

FINAL PLAT OF
HIGHLAND MEADOWS 5TH PLAT
LOTS 134-159 AND TRACTS G, H, & I
A SUBDIVISION OF LAND IN SECTION 10, TOWNSHIP 47, RANGE 32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEDICATION: THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS HIGHLAND MEADOWS FIFTH PLAT, LOTS 134THRU 159, AND TRACTS G, H & I.

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, 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. 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 STORM SEWER, UPON OVER OR UNDER THE AREAS OUTLINED OR DESIGNATED AS DRAINAGE EASEMENTS (D/E).

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.

STREETS: ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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.

COMMON AREA: TRACTS G, H & I IS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20____.

MANAGING MEMBER, SUMMIT HOMES
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSONS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HIGHLAND MEADOWS THIRD PLAT, LOTS 79 THRU 87, 90 THRU 92 AND TRACT E, 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 _____

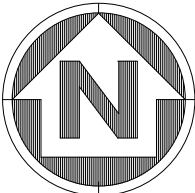
GEORGE M. BINGER III, P.E. - CITY ENGINEER _____ DATE _____

RYAN A ELAM, P.E. - DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

VINCENT E BRILL - JACKSON COUNTY ASSESSOR/GIS DEPT. _____ DATE _____

HIGHLAND MEADOWS 5TH PLAT BOUNDARY DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 87°10'35" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 747.13 FEET TO THE SOUTHEAST CORNER OF LOT 114, HIGHLAND MEADOWS, FOURTH PLAT, RECORDED AS DOCUMENT NO. 2017E0104888; THENCE ALONG THE EAST LINE OF SAID HIGHLAND MEADOWS, FOURTH PLAT THE FOLLOWING EIGHT (8) COURSES:
NORTH 02°48'00" EAST, A DISTANCE OF 170.17 FEET TO THE SOUTHEAST CORNER OF LOT 116; THENCE NORTH 01°49'29" EAST, A DISTANCE OF 121.61 FEET TO THE NORTHEAST CORNER OF LOT 115; THENCE NORTH 73°08'56" WEST, A DISTANCE OF 76.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 115; THENCE NORTH 87°51'19" WEST, A DISTANCE OF 74.00 FEET TO THE NORTHWEST CORNER OF LOT 116; THENCE SOUTH 88°54'43" WEST, A DISTANCE OF 148.12 FEET TO THE SOUTHEAST CORNER OF LOT 119; THENCE NORTH 02°48'00" EAST, A DISTANCE OF 120.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 119 AND BEING ON THE SOUTH RIGHT OF WAY LINE OF S.W. 12 TH STREET, AS PREVIOUSLY ESTABLISHED AND BEING ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 86°33'11" EAST, A RADIUS OF 425.00 FEET FOR AN ARC DISTANCE OF 9.84 FEET; THENCE NORTH 03°02'24" EAST, A DISTANCE OF 177.15 FEET TO THE NORTHEAST CORNER OF LOT 120; THENCE LEAVING SAID EAST PLAT BOUNDARY LINE, NORTH 89°25'23" EAST, A DISTANCE OF 89.45 FEET; THENCE NORTH 76°44'00" EAST, A DISTANCE OF 71.81 FEET; THENCE NORTH 84°55'00" EAST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 85°27'00" EAST, A DISTANCE OF 63.03 FEET; THENCE SOUTH 79°24'00" EAST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 66°08'25" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 54°30'00" EAST, A DISTANCE OF 95.58 FEET; THENCE SOUTH 41°38'00" EAST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 38°07'00" EAST, A DISTANCE OF 86.00 FEET; THENCE SOUTH 51°55'00" EAST, A DISTANCE OF 35.90 FEET; THENCE SOUTH 70°29'47" EAST, A DISTANCE OF 74.91 FEET; THENCE SOUTH 65°33'30" EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 24°28'30" WEST, A DISTANCE OF 94.81 FEET; THENCE SOUTH 60°33'30" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 24°28'30" EAST, A DISTANCE OF 318.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 02°58'26" EAST, A RADIUS OF 1155.00 FEET, FOR AN ARC DISTANCE OF 65.73 FEET; THENCE NORTH 70°15'52" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 11 TH STREET, A DISTANCE OF 28.07 FEET TO THE NORTHWEST CORNER OF LOT 92 OF SAID HIGHLAND MEADOWS, THIRD PLAT, THENCE SOUTH 14°13'00" EAST, ALONG THE WEST LINE OF SAID LOT 92, A DISTANCE OF 127.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 92; THENCE SOUTH 87°00'00" EAST, ALONG THE SOUTH LINE OF SAID LOT 92, A DISTANCE OF 65.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 92 AND BEING ON THE WEST LINE OF LOT 130, THE GLEN AT THE MEADOWS OF WINTERSET, THIRD PLAT, LOTS 118-184, RECORDED AS DOCUMENT NO. 2003I0024585; THENCE SOUTH 03°08'46" WEST, ALONG THE WEST LINE OF SAID GLEN AT THE MEADOWS OF WINTERSET, THIRD PLAT, THE WEST LINE OF THE GLEN AT THE MEADOWS OF WINTERSET, FIFTH PLAT, LOTS 212-233 & TRACT E, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1260.55 FEET TO THE POINT OF BEGINNING, CONTAINING 492,148.60 SQ. FEET (11.30 ACRES).



○ = FOUND SURVEY MONUMENT AS NOTED.

● = SET 5/8" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E, INC. LC-62, ① PLAT EXTERIOR CORNERS AND CENTERLINE INTERSECTIONS, PC'S & PT'S

U/E = UTILITY EASEMENT

D/E = DRAINAGE EASEMENT

BL = BUILDING SETBACK LINE

SURVEYOR'S GENERAL NOTES

NOTE: BEARINGS & COORDINATES SHOWN ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE (NSRS 2011).

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.040)

REAR LOT CORNERS AND CENTERLINE INTERSECTIONS, ROAD PC'S & PT'S, EXCEPT PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH ½" REBAR SEMI-PERMANENT MONUMENTS AND CAPS (LC-62).

PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH ½" REBAR PERMANENT MONUMENTS AND CAPS (LC-62).

ALL LOTS, PARCELS AND PROPERTIES IN THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR HIGHLAND MEADOWS AS FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI.

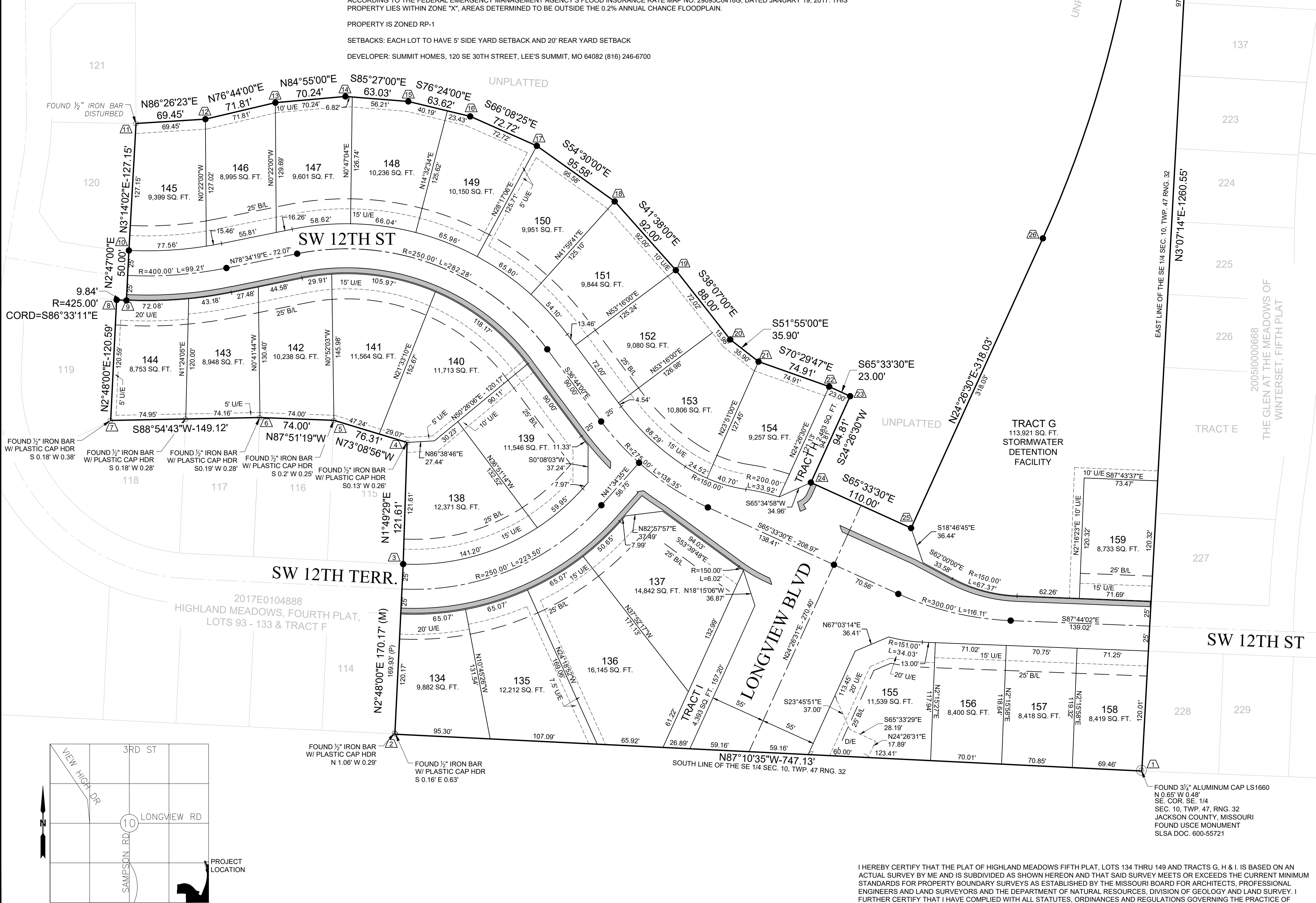
NO ABANDONED OIL OR GAS WELL ARE IDENTIFIED ON THIS DRAWING. LOCATIONS IF SHOW ARE PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 29095C0418G, DATED JANUARY 19, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY IS ZONED RP-1

SETBACKS: EACH LOT TO HAVE 5' SIDE YARD SETBACK AND 20' REAR YARD SETBACK

DEVELOPER: SUMMIT HOMES, 120 SE 30TH STREET, LEE'S SUMMIT, MO 64082 (816) 246-6700



I HEREBY CERTIFY THAT THE PLAT OF HIGHLAND MEADOWS FIFTH PLAT, LOTS 134 THRU 149 AND TRACTS G, H & I, IS BASED ON AN ACTUAL SURVEY BY ME AND IS SUBDIVIDED AS SHOWN HEREON AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND 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 SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

KIRK R. BALDWIN, MO PLS 2001015227
ANDERSON ENGINEERING, INC., LC-62

DATE _____

DRAWING NO.

20KC10057PLAT.DWG

SHEET NUMBER

1

OF 1

SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082

FINAL PLAT
HIGHLAND MEADOWS 5TH PLAT
LOTS 134-159 AND TRACTS G, H, & I

PART OF E 1/2 - SE 1/4
SEC.10, TWP.47, RNG.32
LEE'S SUMMIT, JACKSON COUNTY, MO

REVISIONS

NO.	DESCRIPTION	BY	DATE

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DRAWING INFO.

FIELD BY:	
DRAWN BY:	MJE
CHECK BY:	KRB
DATE:	11/11/2020
FIELD BOOK:	
JOB NUMBER:	20KC10057



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. • SUITE A • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400
ANDERSON ENGINEERING, INC., LC-62