

FOUND 1/2" BAR  
NORTHEAST CORNER  
SEC 6-47-31  
DOC. NO. 600-72172

# Final Plat

## Lots 1 - 6, Main Orchard

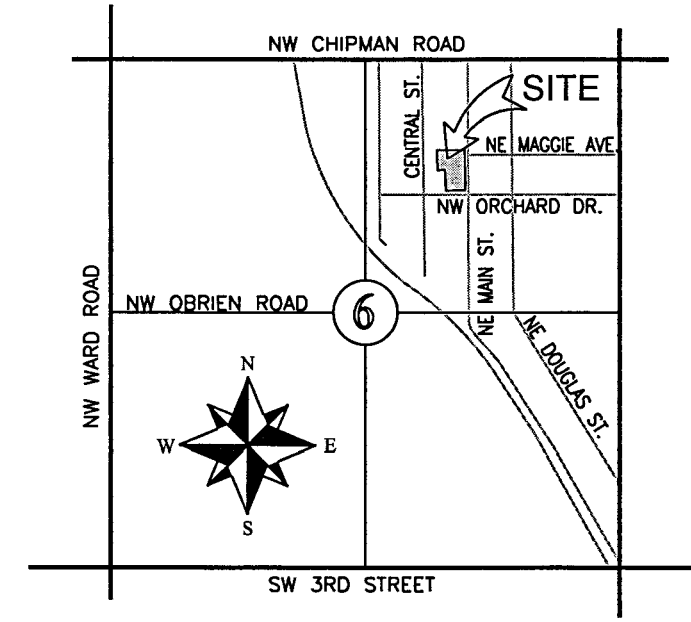
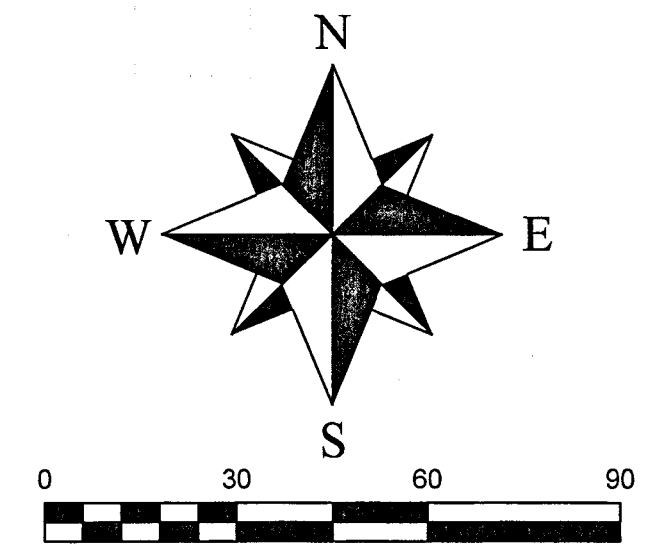
### Section 6, Township 47 North, Range 31 West

#### 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)

#### 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.

#### 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 NW ORCHARD STREET. SIDEWALKS NOT TO BE BUILT AT THIS TIME. SIDEWALKS ALONG NE 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 21 DAY OF April, 2020

FIVE THIRTY LLC, A MISSOURI L.L.C.  
MATTHEW J. SCHLICHT, OWNER

**NOTARY CERTIFICATION:**  
STATE OF Missouri  
COUNTY OF Lafayette  
ON THIS 21 DAY OF April, 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW J. SCHLICHT, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME I 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.  
MY COMMISSION EXPIRES: 9-22-2020

**PLANNING COMMISSION**  
CARLA DIAL, SECRETARY 4/24/2020

**JACKSON COUNTY:**  
APPROVED: ASSESSOR'S OFFICE  
VINCENT BORRILLI, DATE 5/1/2020

**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.

ADAM MURRY  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Commissioned for Lafayette County  
My Commission Expires: 11-22-2024  
Commission # 16826948

ADAM MURRY, MOPLS 2016019008  
ENGINEERING SOLUTIONS, L.L.C., MO CORP LS 2005008319-D  
DATE: 4-21-2020

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

#### SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
  - 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.
  - PERMANENT MONUMENTS:  
SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.
- THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)
- 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.
- 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.
- 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.
- LIMITS OF NO ACCESS. LOT 6 SHALL HAVE NO VEHICULAR ACCESS TO NW ORCHARD STREET.
- STORMWATER DETENTION WILL BE PROVIDED ON EACH LOT IN ACCORDANCE WITH THE MASTER DRAINAGE PLAN. DETENTION AREAS WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.

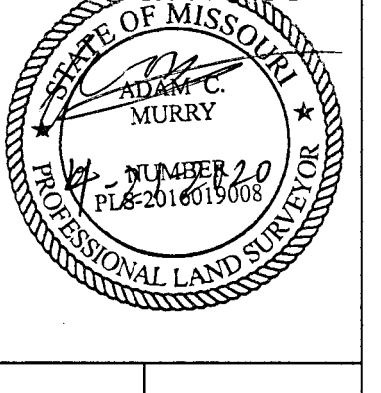
| DATE | REVISIONS |
|------|-----------|
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|      |           |
|      |           |
|      |           |

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

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY  | JOB NO.     | DATE OF PREPARATION |
|-------|---------|----------|-------|---------|-------------|---------------------|
| 1     | 6       | 47       | 31    | Jackson | 510 NW Main | December 11, 2019   |

SCALE: 1"=30'

DRAWN BY: M. Schlicht, P.L.S., PE



**ENGINEERING SOLUTIONS**  
60 SE 30TH STREET  
LEES SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849