

PRELIMINARY PLAT OF  
**ORCHARD WOODS**  
A SUBDIVISION IN THE SOUTHWEST QUARTER OF  
SECTION 9, TOWNSHIP 48, RANGE 31, IN THE CITY OF  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**DESCRIPTIONS:**

DESCRIPTION PRELIMINARY PLAT:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N 88°11'38" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 273.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 88°11'38" W, ALONG SAID SOUTH LINE, A DISTANCE OF 260.31 FEET, TO THE INTERSECTION OF THE SAID SOUTH LINE OF SAID SOUTHWEST QUARTER, AND THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NE LAKEWOOD WAY, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND ITS SOUTHERLY EXTENSION, OF SAID NE LAKEWOOD WAY FOR THE FOLLOWING FOUR (4) COURSES; THENCE N 2°47'00" E, A DISTANCE OF 361.93 FEET; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING AN RADIUS OF 760.00 FEET, AND AN ARC DISTANCE OF 48.26 FEET; THENCE S 89°08'37" W, A DISTANCE OF 20.00 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 0°51'23" W, A RADIUS OF 740.00 FEET, AND AN ARC DISTANCE OF 276.45 FEET, TO A POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE, OF SAID NE LAKEWOOD WAY, AND THE EAST PLAT LINE OF CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N 2°22'48" E, ALONG THE EAST LINE OF SAID PLAT OF CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, THE EAST PLAT LINE OF NORTH 2.5 MILLION GALLON TANK, THE EAST PLAT LINE OF LAKEWOOD BUSINESS PARK, LOTS 33A, AND 34-36, AND THE EAST PLAT LINE OF LAKEWOOD BUSINESS PARK- LOTS 25 THROUGH 33, ALL PLATTED SUBDIVISIONS OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 1326.62 FEET, TO A POINT ON THE SOUTH LINE OF LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 88°20'38" E, ALONG THE SOUTH LINE OF SAID LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, AND THE SOUTH LINE OF LAKEWOOD BUSINESS ANNEX, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 617.34 FEET, TO A POINT ON THE WEST LINE OF SAVANNAH RIDGE-THIRD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 2°21'19" W, ALONG THE WEST PLAT LINE OF SAID SAVANNAH RIDGE-THIRD PLAT, THE WEST PLAT LINE OF SAVANNAH RIDGE-FIRST PLAT, AND THE WEST PLAT LINE OF SAVANNAH RIDGE-SECOND PLAT, ALL PLATTED SUBDIVISIONS OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 1199.29 FEET, TO A POINT ON THE SOUTH LINE OF LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 88°20'38" E, ALONG THE SOUTH LINE OF SAID LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, AND THE SOUTH LINE OF LAKEWOOD BUSINESS ANNEX, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 617.34 FEET, TO A POINT ON THE WEST LINE OF SAVANNAH RIDGE-THIRD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 2°21'19" W, ALONG THE WEST PLAT LINE OF SAID SAVANNAH RIDGE-THIRD PLAT, THE WEST PLAT LINE OF SAVANNAH RIDGE-FIRST PLAT, AND THE WEST PLAT LINE OF SAVANNAH RIDGE-SECOND PLAT, ALL PLATTED SUBDIVISIONS OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 675.29 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 9, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF SAID SAVANNAH RIDGE- SECOND PLAT; THENCE N 88°16'35" W, A DISTANCE OF 273.05 FEET; THENCE S 2°21'19" W, A DISTANCE OF 1329.18 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING THE POINT OF BEGINNING, CONTAINING 828,488 SQUARE FEET OR 19.0195 ACRES, MORE OR LESS, OF UNPLATTED LAND.

DESCRIPTION NORTH TRACT-PROPOSED ZONING R-1:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N 88°11'38" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 273.05 FEET; THENCE N 2°21'19" E, A DISTANCE OF 845.05 FEET, TO THE POINT OF BEGINNING; THENCE N 75°23'37" W, A DISTANCE OF 3.02 FEET; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING AN RADIUS OF 310.00, AN ARC DISTANCE OF 351.70 FEET, TO A POINT ON THE EAST PLAT LINE OF NORTH 2.5 MILLION GALLON TANK, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N 2°22'48" E, ALONG THE EAST PLAT LINE OF SAID NORTH 2.5 MILLION GALLON TANK, THE EAST PLAT LINE OF LAKEWOOD BUSINESS PARK, LOTS 33A, AND 34-36, AND THE EAST PLAT LINE OF LAKEWOOD BUSINESS PARK- LOTS 25 THROUGH 33, ALL PLATTED SUBDIVISIONS OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 1199.29 FEET, TO A POINT ON THE SOUTH LINE OF LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 88°20'38" E, ALONG THE SOUTH LINE OF SAID LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, AND THE SOUTH LINE OF LAKEWOOD BUSINESS ANNEX, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 617.34 FEET, TO A POINT ON THE WEST LINE OF SAVANNAH RIDGE-THIRD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S 2°21'19" W, ALONG THE WEST PLAT LINE OF SAID SAVANNAH RIDGE-THIRD PLAT, THE WEST PLAT LINE OF SAVANNAH RIDGE-FIRST PLAT, AND THE WEST PLAT LINE OF SAVANNAH RIDGE-SECOND PLAT, ALL PLATTED SUBDIVISIONS OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 675.29 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF SAID SAVANNAH RIDGE- SECOND PLAT; THENCE N 88°16'35" W, A DISTANCE OF 273.07 FEET; THENCE S 2°21'19" W, A DISTANCE OF 484.12 FEET, TO THE POINT OF BEGINNING, CONTAINING 583,464 SQUARE FEET OR 13.3945 ACRES, MORE OR LESS, OF UNPLATTED LAND.

DESCRIPTION SOUTH TRACT-PROPOSED ZONING RDR:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N 88°11'38" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 273.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 88°11'38" W, ALONG SAID SOUTH LINE, A DISTANCE OF 260.31 FEET, TO THE INTERSECTION OF THE SAID SOUTH LINE OF SAID SOUTHWEST QUARTER, AND THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NE LAKEWOOD WAY, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND ITS SOUTHERLY EXTENSION, OF SAID NE LAKEWOOD WAY FOR THE FOLLOWING FOUR (4) COURSES; THENCE N 2°47'00" E, A DISTANCE OF 361.93 FEET; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING AN RADIUS OF 760.00 FEET, AND AN ARC DISTANCE OF 48.26 FEET; THENCE S 89°08'37" W, A DISTANCE OF 20.00 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 0°51'23" W, A RADIUS OF 740.00 FEET, AND AN ARC DISTANCE OF 276.45 FEET, TO A POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE, OF SAID NE LAKEWOOD WAY, AND THE EAST PLAT LINE OF CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N 2°22'48" E, ALONG THE EAST LINE OF SAID PLAT OF CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, THE EAST PLAT LINE OF NORTH 2.5 MILLION GALLON TANK, A DISTANCE OF 127.34 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 65°05'22" E, A RADIUS OF 510.00, AND AN ARC DISTANCE OF 351.70 FEET; THENCE S 75°23'37" E, A DISTANCE OF 3.02 FEET; THENCE S 2°21'19" W, A DISTANCE OF 845.05 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING THE POINT OF BEGINNING, CONTAINING 245,024 SQUARE FEET OR 5.6250 ACRES, MORE OR LESS, OF UNPLATTED LAND.

**PROJECT NOTE:**

- TRACTS A AND B AS SHOWN HEREON SHALL BE DEDICATED AS FUTURE DEVELOPMENT AND MAINTAINED BY THE DEVELOPER UNTIL DEVELOPED IN THE FUTURE.
- TRACT C AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
- TRACT D SHALL BE DEDICATED TO THE CITY OF LEE'S SUMMIT FOR THE USE OF THE DRIVE TO THE WATER TOWER.

**FLOOD NOTE:**

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, PANEL NO. 29095C0430G, AND DATED JANUARY 20, 2017.

**EASEMENTS:**

A permanent Easement is hereby granted to the City of Lee's Summit 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, public utility, 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 thoroughfares dedicated to the public use on this plat. Grantor, on behalf of itself, its 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 the request restoration or rights previously transferred and vacation of the easement herein granted.

A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat as "Sanitary Sewer Easement", or SS/E, or within any street or thoroughfare dedicated to the public use on this plat. Grantor, it's successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, it's successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.

All stormwater conveyance, retention or detention facilities to be located on common property shall be owned and maintained by the property owner's association, homeowner's association, in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater facilities shall be inspected by the property owner's association, homeowner's association, or owner as appropriate, 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 landscape vegetation and structural improvements are being maintained in accordance with the Current City of Lee's Summit property Maintenance Code.

A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "SIDEWALK EASEMENT" or by the abbreviation "S/E" on the accompanying plat.

**DRAINAGE NOTE:**

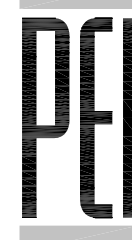
Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots (Included in the Master Drainage Plan), unless specific application is made and approved by the City Engineer.

**OIL AND GAS WELLS:**

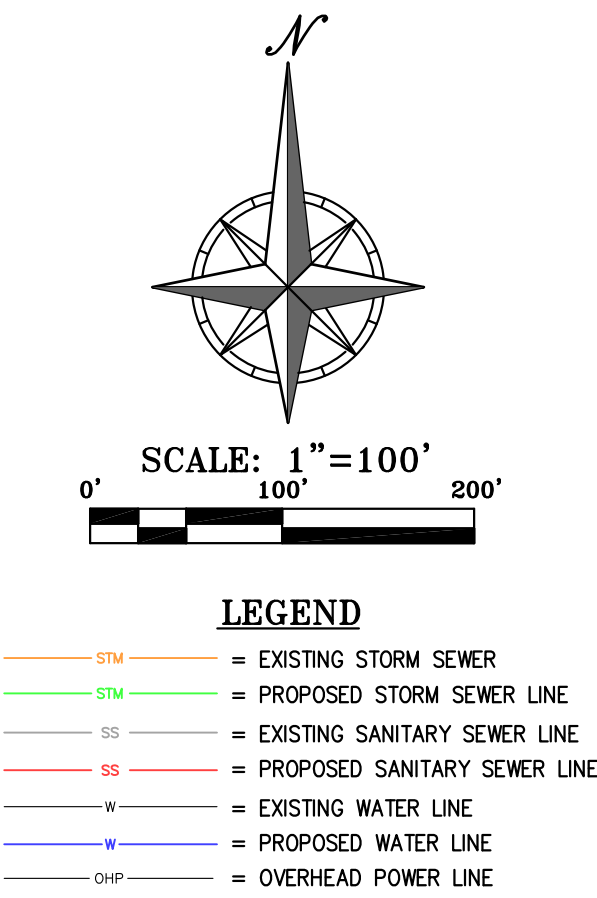
Missouri Department of Natural Resources, Missouri Geological Survey, GeoSTRAT website indicates there are two wells drilled on this property. ID #095-00155 is shown as a dry hole, Dated 10/27/1938. ID# 0005120 is shown as an exploratory hole, dated 10/28/1938. Phelps Engineering has made a field investigation and found no visible evidence of these wells on the property, as of this date.

**SITE DATA TABLE:**

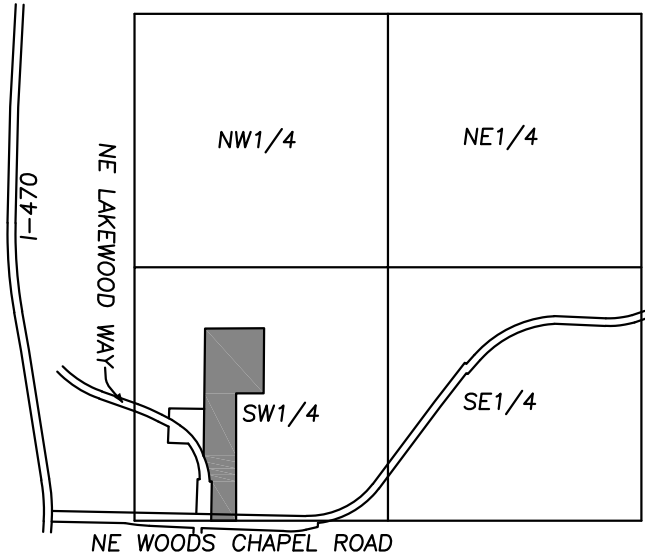
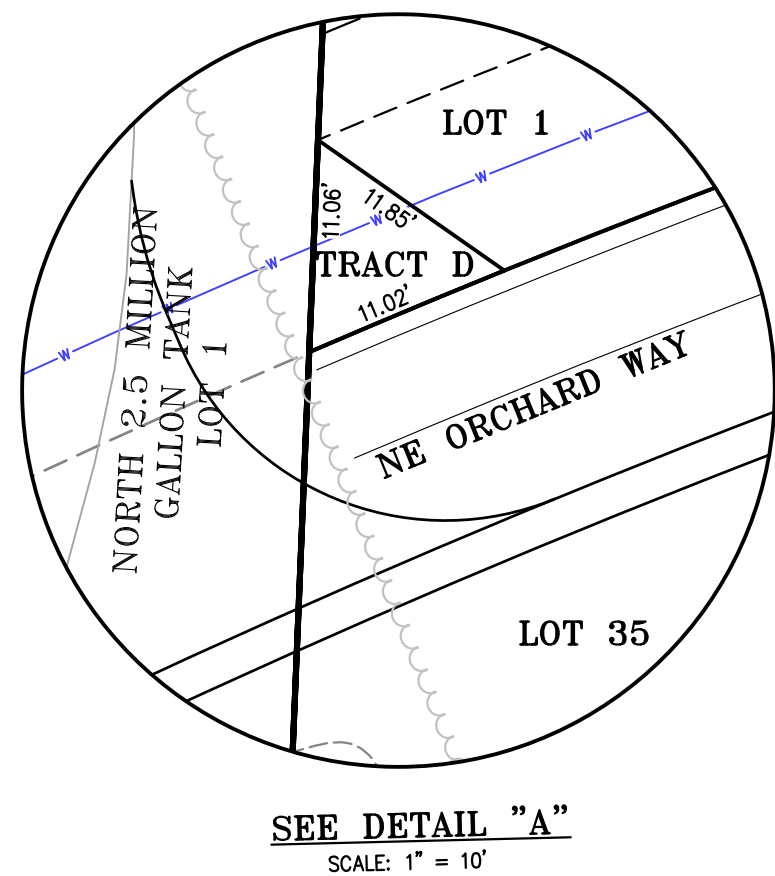
GROSS AREA	19.0263 ACRES
EXISTING ZONING	AG
PROPOSED ZONING	R-1/RDR
PROPOSED NUMBER OF LOTS	35
PROPOSED NUMBER OF TRACTS	3
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
DENSITY	1.8 LOTS PER ACRE
PARCEL NO.	43-600-03-11-00-0-00-000



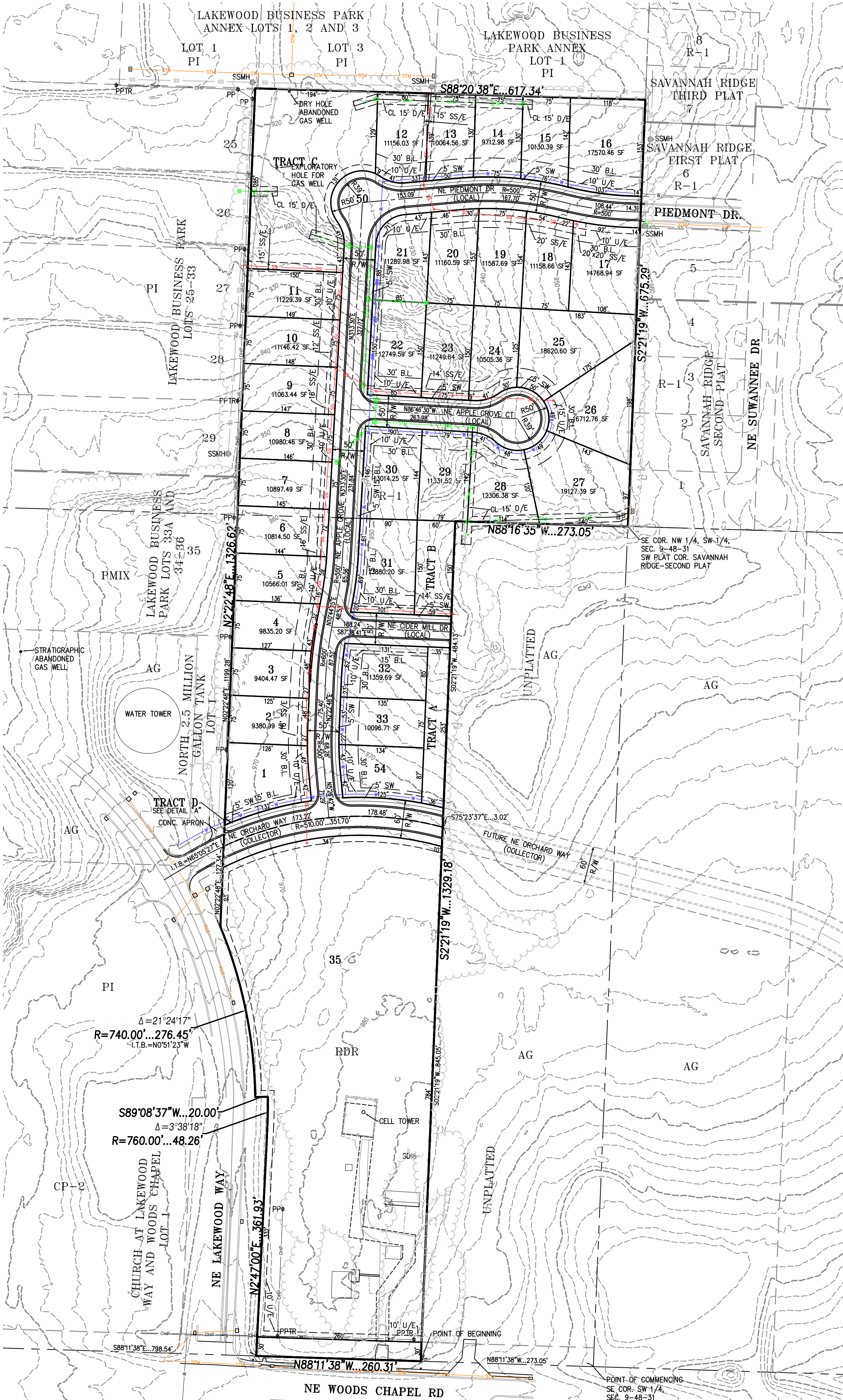
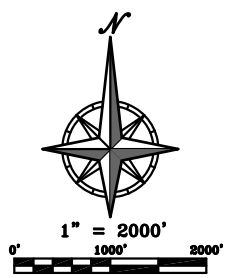
PHELPS ENGINEERING, INC.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166



PARCEL	AREA (S.F.)	AREA (AC.)
PLAT	828488.33	19.0195
TRACT B	8915.37	0.2047
TRACT A	8747.31	0.2008
TRACT C	47220.85	1.0840
ROW NE WC RD	7805.86	0.1792
TRACT D	54.97	0.0013
1	13716.41	0.3149
2	9380.99	0.2154
3	9404.47	0.2159
4	9835.20	0.2258
5	10566.01	0.2426
6	10814.50	0.2483
7	10897.49	0.2502
8	10980.46	0.2521
9	11063.44	0.2540
10	11146.42	0.2559
11	11229.39	0.2578
12	11156.03	0.2561
13	10064.56	0.2311
14	9712.98	0.2230
15	10130.39	0.2326
16	17570.46	0.4034
17	14768.94	0.3390
18	11158.66	0.2562
19	11587.69	0.2660
20	11160.59	0.2562
21	11289.98	0.2592
22	12749.59	0.2927
23	11249.64	0.2583
24	10505.36	0.2412
25	18620.60	0.4275
26	16712.76	0.3837
27	19127.39	0.4391
28	12306.38	0.2825
29	11331.52	0.2601
30	13014.25	0.2988
31	13880.20	0.3186
32	11359.69	0.2608
33	10096.71	0.2318
35	226554.82	5.2010



VICINITY MAP  
SEC. 9-48-31



**DEVELOPER:**

ENTRES DEVELOPMENT, LLC  
ATTN: DANIEL VILLANUEVA  
424 N. BROCKTON DR  
LEE'S SUMMIT, MO. 64064  
(310) 393-1155

**ENGINEER/APPLICANT:**

PHELPS ENGINEERING, INC.  
1270 N. WINCHESTER  
OLATHE, KS. 66061  
(913) 393-1155  
(913) 393-1166 FAX