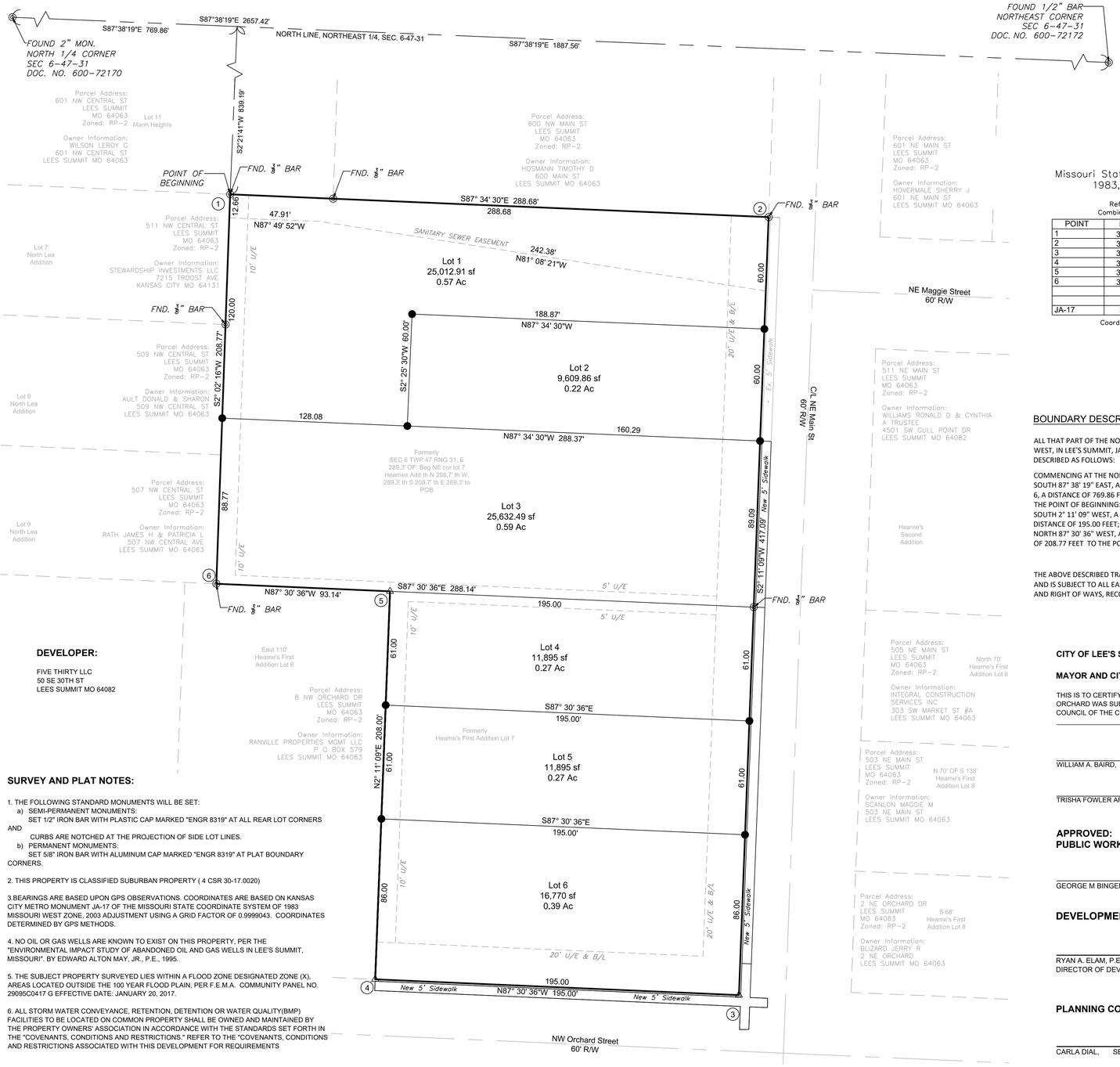
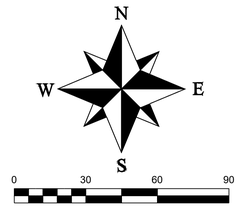
Final Plat
Lots 1 - 6, Main Orchard
Section 6, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri



Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-17
Combined Scale Factor: 0.9999043

POINT	NORTHING	EASTING
1	305873.9561	860178.6638
2	305870.2345	860266.5744
3	305743.1967	860261.7250
4	305745.7783	860202.3438
5	305809.1311	860204.7639
6	305810.3656	860176.4022
JA-17	308200.449	871148.084

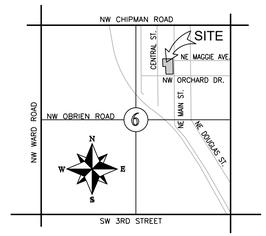
Coordinates Shown in Meters



LEGEND

These standard symbols will be found in the drawing.

- △ Set 5/8" Rebar
- ● Set 1/2" Rebar & Cap
- ◎ Found Survey Monument (As Noted)



LOCATION MAP
SECTION 6-T47N-R31W

Not to Scale

BOUNDARY DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 47, RANGE 31; THENCE SOUTH 87° 38' 19" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 769.86 FEET; THENCE SOUTH 2° 21' 41" WEST, A DISTANCE OF 839.19 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 87° 34' 30" EAST, A DISTANCE OF 288.68 FEET; THENCE SOUTH 2° 11' 09" WEST, A DISTANCE OF 417.09 FEET; THENCE NORTH 87° 30' 36" WEST, A DISTANCE OF 195.00 FEET; THENCE NORTH 2° 11' 09" EAST, A DISTANCE OF 208.00 FEET; THENCE NORTH 87° 30' 36" WEST, A DISTANCE OF 93.14 FEET; THENCE NORTH 2° 02' 16" EAST, A DISTANCE OF 208.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 100,815.83 SQUARE FEET (2.31 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

DEDICATION:
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

LOTS 1 - 6, MAIN ORCHARD

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.

SIDEWALKS:
DEVELOPER TO PAY A FEE IN LIEU OF CONSTRUCTING SIDEWALKS ALONG ORCHARD STREET, SIDEWALKS NOT TO BE BUILT AT THIS TIME. SIDEWALKS ALONG MAIN STREET TO BE BUILT WITH HOME PERMIT AND CONSTRUCTION.

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

IN TESTIMONY WHEREOF:
FIVE THIRTY LLC, A MISSOURI L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 20__.

FIVE THIRTY LLC, A MISSOURI L.L.C.

_____
MATTHEW J. SCHLICHT, OWNER

NOTARY CERTIFICATION:
STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW J. SCHLICHT, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS OWNER OF FIVE THIRTY LLC, A MISSOURI L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATION:

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.

_____ DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF LOTS 1 - 6, MAIN ORCHARD 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._____

_____
WILLIAM A. BAIRD, MAYOR DATE

_____
TRISHA FOWLER ARCURI, CITY CLERK DATE

APPROVED:
PUBLIC WORKS / ENGINEERING

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

DEVELOPMENT SERVICES DEPARTMENT

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

PLANNING COMMISSION

_____
CARLA DIAL, SECRETARY DATE

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

_____
VINCENT E. BRICE DATE
JACKSON COUNTY GIS

DEVELOPER:

FIVE THIRTY LLC
50 SE 30TH ST
LEES SUMMIT MO 64082

SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
   a) SEMI-PERMANENT MONUMENTS:
      SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND
      CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
   b) PERMANENT MONUMENTS:
      SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.

2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)

3.BEARINGS ARE BASED UPON GPS OBSERVATIONS. COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT JA-17 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.9999043. COORDINATES DETERMINED BY GPS METHODS.

4. 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.

5. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. COMMUNITY PANEL NO. 29095C0417 G EFFECTIVE DATE: JANUARY 20, 2017.

6. ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY(BMP) 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

REVISIONS

DATE	

Final Plat
Section 6, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

SHEET 1	SECTION 6	TOWNSHIP 47	RANGE 31
COUNTY Jackson	JOB NO. 510 NW Main		
DATE OF PREPARATION December 11, 2019			
DRAWN BY M. Schlicht, PLS, PE		SCALE 1"=30'	

Final Plat

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849