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 134 THRU 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

ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE HIGHLAND MEADOWS HOMES 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

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

MANAGING MEMBER, BMW COMMUNITIES INC

20

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

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:

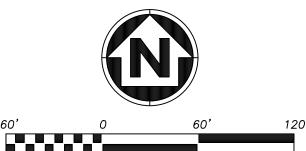
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 87°10'35" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 747.13 FEET TO THE SOUTHEAST CORNER OF LOT 114, HIGHLAND MEADOWS, FOURTH PLAT, RECORDED AS DOCUMENT NO. 2017E0104888; THENCE ALONG 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 115 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 149.12 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 BEARNG OF SOUTH 86°33'11" EAST, A RADIUS OF 425.00 FEET FOR AN ARC DISTANCE OF 9.84 FEET; THENCE NORTH 02°47'00" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 120; THENCE NORTH 03°14'02" EAST, A DISTANCE OF 127.15 FEET TO THE NORTHEAST CORNER OF LOT 120; THENCE LEAVING SAID EAST PLAT BOUNDARY LINE, NORTH 86°26'23" EAST, A DISTANCE OF 69.45 FEET; THENCE NORTH 76°44'00" EAST, A DISTANC 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 76°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 88.00 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 NORTH 24°26'31" EAST, A DISTANCE OF 223.22 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 03°02'22" EAST, A RADIUS OF 1045.00 FEET, FOR AN ARC DISTANCE OF 780.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 11 TH STREET, AS PREVIOUSLY ESTABLISHED BY HIGHLAND MEADOWS, THIRD PLAT, RECORDED AS DOCUMENT NO 2014E0053988; THENCE NORTH 70°15'57" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 11 TH STREET, A DISTANCE OF 138.10 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 65.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 92 AND BEING ON THE WEST LINE OF LOT 130, THE GLEN AT THE MEADOWS OF WITNERSET, THIRD PLAT, LOTS 118-184, RECORDED AS DOCUMENT NO. 2003I0024858; THENCE SOUTH 03°07'14" 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 WINTESET, FIFTH PLAT, LOTS 212-233 & AMP; 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 617,869.60 SQ. FEET (14.18 ACRES).

13

303327.084

855541.537



SCALE: 1'' = 60'SCALE IN U.S. FEET

= FOUND SURVEY MONUMENT AS NOTED.

SET 5/8" IRON BAR WITH 1" PLASTIC

		UNPLATTED	2014E0053988 HIGHLAND MEADOWS, THIRD PLAT, HIGHLAND MEADOWS, THIRD PLAT, DOTS 79 - 87, 90 - 92 & TRACTE 90 91 91 91 91 91 90 90 90 91 91 90 90 91 91 90 90 91 91 91 91 91 91 91 90 91 91 91 91 91 91 91 91 91 91 91 91 91
	E PLANE COO (METERS) D FACTOR = 0.	5)	65.90' W/ 2" ALUMINUM CAP LS26
Point #	Northing	Easting	^Δ 'FOUND ½" IRON BAR 5 0.25' W 0.25'
1	303123.524	855805.339	IS UE
2	303134.741	855577.913	
3	303186.542	855580.447	
4	303223.586	855581.627	131 0
5	303230.328	855559.369	
6	303231.172	855536.832	4585 MEADOWS MIRD PLAT
7	303230.309	855491.393	SD F F F F F F F F F F F F F F F F F F F
8	303267.017	855493.188	200310024585 AT THE MEA SET, THIRD
9	303266.837	855496.183	
10	303282.057	855496.923	
11	303320.747	855499.109	200 ER
12	303322.061	855520.235	
40	000007.004	055544 507	

()

