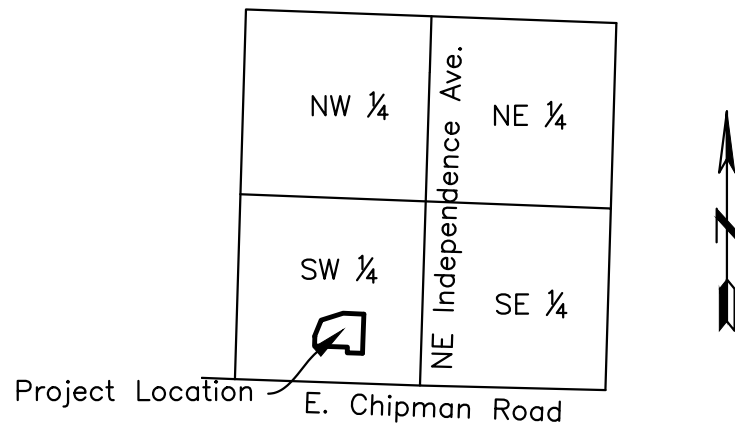


Final Plat of  
**SUMMIT POINT SECOND PLAT**  
Southwest Quarter  
Section 32, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri



**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	1004739.122	2825589.234
2	1004723.687	2826059.426
3	1004642.491	2826056.857
4	1004635.209	2826274.667
5	1005194.369	2826294.845
6	1005207.428	2825998.874
7	1005108.351	2825684.134
8	1004876.446	2825588.817
9	1004874.890	2825593.770

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 storm water conveyance, retention, or detention facilities 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 Missouri, 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 Summit Point Phase II LLC., 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

Cyndia A. Rader, Secretary George M. Binger, III, PE, CITY ENGINEER

Ryan A. Elam Director of Development Services

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 Trisha Fowler Arcuri City Clerk

Jackson County Assessor Office

**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 141, Page 60
  - AMLI Summit Ridge, Book 166, Page 48
  - Maple Tree Manor First Plat, Book 160, Page 59
  - Maple Tree Manor Lots 8A & 8B, Book 1116, Page 85
  - Replat of English Manor, Book 149, 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.
- We have made a visual inspection of the premises and have determined that there is no visual evidence that any oil or gas wells exist within the boundary of the subject property. We have also made a review of the file "Oil and Gas Permits Database" found at <https://dnr.mo.gov/geology/geosrv/oilandgas.htm> and find no permits for oil and gas wells on the subject property.
- Owner shall acquire CLOMR-F prior to commencing construction services.

CFS ENGINEERS	
cfse.com	
1421 E. 104th Street, Ste. 100 KCMO 64131 o. 816-333-4477 f. 816-333-6688	
Date	Revisions
11/10/2021	November 5, 2021 City Comments
12/01/2021	November 30, 2021 City Comments
12/14/2021	December 13, 2021 City Comments

**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 141 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-1st/ 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 plats, "Maple Tree Manor, Lot 8A and 8B", "Replat of English Manor Units 41-72 Inclusive", recorded in Book 149 at Page 13, and "St. Matthews Acres", recorded in Book 39 at Page 160, 559.58 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
- to the POINT OF BEGINNING, containing 314,151.52 square feet, or 7.21 acres, more or less.

**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.

**EASEMENT DEDICATION:**

An easement is hereby granted to the 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.

**STREET DEDICATION:**

Streets shown hereon and not heretofore dedicated for public use as street Right-of-Way are hereby dedicated.

**PLAT CERTIFICATION:**

I hereby certify that the plat of "SUMMIT POINT SECOND PLAT" is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions the the best of my professional knowledge and belief at this time.



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

**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

**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