



## PRELIMINARY DEVELOPMENT PLAN APPLICATION

1. PROJECT NAME: Summit Point 2nd Plat
2. PROPERTY LOCATION/ADDRESS: 504 NE Chipman Road
3. ZONING OF PROPERTY: RP-3
4. LEGAL DESCRIPTION (attach if description is metes and bounds description): (attached)
5. Size of Building(s) (sq. ft): \_\_\_\_\_ Lot Area (acres): 7.21 Acres
6. APPLICANT (DEVELOPER) Canyon View Properties PHONE (831) 480-6339  
CONTACT PERSON Gary R. Rauscher FAX \_\_\_\_\_  
ADDRESS 331 Soquel Avenue, Suite 100 CITY/STATE/ZIP Santa Cruz, CA 95062  
E-MAIL gary@canyonviewcapital.com
7. PROPERTY OWNER SUMMIT POINT PHASE II LLC PHONE (831) 480-6339  
CONTACT PERSON Gary R. Rauscher FAX \_\_\_\_\_  
ADDRESS 331 Soquel Avenue, Suite 100 CITY/STATE/ZIP Santa Cruz, CA 95062  
E-MAIL gary@canyonviewcapital.com
8. ENGINEER/SURVEYOR CFS Engineers PHONE (816) 333-4477  
CONTACT PERSON Lance Scott FAX \_\_\_\_\_  
ADDRESS 1421 E.104th Street, Suite 100 CITY/STATE/ZIP Kansas City, MO 64131  
E-MAIL lscott@cfse.com
9. OTHER CONTACTS Milestone Construction Mgmt PHONE (703) 307-5919  
CONTACT PERSON Phil Singh FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY/STATE/ZIP Vienna, VA 22180  
E-MAIL phil@milestoneconstructionmanagement.com

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

Handwritten signature of Gary Rauscher in blue ink.

PROPERTY OWNER

Handwritten signature of Gary Rauscher in blue ink.

APPLICANT

Print name:

Gary Rauscher, President

Gary Rauscher, President

Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_



## OWNERSHIP AFFIDAVIT

STATE OF MISSOURI )

ss.

COUNTY OF JACKSON )

Comes now Gary Rauscher for Summit Point Phase II (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the

property legally described as Summit Point 2nd Plate

see legal description attached

in the application for primary Development  
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 14th day of February, 2021

Gary Rauscher

Signature of Owner

Gary Rauscher

Printed Name

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

see attached

Notary Public

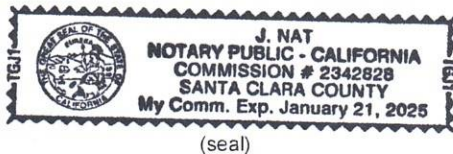
My Commission Expires \_\_\_\_\_

## JURAT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara} ss.

Subscribed and sworn to (or affirmed) before me on this 14<sup>th</sup> day of February, 2021, by Gary Rauscher,  
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



[Signature]  
Signature of Notary

### OPTIONAL INFORMATION

Date of Document \_\_\_\_\_

Type or Title of Document ownership affidavit

Number of Pages in Document \_\_\_\_\_

Document in a Foreign Language \_\_\_\_\_

Type of Satisfactory Evidence:

- ☐ Personally Known with Paper Identification  
☐ Paper Identification  
☐ Credible Witness(es)

Capacity of Signer:

- ☐ Trustee  
☐ Power of Attorney  
☐ CEO / CFO / COO  
☐ President / Vice-President / Secretary / Treasurer  
☐ Other: \_\_\_\_\_

Thumbprint of Signer



☐ Check here if no thumbprint or fingerprint is available.

Other Information: \_\_\_\_\_

A tract of land in the Southwest Quarter of Section 32, Township 48N, Range 31W in Lee's Summit, Jackson County, Missouri, described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 32; thence North 88 degrees, 00 minutes, 27 seconds West, along the South line of the Southwest Quarter, 1525.36 feet; thence North 01 degree, 59 minutes, 33 seconds East, leaving the South line, 97.98 feet to a point on the existing North Right-Of-Way of Chipman Road and the Southwest corner of "Summit Point First Plat", recorded in Book 41 at Page 60; thence North 01 degree, 54 minutes, 38 seconds East, along the West line of the plat, 417.58 feet (measured), (420.12 feet, plat), to the Northwest corner of the plat and the POINT OF BEGINNING; thence North 01 degree, 54 minutes, 38 seconds East, 135.86 feet; thence North 72 degrees, 33 minutes, 20 seconds West, 5.19 feet; thence North 22 degrees, 20 minutes, 37 seconds East, 250.76 feet to a point on the South line of "AMLI Summit Ridge Lot 1", recorded in Book 166 at Page 48; thence North 72 degrees, 31 minutes, 35 seconds East, along the South line of the plat, 330.00 feet; thence South 87 degrees, 28 minutes, 25 seconds East, continuing along the South line, 251.73 feet to the Southeast corner of the plat, also being a point on the West line of "Maple Tree Manor-1<sup>st</sup> Plat, recorded in Book 160 at Page 59; thence South 87 degrees, 28 minutes, 25 seconds East, along the West line of the plat, 44.56 feet to a point on the West line of "Maple Tree Manor, Lot 8A and 8B", recorded in Book 1116 at Page 85; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 32.10 feet to the Southwest corner of the plat and the Northwest corner of "Replat of English Manor Units 41-72 Inclusive", recorded in Book 149 at Page 13; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 439.00 feet to the Southwest corner of the plat and the Northwest corner of "St. Matthews Acres", recorded in Book 39 at Page 160; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 88.48 feet to the Northeast corner of "Summit Point First Plat"; thence along the North line of the plat the following three courses:

- 1) North 88 degrees, 05 minutes, 22 seconds West, 218.00 feet;
- 2) North 01 degree, 54 minutes, 38 seconds East, 81.01 feet;
- 3) North 88 degrees, 05 minutes, 22 seconds West, 470.58 feet

to the POINT OF BEGINNING, containing 314,151.52 square feet, or 7.21 acres, more or less.