

MISSOURI STATE PLANE COORDINATE TRAVERSE				
STATION	BEARING	DISTANCE	NORTHING	EASTING
1			318255.737	859625.330
JA-46				
2			298047.799	861456.921
POINT OF BEGINNING				
3			298609.190	861481.856
4	S02°30'29"W	297.605	298606.756	861536.660
5	N87°29'31"W	48.846	298640.106	861538.141
6	R=68.573	L=15.579	298627.717	861853.002
7	S72°23'59"W	15.239	298667.299	861854.736
8	R=53.335	7.741	298667.375	861852.814
9	R=68.573	L=50.820	298722.191	861854.971
10	S74°49'14"W	11.526	298722.784	861839.904
11	R=114.289	L=15.510	298761.551	861841.429
12	N74°00'20"W	2.036	298777.967	861831.738
13	S15°59'40"W	15.239	298776.989	861841.888
14	S74°00'20"E	2.036	298820.509	861843.600
15	R=99.050	L=26.655	298814.626	861991.755
16	S58°35'16"E	34.698	298517.305	861978.732
17	R=53.335	L=27.054	298519.443	861929.935
18	S29°31'32"E	58.623	298539.846	861926.726
19	N60°28'28"E	15.239	298535.238	861912.201
20	N15°28'28"E	10.777	298527.715	861913.999
21	N60°28'28"E	2.545	298536.148	861699.965
22	R=53.335	L=29.818	298493.877	861707.741
23	S87°29'31"E	20.020	298467.810	861665.467
24	S42°41'51"E	10.813	298464.793	861654.344
25	S87°29'31"E	15.239	298470.063	861639.771
26	N47°18'09"E	10.737	298455.975	861633.616
27	S87°29'31"E	66.495	298444.732	861659.903
28	S42°29'31"E	10.777	298426.648	861689.515
29	S02°30'36"W	59.957	298407.414	861708.126
30	N87°54'10"W	40.626	298356.404	861737.016
31	S02°18'02"W	172.789	298363.913	861750.276
32	S02°05'50"W	15.239	298374.298	861753.151
33	S87°54'10"E	94.750	298382.455	861784.031
34	S02°30'29"W	30.392	298381.579	861804.032
35	S08°13'08"W	30.632	298373.631	861811.365
36	S02°30'29"W	29.060	298372.964	861826.589
37	N87°54'10"W	488.589	298380.245	861834.480
38	N02°32'36"E	559.201	298377.335	861900.912
39	S87°27'24"E	54.859	298369.390	861908.190
40	N02°32'36"E	33.381	298309.490	861905.565
41	S87°44'48"E	315.105	298310.977	861864.969
42	N02°30'29"E	39.620	298138.326	861858.033
43	N87°44'48"W	1.923	298123.098	861857.476
44	N02°15'12"E	54.859	298819.631	861952.161
45	N87°44'48"W	15.080	298089.270	861950.832
46	N02°15'12"E	38.797	298058.952	861946.453
47	R=53.335	L=9.378	298029.919	861945.181
48	N02°15'12"E	15.239	298035.400	861795.506
49	R=68.573	L=30.22	298036.627	861762.004
50	N02°15'12"E	43.555	298044.233	861554.291
51	S87°43'33"E	148.271	298047.799	861456.921
2				

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone, using a combined Grid factor of 0.9998993 from Monument JA-46. All distances are Grid distances, and all distances and coordinates are in meters.

FINAL PLAT
COBEY CREEK - 2ND PLAT
A REPLAT OF TRACTS D, H AND J, COBEY CREEK - ST PLAT AND PART OF THE SOUTHEAST QUARTER OF SECTION 29-T49N-R31W IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LOT	SQUARE FEET	ACRES
31	11,533	0.26
32	11,526	0.26
33	14,546	0.33
34	12,213	0.28
35	10,323	0.24
36	11,552	0.27
37	13,671	0.31
38	11,153	0.26
39	11,344	0.26
40	13,899	0.32
41	16,105	0.37
42	11,522	0.26
43	11,913	0.27
44	11,327	0.26
45	10,953	0.25
46	10,371	0.24
47	13,233	0.30
48	15,009	0.34
49	14,158	0.33
50	13,127	0.30
51	12,943	0.30
52	25,237	0.60
53	10,106	0.23
54	12,327	0.28
55	12,351	0.28
56	12,555	0.29
57	9,697	0.22
58	13,150	0.30
59	12,983	0.30
60	14064	0.32
61	10,709	0.25
62	10,709	0.25
63	14,728	0.34
64	13,341	0.31
65	11,215	0.26
66	12,648	0.29
67	12,896	0.30
68	20,517	0.47
69	16,188	0.37
70	14,282	0.33
71	12,190	0.28
72	11,225	0.26
73	12,573	0.29
74	13,460	0.31
75	12,666	0.29
76	11,987	0.28
77	10,790	0.25
160	9,143	0.21
161	9,197	0.21
162	11,102	0.25
163	11,140	0.25
164	9,197	0.21
165	9,185	0.21
166	9,169	0.21
167	9,152	0.21
168	9,135	0.21
169	9,118	0.21
170	9,101	0.21
171	9,087	0.21
172	9,067	0.21
173	10,857	0.25
174	12,063	0.28
175	8,580	0.20
176	8,580	0.20
177	8,580	0.20
178	8,580	0.20

SURVEYOR'S GENERAL NOTES

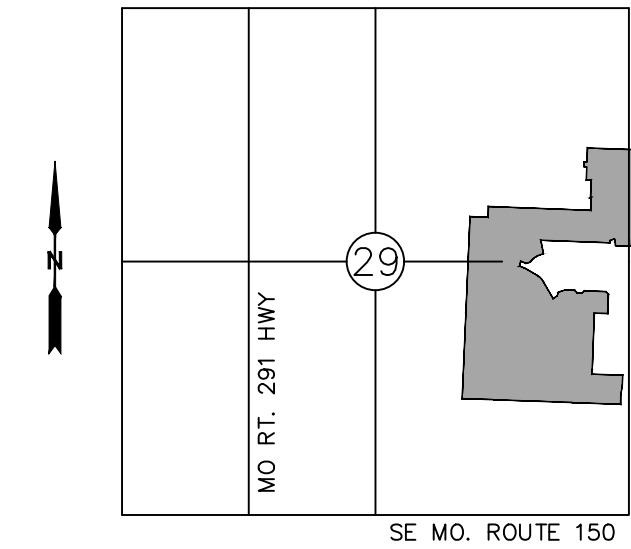
Bearings & coordinates shown are based on the Missouri State Plane Coordinate System of 1983, West Zone (NSRS 2011).

This survey meets or exceeds the accuracy standards of an urban class survey as defined by the Missouri Standards for Property Boundary Surveys (20 CSR 2030-16.040).

Plat boundary corners will be monumented with 5/8" x 24" rebar with caps stamped LC-62.

All lots, parcels and properties in this subdivision shall be subject to the declaration of restrictions for Cobey Creek as filed in the Office of the Recorder of Deeds in Jackson County, Missouri.

The subject property lies in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map 2901740551G, revised January 20, 2017.



LOCATION MAP

SECTION 29, TOWNSHIP 47, RANGE 31
JACKSON COUNTY, MISSOURI
NOT TO SCALE

LAND DESCRIPTION

All that part of the Southeast Quarter of Section 29, Township 49 North, Range 31 West, and all of Tracts D, H and J, Cobey Creek - 1st Plat, a subdivision of record, all in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows: beginning at the northeast corner of the Southeast Quarter of said Section 29, said point also being the northeast corner of Tract H, Cobey Creek - 1st Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence South 02 degrees 30 minutes 29 seconds West, with the east line of the Southeast Quarter of said Section 29 and with the east line of said Tract H, Cobey Creek - 1st Plat, a distance of 976.49 feet (976.67 feet plat) to the southeast corner of said Tract H; thence North 87 degrees 29 minutes 31 seconds West, with the south line of said Tract H, a distance of 160.27 feet to a point on the east right-of-way line of SE Corbin Drive; thence with the east right-of-way line of SE Corbin Drive on a curve to the left having a radius of 225.00 feet, a central angle of 17 degrees 19 minutes 24 seconds, with an initial tangent bearing of North 00 degrees 16 minutes 37 seconds West, an arc distance of 68.03 feet; thence South 72 degrees 23 minutes 59 seconds West, and no longer with the east right-of-way line of SE Corbin Drive, a distance of 50.00 feet to a point on the west right-of-way line of SE Corbin Drive; thence with the west right-of-way line of SE Corbin Drive on a curve to the right having a radius of 175.00 feet, a central angle of 08 degrees 18 minutes 59 seconds, with an initial tangent bearing of South 17 degrees 36 minutes 01 second East, an arc distance of 25.40 feet to the northeast corner of Lot 30, Cobey Creek - 1st Plat; thence North 87 degrees 44 minutes 49 seconds West, with the north line of Lots 30 through 22, Cobey Creek - 1st Plat, a distance of 702.82 feet to the northwest corner of said Lot 22; thence South 10 degrees 25 minutes 25 seconds East, with the west line of said Lot 22, a distance of 141.03 feet to a point on the north right-of-way SE Carter Road; thence with the north right-of-way line of SE Carter Road on a curve to the left having a radius of 225.00 feet, a central angle of 42 degrees 27 minutes 44 seconds, with an initial tangent bearing of South 79 degrees 34 minutes 24 seconds West, an arc distance of 166.75 feet; thence South 74 degrees 49 minutes 14 seconds West, continuing with the north right-of-way line of SE Carter Road, a distance of 37.82 feet to a point on the easterly right-of-way line of SE Cobey Creek Drive; thence with the easterly right-of-way line of SE Cobey Creek Drive on a curve to the left having a radius of 375.00 feet, a central angle of 07 degrees 46 minutes 30 seconds, with an initial tangent bearing of North 66 degrees 13 minutes 50 seconds West, an arc distance of 50.89 feet; thence North 74 degrees 00 minutes 20 seconds West, continuing with the easterly right-of-way line of SE Cobey Creek Drive a distance of 6.68 feet; thence South 15 degrees 59 minutes 40 West, and no longer with the easterly right-of-way line of SE Cobey Creek Drive, a distance of 50.00 feet to a point on the westerly right-of-way line of SE Cobey Creek Drive; thence South 74 degrees 00 minutes 20 seconds East, with the SE Cobey Creek Drive, a distance of 6.68 feet to a point of curvature; thence continuing with the westerly right-of-way line of SE Cobey Creek Drive on a curve to the right having a radius of 325.00 feet, a central angle of 15 degrees 25 minutes 04 seconds, an arc distance of 87.46 feet; thence South 58 degrees 35 minutes 16 seconds East, continuing with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 113.85 feet to a point of curvature; thence continuing with the westerly right-of-way line of SE Cobey Creek Drive on a curve to the right having a radius of 175.00 feet, a central angle of 29 degrees 03 minutes 44 seconds, an arc distance of 88.77 feet; thence South 29 degrees 31 minutes 32 seconds East, continuing with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 192.35 feet; thence North 60 degrees 28 minutes 28 seconds East, and no longer with the westerly right-of-way line of SE Cobey Creek Drive, a distance of 50.00 feet to a point on the easterly right-of-way line of SE Cobey Creek Drive to a point on the southerly right-of-way line of SE David Road; thence North 15 degrees 28 minutes 28 seconds East, with the southerly right-of-way line of SE David Road, a distance of 35.36 feet; thence North 60 degrees 28 minutes 28 seconds East, continuing with the southerly right-of-way line of SE David Road, a distance of 8.53 feet to a point of curvature; thence continuing with the southerly right-of-way line of SE David Road on a curve to the right having a radius of 175.00 feet, a central angle of 32 degrees 02 minutes 01 second, an arc distance of 97.84 feet; thence South 87 degrees 29 minutes 31 seconds East, continuing with the southerly right-of-way line of SE David Road a distance of 65.69 feet to a point on the westerly right-of-way line of SE Cobey Lane; thence South 42 degrees 41 minutes 51 seconds East, with the westerly right-of-way line of SE Cobey Lane, a distance of 35.48 feet; thence South 87 degrees 29 minutes 31 seconds East, and no longer with the westerly right-of-way line of SE Cobey Lane, a distance of 50.00 feet to a point on the easterly right-of-way line of SE Cobey Lane; thence North 47 degrees 18 minutes 09 seconds East, with the easterly right-of-way line of SE Cobey Lane, a distance of 35.23 feet to a point on the south right-of-way line of SE David Road; thence South 87 degrees 29 minutes 31 seconds East, with the south right-of-way line of SE David Road, a distance of 218.18 feet to a point on the west right-of-way line of SE Corbin Drive; thence South 42 degrees 29 minutes 31 seconds West, with the west right-of-way line of SE Corbin Drive, a distance of 35.36 feet; thence South 02 degrees 30 minutes 36 seconds West, continuing with the west right-of-way line of SE Corbin Drive, a distance of 186.73 feet to the northeast corner of Lot 159, Cobey Creek - 1st Plat; thence North 87 degrees 54 minutes 10 seconds West, with the north line of said Lot 159, a distance of 133.30 feet to the northwest corner of said Lot 159; thence South 02 degrees 18 minutes 02 seconds West, with the west line of Lots 159 through 152, Cobey Creek - 1st Plat, a distance of 566.95 feet to a point on the north right-of-way line of SE Gillette Street; thence South 02 degrees 05 minutes 50 seconds West, a distance of 50.00 feet to a point on the south right-of-way line of SE Gillette Street; thence South 87 degrees 54 minutes 10 seconds East, with the south right-of-way line of SE Gillette Street, a distance of 30.89 feet to a point on the west right-of-way line of Doc Henry Road; thence South 02 degrees 30 minutes 29 seconds West, with the west right-of-way line of Doc Henry Road, a distance of 99.72 feet; thence South 08 degrees 13 minutes 08 seconds West, continuing with the west right-of-way line of Doc Henry Road, a distance of 100.51 feet; thence South 02 degrees 30 minutes 29 seconds West, continuing with the west right-of-way line of Doc Henry Road, a distance of 95.35 feet to a point on the north right-of-way line of Missouri Highway 150; thence North 87 degrees 54 minutes 10 seconds West, with the north right-of-way line of Missouri Highway 150, a distance of 1603.14 feet; thence North 02 degrees 32 minutes 36 seconds East, and no longer with the north right-of-way line of Missouri Highway 150, a distance of 1843.83 feet; thence South 87 degrees 27 minutes 24 seconds East, a distance of 180.00 feet; thence North 02 degrees 32 minutes 36 seconds East, a distance of 109.53 feet; thence South 87 degrees 44 minutes 48 seconds East, a distance of 1033.91 feet; thence North 02 degrees 30 minutes 29 seconds East, a distance of 130.00 feet; thence North 87 degrees 44 minutes 48 seconds West, a distance of 6.31 feet; thence North 02 degrees 15 minutes 12 seconds East, a distance of 180.00 feet; thence North 87 degrees 44 minutes 48 seconds West, a distance of 49.48 feet; thence North 02 degrees 15 minutes 12 seconds East, a distance of 127.30 feet; thence on a curve to the left having a radius of 175.00 feet, a central angle of 10 degrees 04 minutes 31 seconds, with an initial tangent bearing of North 77 degrees 40 minutes 17 seconds West, a distance of 30.77 feet; thence North 02 degrees 15 minutes 12 seconds East, a distance of 50.00 feet; thence on a curve to the right having a radius of 225.00 feet, a central angle of 07 degrees 41 minutes 42 seconds, with an initial tangent bearing of South 87 degrees 44 minutes 48 seconds East, an arc distance of 30.22 feet; thence North 02 degrees 15 minutes 12 seconds East, a distance of 142.91 feet to a point on the north line of the Southeast Quarter of Section 29; thence South 87 degrees 43 minutes 33 seconds East, with the north line of the Southeast Quarter of said Section 29 and the north line of Tract H, Cobey Creek 1st Plat, a distance of 486.50 feet to the point of beginning. The above described tract contains 2,733,076 square feet, or 62.74 acres.

DEDICATION:

The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as Cobey Creek 2nd Plat.

EASEMENTS:

An easement or license 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, 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. An easement or license 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 storm sewer, upon over or under the areas outlined or designated as drainage easements (D/E).

STREETS:

Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

MASTER DRAINAGE PLAN:

Individual lot owners shall not change or obstruct the flow path on lots, as shown on the master drainage plan, unless specific application is made and approved by the City Engineer.

BUILDING SETBACK 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.

COMMON AREA:

Tracts A and B are stormwater detention tracts to be owned and maintained by the Coby Creek homes association. Tract C, D, E, F, G, H, I and J are to be used as private open space, owned and maintained by the Cobey Creek homes association

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the Cobey Creek Homes Association in accordance with the standards set forth in the Covenants, Conditions and Restrictions filed simultaneously with this plat. These stormwater detention facilities shall be inspected by the Cobey Creek Homes Association 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.

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 527.18B, RSMO. (2006), any right to request restoration of rights previously transferred and vocation of the easement herein granted.

In testimony whereof, the undersigned owners have hereunto set their hands this _____ day of _____, 2022.

Brad Kempf, Member

State of Missouri

County of Jackson

on this _____ day of _____, 2022, before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in said county and state the date and year last written above.

Notary Public _____ my commission expires: _____

This is to certify that the within plat of Cobey Creek - 2nd Plat was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2022, by Ordinance No. _____.

William A. Baird - Mayor

Date

Trisha Fowler Arcuri -City Clerk

Date

John Lovell - Planning Commission Secretary

Date

Ryan A. Elam, p.e. - Director of Planning and Development

Date

Vincent E. Brice - Jackson County Assessor

Date



DRAWING INFO.

DRAWN BY:	HD
	SD
CHECK BY:	201300041
	LICENSE NO.
DATE:	03/11/2022
	ISSUED FOR:
JOB NUMBER:	21KC10060
	NE COA NO.

REVISIONS

NO.	BY	DATE	DESCRIPTION
-----	----	------	-------------

COBEY CREEK - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

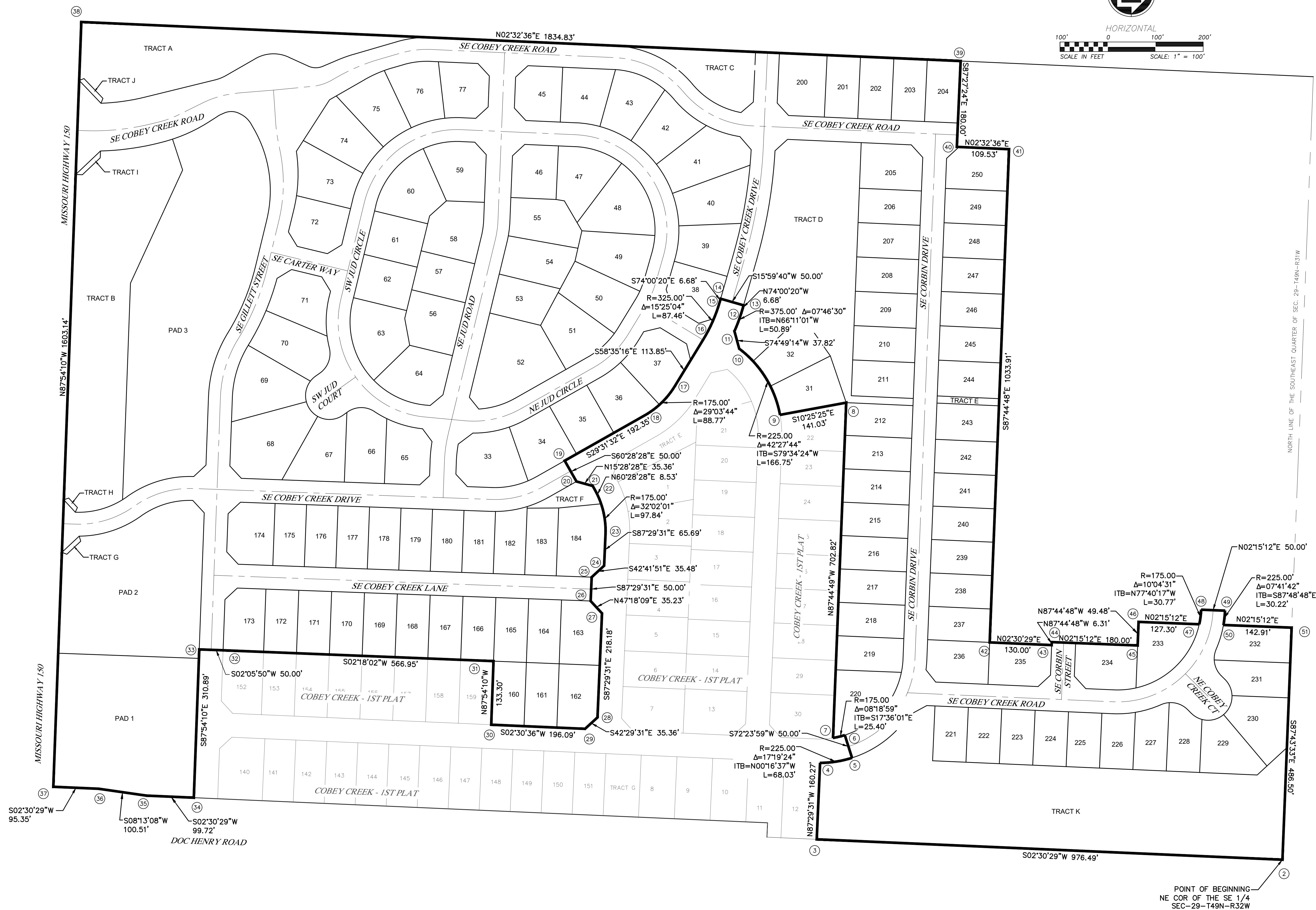
○ = FOUND SURVEY MONUMENT AS NOTED.
● = SET 5/8" IRON BAR WITH 1" PLASTIC CAP- STAMPED A/E INC LC 62 © PLAT EXTERIOR CORNERS
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING SETBACK LINE
⊙ = STATE PLANE COORDINATE

SURVEYOR
Anderson Engineering, Inc.
941 W. 141st Terrace, Ste. A
Kansas City, MO 64145

DEVELOPER
Summit Homes
120 SE 30TH Street,
Lee's Summit, MO 64082

SHEET NUMBER

1 OF 6



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
9411 W 141ST TERR. STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED KANSAS ENGINEERING & SURVEYING CORPORATION - E-137/LS-17
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS		
NO.	DESCRIPTION	BY DATE

© COPYRIGHT ANDERSON ENGINEERING, INC. 2022

SHEET NUMBER

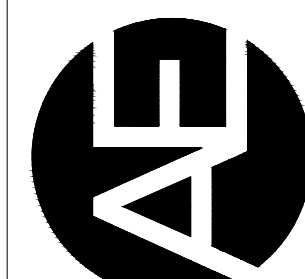


SHEET NUMBER

3 OF 6



ANDERSON
ENGINEERING
EMPLOYEE OWNED



ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED KANSAS ENGINEERING & SURVEYING CORPORATION • E-137/LS-17
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION • LC 62

DRAWING INFO.		REVISIONS		SHEET NUMBER	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	CHECK BY:
				HD	SD
					201300041
					03/11/2022
					ISSUED FOR:
					JOB NUMBER: 21KC10060
					NE COA NO.

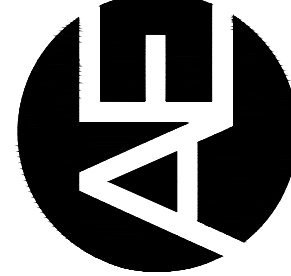
COBEY CREEK - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

4 OF 6





ANDERSON
ENGINEERING
EMPLOYEE OWNED



ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED KANSAS ENGINEERING & SURVEYING CORPORATION • E-137LS-17
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION • LC 62

REVISIONS		DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	HD
				CHECK BY: <td>SD</td>	SD
				LICENSE NO. <td>201300041</td>	201300041
				DATE: <td>03/11/2022</td>	03/11/2022
				ISSUED FOR: <td></td>	
				JOB NUMBER: <td>21KC10060</td>	21KC10060
				NE COA NO. <td></td>	

COBEY CREEK - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

SHEET NUMBER
6 OF 6