPON, OVER OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THE PLAT. GRANTOR, ON BEHALF OF HIMSELF/HERSELF, HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTIONS 527.188, RSMO (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS 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 E CONSTRUCTED BETWEEN THIS LANE AND THE STREET RIGHT OF WAY LINE.

OIL AND GAS WELLS

NO VISIBLE EVIDENCE HAS BEEN OBSERVED OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" EDWARD ALTON MAY JR., P.E. 1995

FLOODPLAIN

THIS SITE IS LOCATED IN ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE, ACCORDING TO FIRM MAP 29095C0430G, DATED JANUARY 20, 2017.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL E CONSTRUCTED BETWEEN THIS LANE AND THE STREET RIGHT OF WAY LINE.

IN TESTIMONY THEREOF:

BMO HARRIS BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER AND NAME CHANGE M&I MARSHALL & ISLEY BANK, A WISCONSIN STATE CHARTERED BANK, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 20____.

_____
HETTIE B. ENSIGN, VICE PRESIDENT

NOTARY CERTIFICATION

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, HETTIE B. ENSIGN, VICE PRESIDENT OF BMO HARRIS BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER AND NAME CHANGE M&I MARSHALL & ISLEY BANK, A WISCONSIN STATE CHARTERED BANK, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE SET MY HANDS AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

_____ *MY COMMISSION EXPIRES* _____
NOTARY PUBLIC

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "CHAPEL RIDGE, LOT 7B-2 & LOT 7B-3" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO CHAPTER 33, THE CITY'S UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT.

_____
TRISHA FOWLER ARCURI, DEPUTY CITY CLERK *DATE*

APPROVED:
PUBLIC WORKS / ENGINEERING

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

PLANNING:

_____
ROBERT G. MCKAY, AICP, *DATE*
DIRECTOR OF PLANNING AND SPECIAL PROJECTS

_____
JACKSON COUNTY ASSESSOR / GIS DEPARTMENT *DATE*

SURVEYORS NOTES:

1. *THIS PLAT IS BASED ON INFORMATION PROVIDED IN A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-924722-KCTY, DATED SEPTEMBER 4, 2018.*
2. *THE GROSS LAND AREA OF CHAPEL RIDGE, LOT 7B-1, CONTAINS 0.93 ACRES, MORE OR LESS.*
3. *BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 FROM MGRS STATION JA-134. N=312470.096M E=862368.275M GRID FACTOR 0.9999018 DATE OF ADJUSTMENT=2003.*

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE MINOR PLAT OF "CHAPEL RIDGE, LOT 7B-2 & LOT 7B-3" A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OF EXCEEDS THE CURRENT "STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TYPE URBAN. I FURTHER CERTIFY THAT I HAVE COMPILED WITH ALL STATUES, ORDINANCE AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. DIGITAL MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT. ONLY A SIGNED AND SEALED DRAWING SHOULD BE CONSIDERED THE ORIGINAL.

Dig Safely. Missouri One-Call 1-800-344-7483 811

Rev.	Date	Description	By	App.

SURVEYOR
MO# XXXXXX

BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
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BHC RHODES is a tradmark of Bungardt, Hommdahl & Company, P.A.
Certificate of Authority Number: MO# E-1355-F

Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C #241
PHOENIX, ARIZONA 85018
602-714-3099

TACO BELL
851 NE WOODS CHAPEL
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

MINOR PLAT

Design: MGG	Drawn: MGG
Checked:	MSS
Issue Date:	12/04/19
Project Number:	026040.08

1

Dec 04, 2019 - 3:37pm Plotted By: matt.gibbs V:\026040-First Street Development - Master\026040.08-Woods Chapel\04-DWG\Eng\Sheet\026040.08-LOT SPLIT.dwg Layout: Site Plan