

LEGAL DESCRIPTION

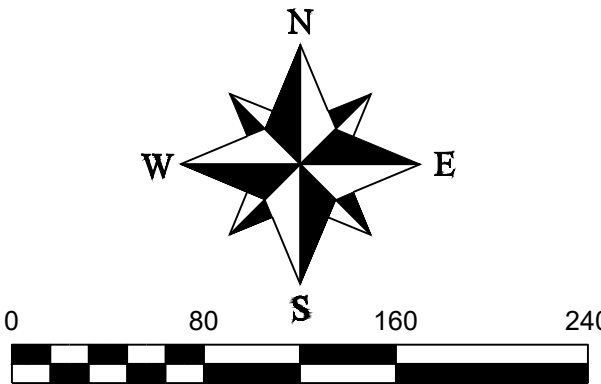
ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 46, RANGE 31, IN LEE'S SUMMIT, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

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 NORTH-WESTERLY DIRECTION ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 7°46'57" WEST, AND 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 POINT OF BEGINNING.

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-134
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

Coordinates Shown in Meters



Minor Plat
Rush Creek-Lot 1
Section 5, Township 46 North, Range 31 West
Lee's Summit, Cass County, Missouri

REVISIONS

DATE	

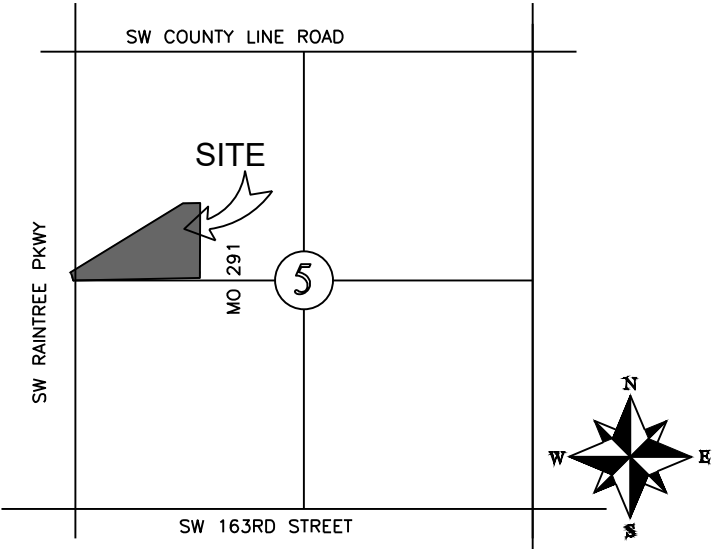
Minor Plat - Rush Creek-Lot 1
Section 5, Township 46 North, Range 31 West
Lee's Summit, Cass County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1	5	46 N	31 W	Cass	4871 Rush Creek Hwy	October 20, 2021
DRAWN BY						SCALE
M. Schlicht, PLS., PE						1"=80'

PROFESSIONAL SEAL

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

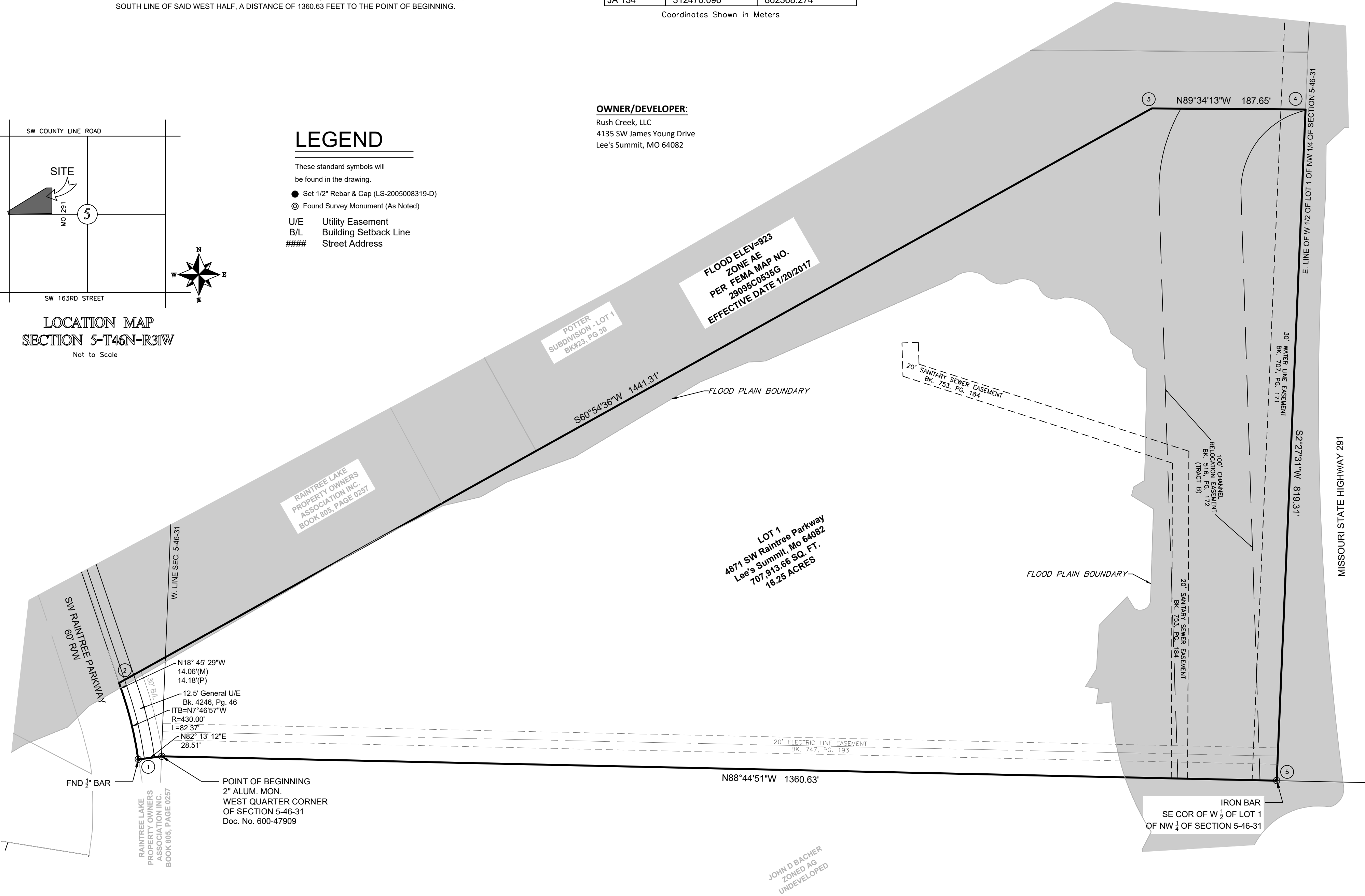


LOCATION MAP
SECTION 5-T46N-R31W
Not to Scale

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
 - B/L Building Setback Line
 - #### Street Address

OWNER/DEVELOPER:
Rush Creek, LLC
4135 SW James Young Drive
Lee's Summit, MO 64082



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 KNOW AS

"RUSH CREEK - LOT 1"

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 527.188 RSMo. (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.

MASTER DRAINAGE PLAN

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY WHEREOF:

RUSH CREEK, LLC, A KANSAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____ DAY OF _____, 20__.

RUSH CREEK, LLC.

MYRNA JONES

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____)SS
ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MYRNA 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 THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEY AND PLAT NOTES:

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

CASS COUNTY:

APPROVED: ASSESSOR'S OFFICE

CASS COUNTY ASSESSOR 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

TRISHA FOWLER ARCURI, CITY CLERK DATE

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