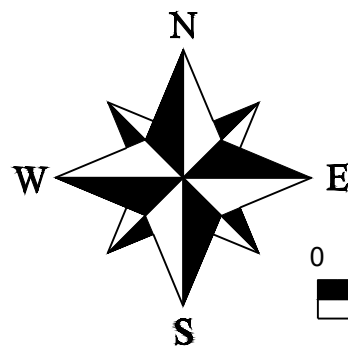


## LEGEND

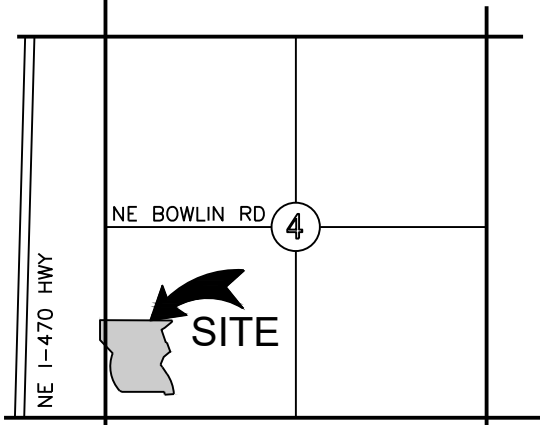
These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)

U/E Utility Easement  
BL Building Setback Line  
#### Street Address



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



## LOCATION MAP SECTION 4-T48N-R31W

### 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 2°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 2°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 68°00'01" E along the North line of Lot 86 of said Monticello 3rd Plat, a distance of 34.69 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°57'39" E and a radius of 438.00 feet, an arc distance of 39.15 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, said curve being 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 course 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 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 7°49'12" W and a radius of 330.00 feet, an arc distance of 15.23 feet; thence N 16°32'09" W, a distance of 195.00 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.

Containing 849,940.23 sq. ft. 19.51 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.

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 RSMA, (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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ORDINANCE NO. \_\_\_\_\_

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 \_\_\_\_\_

# 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

Missouri State Plane Coordinate System

1983, Missouri West Zone

(2003 Adjustment)

Reference Monument: JA-134

Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	314529.335	862740.170
2	314444.500	862736.728
3	314384.516	862790.353
4	314221.061	862815.017
5	314216.441	862824.530
6	314210.281	863007.349
7	314198.386	863008.196
8	314199.246	863048.659
9	314328.813	862994.549
10	314361.656	863010.366
11	314380.774	863035.602
12	314382.268	863039.775
13	314423.908	863025.290
14	314422.485	863020.673
15	314479.463	863003.956
16	314486.749	863017.914
17	314511.534	863048.965
18	314518.306	863052.863
JA 134	312470.096	862368.274

Coordinates Shown in Meters

## Final Plat of Monticello - 4th Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	4 & 5	48 N	31 W	Jackson	Monticello
DATE OF PREPARATION					April 10, 2020
DRAWN BY					M. Schlicht, PLS., PE
SCALE					1"=60'

PROFESSIONAL SEAL

**ENGINEERING & SURVEYING SOLUTIONS**  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-8949