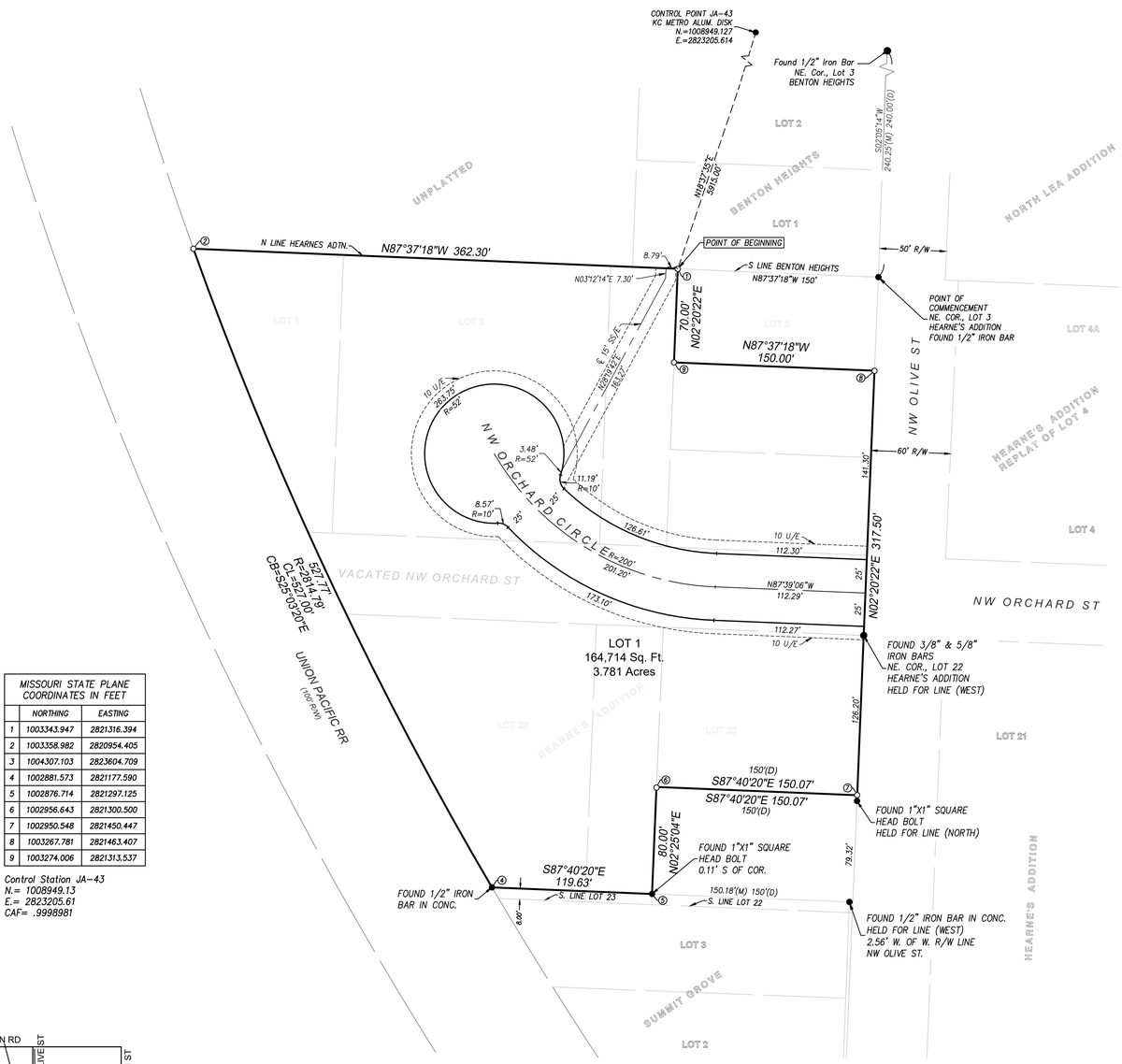
FINAL PLAT

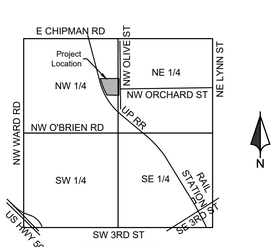
SEQUOIA RESIDENTIAL

A REPLAT OF LOTS 1, 2, AND 23 AND PART OF LOTS 3 AND 22, HEARNE'S ADDITION, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



MISSOURI STATE PLANE COORDINATES IN FEET		
	NORTHING	EASTING
1	1003343.947	2821316.394
2	1003358.982	2820954.405
3	1004307.103	2823604.709
4	1002881.573	2821177.590
5	1002876.714	2821297.125
6	1002956.643	2821300.500
7	1002950.548	2821450.447
8	1003267.781	2821463.407
9	1003274.006	2821313.537

Control Station JA-43
N.= 1008949.13
E.= 2823205.61
CAF= .9998981



LOCATION MAP
SECTION 6-47-31
Scale 1" = 2000'

N

NORTH
1"=50'
0 25' 50'

LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 CAP
- (D) DESCRIBED
- (M) MEASURED
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT

PROPERTY DESCRIPTION:

All that part of Lots 1, 2, 3, 22, and 23, HEARNE'S ADDITION, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri, together with all of vacated Orchard Street lying adjacent to said lots, being more particularly described as follows;

Commencing at the Northeast Corner of said Lot 3, HEARNE'S ADDITION, thence North 87°37'18" West, along the north line of said Lot 3, and also being along the south line of Lot 1, BENTON HEIGHTS, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri, a distance of 150.00 feet to the Northwest Corner of the East 150 feet of said Lot 3 and being the True Point of Beginning of land being described;

thence continuing North 87°37'18" West, along said north line of lot 3, and along the north line of said Lots 2 and 1, of said HEARNE'S ADDITION, a distance of 362.30 feet to the Northwest Corner of said Lot 1, said point being on the easterly right-of-way line of the Union Pacific Railroad, as now exists;

thence southeasterly along the westerly line of said Lot 1 and said Lot 23, HEARNE'S ADDITION, and being along the easterly right-of-way line of said railroad, on a curve to the left, said curve having an initial tangent bearing of South 19°41'03" East, a chord which bears South 25°03'20" East, a radius of 2,814.79 feet, a chord distance of 527.00 feet, an arc length of 527.77 feet to a point 8 feet due north of and adjacent to the south line of said Lot 23;

thence South 87°40'20" East, along a line 8 feet due north of and adjacent to and parallel with the south line of said Lot 23 and said Lot 22, HEARNE'S ADDITION, a distance of 119.63 feet to the Southwest Corner of the North 80 feet of the South 88 feet of the East 150 feet of said Lot 22;

thence North 02°25'04" East, along the west line of the East 150 feet of said Lot 22, a distance of 80.00 feet to the Northwest Corner of the South 88 feet of the East 150 feet of said Lot 22;

thence South 87°40'20" East, 88 feet due north of and adjacent to and parallel with the south line of said Lot 22, a distance of 150.07 feet (measured) 150 feet (deed) to the Northeast Corner of the South 88 feet of said Lot 22;

thence North 02°20'22" East, along the east line of said Lots 22 and 3, HEARNE'S ADDITION, and also being along the westerly right-of-way line of Olive Street, as now exists, a distance of 317.50 feet to the Southeast Corner of the North 70 feet of said Lot 3;

thence North 87°37'18" West, along a line 70 feet due south of and adjacent to and parallel with the north line of said Lot 3, a distance of 150.00 feet to the Southwest Corner of the North 70 feet of the East 150 feet of said Lot 3;

thence North 02°20'22" East, along the west line of the East 150 feet of said Lot 3, a distance of 70.00 feet to the place of beginning;
Containing 164,714.19 square feet or 3.781 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as

"SEQUOIA RESIDENTIAL".

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" (U/E) or within any street or thoroughfare dedicated to public use on this plat, is hereby granted to the City of Lee's Summit, Missouri. The 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 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of sanitary sewer lines, sanitary sewer structures, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Sanitary Sewer Easement" (SS/E) or within any street or thoroughfare dedicated to public use on this plat, is hereby granted to the City of Lee's Summit, Missouri. The 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 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

DRAINAGE:

Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots, unless specific application is made and approved by the City Engineer.

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 and Restrictions."

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.

SURVEYOR'S NOTES:

1. Basis of Bearings: s determined by GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone (NAD 83)

2. All bearings and distances shown on this plat are platted and measured unless otherwise noted.

3. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0417G, revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

4. According to the Missouri Department of Natural Resources (MDN) Division of Geology and Land Survey (DGLS) database for abandoned oil and gas wells, the subject property does not contain active or abandoned gas or oil wells.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____day of _____, 2020.

Orchard Park Development, LLC

By: _____
Dick Burton

STATE OF MISSOURI)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 2020, before me a Notary Public in and for said County and State, came Stephen A. Arbo, City Manager of the City of Lee's Summit, Missouri, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said City, and he duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

_____ My Appointment Expires:_____
Notary Public

APPROVALS

This is to certify that the plat of SEQUOIA RESIDENTIAL was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to the United Development Ordinance No. 5209.

_____ _____
Bill Baird - Mayor Date

_____ _____
City Clerk Date

_____ _____
Commission Secretary Date

_____ _____
City Engineer Date

_____ _____
Director of Planning & Development Date

_____ _____
Jackson County Assessor / GIS Department Date

Surveyors Certification:

I hereby certify that this Subdivision Plat is based upon an actual survey completed on the ground by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects, and that said survey is true and correct to the best of my professional knowledge and belief.

STATE OF MISSOURI
BRENT E. THOMPSON
NUMBER
PLS-2006000161
PROFESSIONAL LAND SURVEYOR

_____
Brent E. Thompson, Missouri PLS-2006000161
bthompson@ric-consult.com

18-0251

SEQUOIA RESIDENTIAL

Prepared For:
ORCHARD PARK DEVELOPMENT LLC
8 SW AA HIGHWAY
KINGSVILLE, MO 64061
(816) 405-6688

Date of Preparation:
APRIL 28, 2020

Renaissance Infrastructure Consulting
5015 NW. Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

Missouri Certificate of Authority No. 2010033630

May 07, 2020-3:06pm User: mitford Z:\RIC Design\2018\18-0251 Burton Townhomes Lees Summit\Dwg\18-0251 SI\FPA T01.dwg