

SURVEYOR'S GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR:  
(A) PLAT OF CHAPEL RIDGE BUSINESS PARK, LOTS 9-A, 9-B, AND TRACT "A9", RECORDED AS INSTRUMENT NO. 2005I0064343.
- 2) THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (URBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- 3.) NO TITLE REPORT WAS FURNISHED.
- 4.) BEARINGS SHOWN HEREIN ARE BASED ON THE PLAT OF CHAPEL RIDGE BUSINESS PARK, LOTS 9-A, 9-B, AND TRACT "A9".
- 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) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

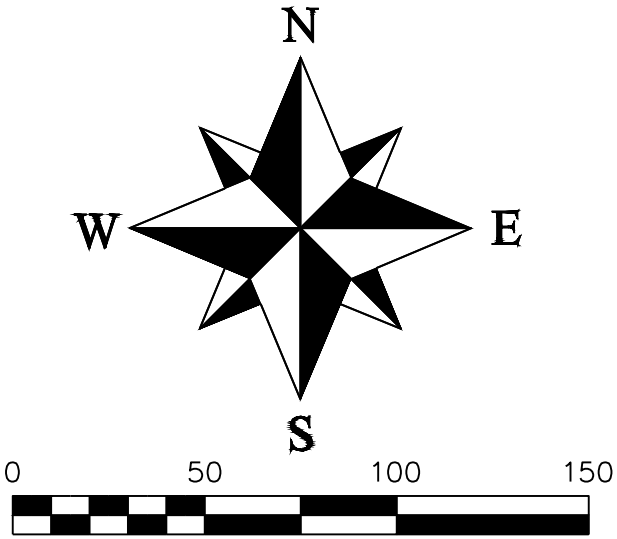
DEVELOPER:

CRCP INVESTMENTS LLC  
3170 NE CARNEGIE DR STE 400  
LEES SUMMIT MO 64064

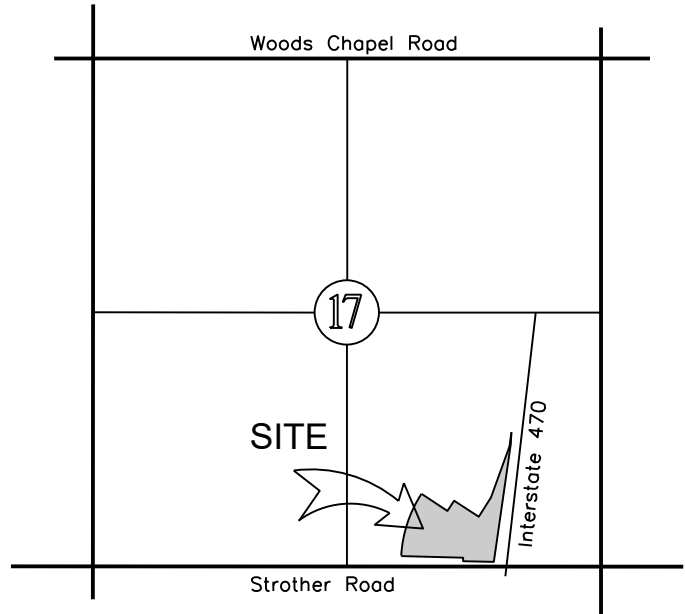
Missouri State Plane Coordinate System  
1983, Missouri West Zone  
(2003 Adjustment)  
Reference Monument: JA-134  
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	311101.905	862036.974
2	311037.639	862003.928
3	310961.231	861983.855
4	310932.772	862016.9773
5	310927.721	862153.988
6	310984.635	862160.306
7	310990.078	862163.123
8	311034.823	862094.704
9	311055.368	862108.141
JA 134	312470.096	862368.274

Coordinates Shown in Meters



Minor Plat of  
**Chapel Ridge Business Park**  
**Lots 9BB, 9C, & 9D**  
A Replat of Lots 9-A, 9-B and Tract "A9"  
Section 17, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri



LOCATION MAP  
SECTION 17-T48N-R31W

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)
- ① Exception Document Location
- X — Existing Fence Line — Chain Link
- W — Existing Water Line
- SS — Existing Sanitary Sewer Main
- SNW — Existing Storm Sewer
- G — Existing Gas Line
- T — Existing Underground Telephone

PLAT DESCRIPTION:

ALL OF LOT 9-B, CHAPEL RIDGE BUSINESS PARK, LOTS 9-A, 9-B, AND TRACT "A9", A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI RECORDED AS DOCUMENT NUMBER 2005I0064343.

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 MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"CHAPEL RIDGE BUSINESS PARK LOTS 9BB, 9C, & 9D"

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 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 OR SERVICES, ANY OR ALL OF THEM UPON, OVER, OR UNDER THEIR AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.), "DRAINAGE EASEMENT" (D.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527.188, RSMO (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

PRIVATE STREETS:

RIGHT OF ENTRANCE IS HEREBY GRANTED TO THE U. S. POSTAL SERVICE, POLICE, FIRE, EMERGENCY MEDICAL SERVICES, AND LICENSED UTILITY COMPANIES TO ENTER AND TRAVEL UPON PRIVATE STREETS SHOWN AND LABELED AS "INGRESS-EGRESS EASEMENT" IN THE PERFORMANCE OF THEIR RESPECTIVE SERVICES. SAID EASEMENT IS ALSO FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS, THEIR MORTGAGEES, TENANTS AND BUSINESS INVITEES.

THE PRIVATE STREETS SHALL BE OWNED AND MAINTAINED TO THE LIMITS OF EACH LOT LINE BY THE INDIVIDUAL LOT OWNERS AND THEIR HEIRS AND ASSIGNS.

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

OIL - GAS WELLS:

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

FLOODPLAIN:

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE MAP, NUMBER 20095C0430G, DATED JANUARY 20, 2017.

DRAINAGE NOTE:

THE INDIVIDUAL LOT OWNER SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

SIDEWALKS:

THE FUTURE SIDEWALK ALONG NE RALPH POWELL DRIVE TO BE INSTALLED WITH THE ADJACENT LOT CONSTRUCTION.

OWNER:

IN TESTIMONY THEREOF:  
CRCP INVESTMENTS LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS  
DAY OF \_\_\_\_\_ 20\_\_.

EXECUTIVE MEMBER: MIKE ATCHESON

NOTARY CERTIFICATION

STATE OF \_\_\_\_\_ JSS  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE ATCHESON, EXECUTIVE MEMBER OF CRCP INVESTMENTS LLC, A MISSOURI CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF

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

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "CHAPEL RIDGE BUSINESS PARK LOTS 9BB, 9C, & 9D" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

TRISHA FOWLER ARCURI \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED:  
PUBLIC WORKS / ENGINEERING

GEORGE M. BINGER III, P.E., \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPMENT SERVICES

RYAN A. ELAM, PE, \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "Chapel Ridge Business Park Lots 9BB, 9C, & 9D", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

Matthew J. Schicht, MOPLS 2012000102  
Engineering Solutions, LLC LS-2005008139-D

Date: \_\_\_\_\_

REVISIONS

DATE	REVISIONS

Chapel Ridge Business Park  
A Replat of Lots 9-A, 9-B, & Tract A9  
Section 17, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

Minor Plat

PROFESSIONAL SEAL

ENGINEERING  
ENGINEERING & SURVEYING  
SOLUTIONS  
505E 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849