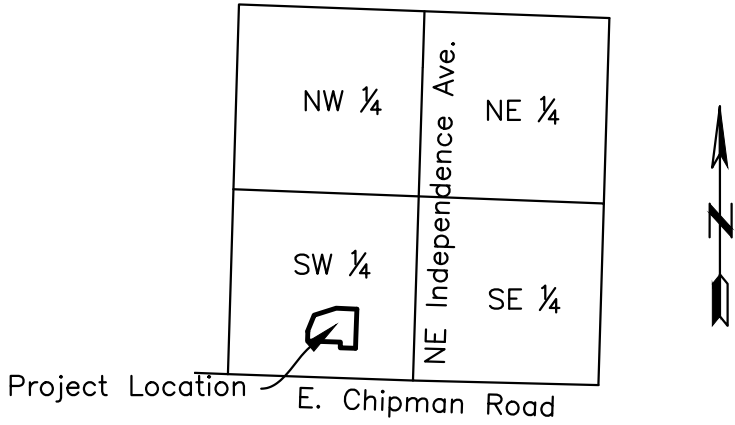


Final Plat of
SUMMIT POINT SECOND PLAT
Southwest Quarter
Section 32, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



LOCATION MAP
Section 32, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri
(not to scale)

State Plane Coordinates		
Corner #	Northing	Easting
1	1004841.455	2725877.020
2	1004826.018	2826347.260
3	1004744.814	2826344.691
4	1004737.531	2826562.523
5	1005296.748	2826582.703
6	1005309.809	2826286.703
7	1005210.722	2825971.930
8	1004978.793	2825876.604
9	1004977.236	2825881.557

LEGEND	
ACAP	Aluminum cap
B/C	Bar & cap
IB	Iron bar
S/E	Sanitary sewer easement
U/E	Utility easement
SB/E	Stream Setback easement

STORM WATER DETENTION:

All strom water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the property owner in accordance with the standards set forth in the covenants, conditions, and restrictions. These storm water detention facilities shall be inspected by the property owner 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.

STREAM BUFFER EASEMENT:

In the areas designated as "Stream Buffer Easement" (SB/E) there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 27 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever.

PLAT DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

SUMMIT POINT SECOND PLAT

In testimony whereof:

Summit Point Phase II LLC, a Missouri limited liability company, licensed to do business in the State of Misosuri, has caused these presents to be executed this ____ day of _____, 2021.

Gary Rauscher, Managing Member

State of _____)
County of _____) SS:

Be it remembered that on this ____ day of _____, 2021 before me personally appeared Gary Rauscher, who being by me sworn did say he is a Managing Member for Canyon View Properties, a Missouri limited liability company, and that said instrument was signed in behalf of said limited liability company and that said Gary Rauscher, acknowledged said instrument to be the free act and deed of said limited liability company.

In witness whereof:

I have hereunto set my hand and affixed my notarial seal the day and year last written above.

Notary Public

My Commission Expires: _____

APPROVALS:

City Planning Commission

Public Works/Engineering

John Lovell,
Secretary

George M. Binger, III, PE,
CITY ENGINEER

Mayor and City Council Certification:

This is to certify that the accompanying Plat of "Summit Point Second Plat" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this ____ day of _____, 2021 by Ordinance No. _____.

William A. Baird
Mayor

Stacy Lombardo
Deputy City Clerk

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
 - Final Plat of Summit Point First Plat, Book I41, Page 60
 - AMLI Summit Ridge, Book I66, Page 48
 - Maple Tree Manor First Plat, Book I60, Page 59
 - Maple Tree Manor Lots 8A & 8B, Book I116, Page 85
 - Replat of English Manor, Book I49, Page 13
 - St. Matthews Acres, Book 39, Page 160
- The Basis of Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument "JA-43" with a grid factor of 0.9998981.

PREPARED BY:

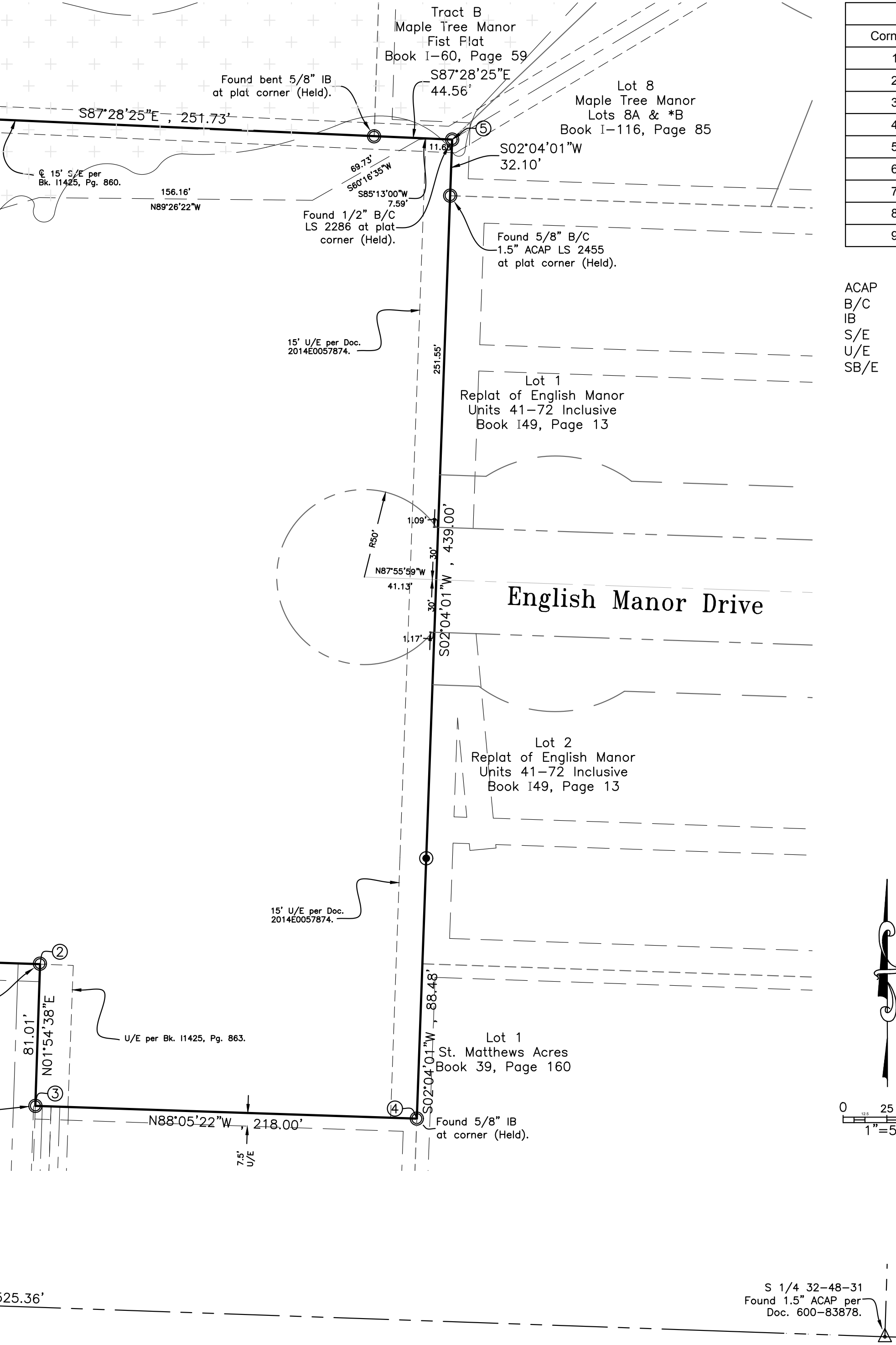
CFS Engineers
1421 E 104th Street, Suite 100
Kansas City, Missouri 64131
816.333.4477

DEVELOPER:

Canyon View Properties
621 N. Washington Ave.
Springfield, Missouri 65806
417.219.2814

CLOSURE REPORT:

Total Traverse Length = 2347.27
Error in Closure = 0.007
Closure in one part in = 319036.791
Error in North = -0.007
Error in East = -0.003
Direction of Error = S20°36'2.81"W



LEGAL DESCRIPTION:

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 I41 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 I66 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-1st Plat, recorded in Book I60 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 I116 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 I49 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:

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

BUILDING LINES:

Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

FLOODPLAIN INFORMATION:

According to the Flood Insurance Rate Map Community Panel Number 29095C0436G, dated January 20, 2017 as published by the Federal Emergency Management Agency, this property lies within a flood zone designated Other Areas Zone (X) and Special Flood Hazard Area Zone (A).

Other Areas Zone (X) - Areas determined to be outside the 0.2% annual chance floodplain.
Special Flood Area Subject to Inundation by the 1% Annual Chance Flood Zone (A) - No base flood elevations determined.



Ronald E. Schroer, PLS-2569
CFS Engineers Corp. Auth.
CF&S CLS 1999141100