#### LEGAL DESCRIPTION

PUBLIC WORKS / ENGINEERING

DIRECTOR OF DEVELOPMENT SERVICES

TRISHA FOWLER ARCURI, CITY CLERK

RYAN A. ELAM, P.E.,

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

DEVELOPMENT SERVICES DEPARTMENT

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 46, RANGE 31, IN LEE'S SUMMIT, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 82°13'12" WEST, A DISTANCE OF 28.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAINTREE PARKWAY AS DESCRIBED IN DOCUMENT 58181 RECORDED IN BOOK 646 AT PAGE 358, FILED AT THE OFFICE OF THE CASS COUNTY RECORDER; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT, TO WHICH THE PRECEDING COURSE IS RADIAL, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 82.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH 18°45'29" WEST ALONG A LINE TANGENT TO THE PRECEDING COURSE A DISTANCE OF 14.06 FEET; THENCE NORTH 60°54'36" EAST, A DISTANCE OF 1441.31 FEET; THENCE SOUTH 89°34'13" EAST, A DISTANCE OF 187.65 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF LOT 1, OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 2°27'31" WEST, ALONG SAID EAST LINE, A DISTANCE OF 819.31 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 88°44'51" WEST ALONG THE SOUTH LINE OF SAID WEST HALF, A DISTANCE OF 1360.63 FEET TO THE

### Missouri State Plane Coordinate System 1983, Missouri West Zone

(2003 Adjustment)

Reference Monument: JA-134

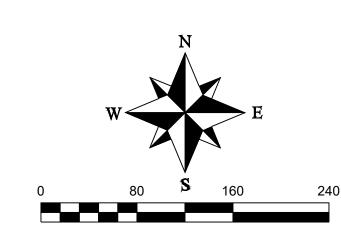
Combined Scale Factor: 0.999903519

Combined Scale Factor: 0.999903519				
POINT	NORTHING	EASTING		
1	295737.253	860258.377		
2	295765.710	860251.244		
3	295979.290	860635.131		
4	295978.860	860692.320		
5	295729.364	860681.608		
JA 134	312470 096	862368 274		

CASS COUNTY:

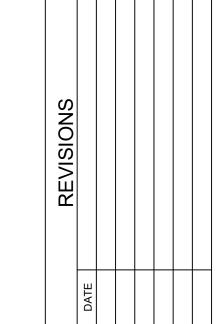
CASS COUNTY ASSESSOR

APPROVED: ASSESSOR'S OFFICE



# Minor Plat Rush Creek-Lot 1

Section 5, Township 46 North, Range 31 West Lee's Summit, Cass County, Missouri



88°44'51" WEST ALONG THE SOUTH LINE OF SAID WEST HALF, A DISTANCE OF 1360.63 FEET TO THE POINT OF BEGINNING.	Coordinates Shown in Meters		
POINT OF BEGINNING.	Coordinates Shown in Meters		
		9-31	
		7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	
	OWNER/DEVELOPER:	3 N89°34'13"W 187.65'   4   8	
SW COUNTY LINE ROAD	Rush Creek, LLC 4135 SW James Young Drive		DEDICATION
LEGEND	Lee's Summit, MO 64082	$\begin{pmatrix} 1 & 1 & 1 \\ 0 & 1 & 1 \end{pmatrix}$	DEDICATION:
			THE UNDERGLONED CONNERGO OF THE TRACT OF LAND DECORDED HEREIN HAS CALIFED THE CAME TO BE CHERNINGED IN THE MANINED CHOMB.
SITE These standard symbols will			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 KNOW AS
be found in the drawing.			ON THE AGGOMI ANTING FEAT. GAID GODDING ON AND FEAT CHARLE HEIGHT FEAT DE TAYON AG
● Set 1/2" Rebar & Cap (LS-2005008319-D)			"RUSH CREEK - LOT 1"
© Found Survey Monument (As Noted)			
U/E Utility Easement		72	EASEMENTS:
B/L Building Setback Line	203		AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO
* #### Street Address	LEVE 920		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
	ODELL AE AP NO.		NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON
$\mathbb{R}^{\mathbb{R}^{2}}$	FLOO 20MA MASS 6, 2012071	<u> </u>	THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR,
	ER FEINCOUTE NA		ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY
SW 163RD STREET \$	PE. 29UE DA		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.
	TER LOT 1 EFFECTIVE L		
LOCATION MAP	OTTER LOT		BUILDING LINES:
SECTION 5-T46N-R31W	NUSION G 30		BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION
Not to Scale	akkite.	L B WA	THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.
That to socie	20	70.75 F	STREAM BUFFERS SET BACK LINES:
	131	SANITARY SEUTE	STREAM BUFFER SETBACK LINES ARE HERE BY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING, FENCE OR
	FLOOD PLAIN BOUNDARY	53, PG. 182EMFNT	REMOVAL OF EXISTING VEGETATION SHALL OCCUR WITHIN THE DESIGNATED AREA. DEPICTED ON THAT PLAT AS "B/S"
	°54'36"W	ZYME	
	c60° 544		
			IN TESTIMONY WHEREOF:
		STREAM BUFFER	RUSH CREEK, LLC, A KANSAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THISDAY
TE o		SETBACK LINES B/S	OF, 20
REE LANDERS			RUSH CREEK, LLC,
RAINTETY TON INOZET			
PROPEOCIA, PAGE		9.31 J	
ASOK 80	Kewy	T T T T	
8-31	01 1 e Park 82		MYRNA JONES
CIDEAN DIVILLE	Baintie Mo ET.		
STREAM BUFFER SETBACK LINES B/	S SW Rumming SO:	SSC	
	481 e's 5 91 9135 ACKE	FLOOD PLAIN BOUNDARY—	NOTARY CERTIFICATION:
	10.16.20	20.	STATE OF)
φ \\			)SS
Z \\ R \\		I, I	COUNTY OF)
		53.	ON THIS DAY OF, 20_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MYRNA
		PGER 	JONES, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT SHE IS A MEMBER OF RUSH CREEK, LLC, AND
		"1844"	THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.
S18° 45' 29"E		/ SEME	IN WITNESS THEREOF:
14.06 (M) 14.18'(P)			
General U/E			I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.
Bk. 4246, Pg. 46			
R=430.00'			
28.51'	20' ELECTRIC LINE EASEMENT		NOTARY PUBLIC
	BK. 747, PG. 193		
	NOOSAUTAMA		
FND 1" BAR ———————————————————————————————————	N88°44'51"W 1360.63'		
2" ALUM. MON.  WEST QUARTER CORNER		IRON BAR	MY COMMISSION EXPIRES:
OF SECTION 5-46-31		SE COR OF W $\frac{1}{2}$ OF LOT 1	
Doc. No. 600-47909		OF NW $\frac{1}{4}$ OF SECTION 5-46-31	
NATA 805,		4	
SSSCOK	THER		
F 40	a A CV		

## SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
   a) SEMI-PERMANENT MONUMENTS:
- SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS ND
- CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
  b) PERMANENT MONUMENTS:
- SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.
- 2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY ( 4 CSR 30-17.0020)

3.BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT JA-134 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.999903519. COORDINATES DETERMINED BY GPS METHODS.

4. NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI". BY EDWARD ALTON MAY, JR., P.E., 1995.

5. PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE "AE"(BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP(FIRM), MAP NUMBER 29095C0535 G EFFECTIVE DATE: JANUARY 20, 2017.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

F Plat

RANGE COUNTY JOB NO.

31 W Cass 4871 Raintree Way SCALE DATE OF PREPARATION

GINEERING & SURVEYING –
ENGINEERING & SURVEYING –
ENGINEERING & SURVEYING –
SO SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

PROFESSIONAL SEAL