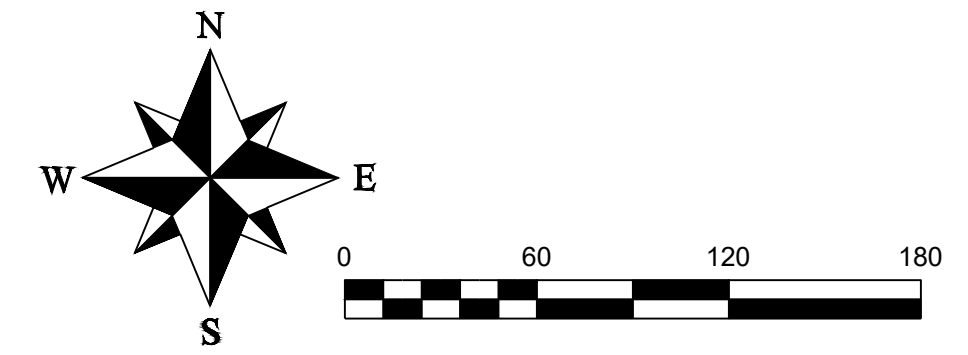
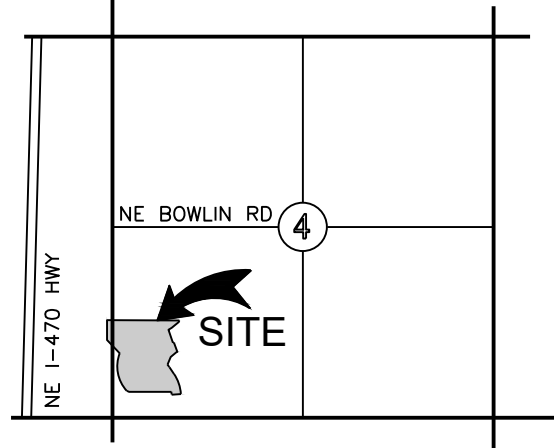


LEGEND

- These standard symbols will be found in the drawing.
Set 1/2" Rebar & Cap (L.S.-2005008319-D)
Found Survey Monument (As Noted)
Utility Easement
Building Setback Line
Street Address



OWNER/DEVELOPER: Silverstone Development, LLC
Troy Bellah
PO Box 346
Lee's Summit, MO 64063
Ph. 816-509-5007



Final Plat of Monticello - 4th Plat
Lots 109 - 153 & Tracts K - N
Section 4 & 5, Township 48N, Range 31W
Lee's Summit, Jackson County, Missouri

Table with columns: DATE, CITY COMMENTS, REVISIONS.



PROPERTY DESCRIPTION:

A tract of land located in part of the Southwest 1/4 of Section 4 and part of the Southeast 1/4 of 5, Township 48 North, Range 31 West, more particularly described as follows:
Commencing at the West 1/2 corner of said Section 4; thence S 21°19'20" W along the West line of the Southwest Quarter of said Section 4, a distance of 1320.79 feet to the Point of Beginning; thence N 87°58'48" W, a distance of 200.02 feet; thence S 21°19'17" W, a distance of 278.36 feet to a point on the North line of Tract I of Monticello 3rd Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence S 41°46'05" E along said North line, a distance of 264.12 to a point of curvature; thence along a curve to the left having an initial tangent bearing of S 23°11'29" W and a radius of 515.00'; an arc distance of 571.17 feet to a point on the North line of said Monticello 3rd Plat; thence S 64°06'01" E along the North line of Lot 86 of said Monticello 3rd Plat, a distance of 34.59 feet; thence S 88°04'12" E along the North line of Lots 86-88 of said Monticello 3rd Plat, a distance of 177.07 feet; thence N55°21'03" E, a distance of 60.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of S 34°39'19" E and a radius of 280.00 feet, an arc distance of 42.32 feet to the Northwest corner of Lot 89 of said Monticello 3rd Plat; thence S 88°04'12" E along the North line of Lots 89-91 of said Monticello 3rd Plat a distance of 352.38 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of S 5°37'39" E and a radius of 438.00 feet, an arc distance of 59.15 feet to the Northwest corner of Lot 92 of said Monticello 3rd Plat; thence N 88°46'58" E, a distance of 132.51 feet to the Northeast corner of said Lot 92; thence along a curve to the left having an initial tangent bearing of N 1°41'43" W and a radius of 570.50 feet, an arc distance of 305.94 feet; thence along a curve along the West line of Lots 104-108 of said Monticello 3rd Plat; thence N 32°25'16" W along the West line of Lots 103-104 of said Monticello 3rd Plat, a distance of 117.12 feet to a point of curvature; thence along a curve to the left tangent to the preceding curve and being the West line of said Lot 103, and having a radius of 507.50 feet, an arc distance of 45.46 feet; thence N 25°42'50" E along the North line of said Lot 103, a distance of 119.60 feet; thence N 52°51'25" E along the North line of Lots 102-103 of said Monticello 3rd Plat, a distance of 103.87 feet; thence N 70°17'13" E along the North line of said Lot 102, a distance of 14.54 feet to a point on the West line of Tract C of Monticello 2nd Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence N 19°10'48" W along said West line, a distance of 144.64 feet to the Northwest corner of Lot 29 of said Monticello 2nd Plat; thence along a curve to the right having an initial tangent bearing of S 70°49'12" W and a radius of 330.00 feet, an arc distance of 15.23 feet; thence N 16°33'09" W, a distance of 135.00 feet to the Northwest corner of Lot 30 of said Monticello 2nd Plat; thence N 62°26'03" E along the North line of said Lot 30, a distance of 51.66 feet; thence N 51°24'15" E along the North line of Lots 30-32 of said Monticello 2nd Plat, a distance of 130.35 feet; thence N 29°55'19" E, a distance of 25.64 feet to the Northwest corner of Tract B of said Monticello 2nd Plat; thence N 87°58'48" W, a distance of 826.53 feet to the Point of Beginning.

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

Table with columns: POINT, NORTHING, EASTING. Lists coordinates for points 1 through 18 and JA 134.

Containing 849,940.23 sq. ft. 19.511 acres more or less

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 KNOWN AS: MONTICELLO 4TH PLAT - LOTS 109 - 153 & TRACTS K - N

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. GRANTEE, 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.

STREETS:

THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

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.

SIDEWALKS:

THE SIDEWALK ADJACENT TO TRACTS M AND N SHALL BE INSTALLED BY DEVELOPER, AT THE TIME OF THE INSTALLATION OF INFRASTRUCTURE.

COMMON AREA:

TRACTS K - N ARE COMMON AREA TO BE OWNED AND MAINTAINED BY MONTICELLO HOME ASSOCIATION. THESE AREAS ARE TO BE USED FOR COMMON AREAS AND TRAIL.

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF MONTICELLO 4TH PLAT, LOTS 109 - 153 & TRACTS K - N WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS NO. DAY OF BY ORDINANCE

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., DIRECTOR OF DEVELOPMENT SERVICES DATE

PLANNING COMMISSION

JOHN LOVELL, SECRETARY DATE

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE

IN TESTIMONY WHEREOF: SILVERSTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS DAY OF 20. SILVERSTONE DEVELOPMENT, L.L.C.

TROY BELLAH, MEMBER

NOTARY CERTIFICATION:

STATE OF MISSOURI COUNTY OF JACKSON ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY BELLAH, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME I DID SAY THAT HE IS A MEMBER OF SILVERSTONE DEVELOPMENT, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, 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 HERETO SET MY HAND AND AFFIXED MY SEAL, THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor.
A) Final Plat of Dalton's Ridge 10th Plat, Doc. No. 2009E0088569
B) Minor Plat of Executive Lakes Center Lots 9-A & 9-B, Doc. No. 2002R0025209
C) Final Plat of Lake Ridge Meadows 1st Plat
D) Final Plat of Lake Ridge Meadows 5th Plat
E) Final Plat of Lake Ridge Meadows 2nd Plat
F) Final Plat of Dalton Ridge 9th Plat, Doc. No. 2007E0052936
G) Minor Plat of Executive Lakes Center
2) No Title report was furnished.
3) The subject property lies within a flood zone designation of (X), defined as areas to be outside of the 100 year floodplain, as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for the City of Lee's Summit, Jackson County, Missouri, Community Map No. 2909SC0319G and 2909SC0430G, with an effective date of January 20, 2017.
4) Bearings shown herein are based the Missouri State Plane Coordinate System (West Zone) utilizing GPS observations. Distances shown hereon are ground distances in U.S. Survey Feet.
5) This survey 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) 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.
7) All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the Monticello Home Association in accordance with the standards set forth in the covenants, conditions, and restrictions. These storm water detention facilities shall be inspected by the Monticello Home Association on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

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.

MATTHEW J. SCHLICHT, MOPLS 2012000102 ENGINEERING SOLUTIONS, L.L.C., MO CORP LS 2005008319-D

Final Plat of Monticello - 4th Plat
Lots 109 - 153 & Tracts K - N
Section 4 & 5, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Table with columns: SHEET, SECTION, TOWNSHIP, COUNTY, RANGE, JOB NO., DATE OF PREPARATION. Includes details for sheet 1 of 1, section 4 & 5, township 48 N, county Jackson, range 31 W, job no. Monticello, date April 10, 2020.

ENGINEERING SOLUTIONS logo and contact information: 50 SE 80TH STREET, LEE'S SUMMIT, MO 64082, P: (816) 623-9888 F: (816) 623-9849