

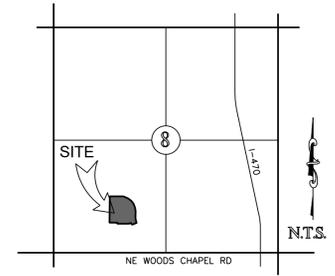
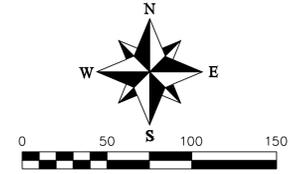
Final Plat

The Villas of Chapel Ridge 2nd Plat

Lots 43 - 74 and Tracts C-1 & D-1

Section 8, Township 48 North, Range 31 West

Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 8-T48-R31
LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-0)
- ⊙ Found Survey Monument (As Noted)

U/E Utility Easement
B/L Building Setback Line
Street Address

DESCRIPTION:

A TRACT OF LAND BEING LOCATED IN SECTION 8, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI;

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, FAIRFIELD GREEN, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER, AS DOCUMENT NUMBER 19931225107; THENCE SOUTH 88° 08' 31" EAST, A DISTANCE OF 317.41 FEET; THENCE SOUTH 65° 49' 30" EAST, A DISTANCE OF 120.73 FEET; THENCE SOUTH 51° 09' 27" EAST, A DISTANCE OF 89.36 FEET; THENCE SOUTH 36° 29' 23" EAST, A DISTANCE OF 89.35 FEET; THENCE SOUTH 21° 49' 19" EAST, A DISTANCE OF 89.35 FEET; THENCE SOUTH 7° 09' 15" EAST, A DISTANCE OF 89.36 FEET; THENCE SOUTH 2° 14' 25" WEST, A DISTANCE OF 178.62 FEET; THENCE SOUTH 11° 48' 34" EAST, A DISTANCE OF 105.79 FEET; THENCE SOUTH 69° 52' 13" WEST, A DISTANCE OF 125.63 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 15° 26' 44" WEST AND A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 22.93 FEET; THENCE NORTH 11° 56' 32" WEST, A DISTANCE OF 23.62 FEET; THENCE SOUTH 78° 03' 28" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 11° 56' 32" EAST, A DISTANCE OF 5.39 FEET; THENCE NORTH 88° 09' 27" WEST, A DISTANCE OF 278.35 FEET; THENCE NORTH 2° 29' 47" EAST, A DISTANCE OF 22.46 FEET; THENCE NORTH 87° 30' 13" WEST, A DISTANCE OF 185.01 FEET; THENCE NORTH 2° 30' 45" EAST ALONG THE EAST LINE OF SAID FAIRFIELD GREEN, A DISTANCE OF 615.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 360,586.83 SQ. FT. (8.27 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

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 KNOWN AS

"THE VILLAS OF CHAPEL RIDGE 2ND PLAT LOTS 43 - 74 AND TRACTS C-1 & D-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 527.1888 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREBY 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.

STREETS:

THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN

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

SIDEWALKS

ALL SIDEWALKS SHALL BE INSTALLED BY THE INDIVIDUAL LOT BUILDER, EXCEPT THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE SIDEWALK, AS WELL AS THE ADA-ACCESSIBLE SIDEWALK RAMP ALONG THE NE HIDEAWAY DR AND NE PARK SPRINGS TERR. STREET FRONTAGES AT THE TIME OF PUBLIC INFRASTRUCTURE INSTALLATION.

IN TESTIMONY THEREOF:

CHOYCE, LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 2022.

KEVIN HIGDON - MANAGING MEMBER

NOTARY CERTIFICATION
STATE OF _____)
_____) JSS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, KEVIN HIGDON, MANAGING MEMBER OF CHOYCE, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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

PLANNING COMMISSION

CYNDA A. RADER, SECRETARY DATE

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE VILLAS OF CHAPEL RIDGE 2ND PLAT, LOTS 43 - 74 AND TRACTS C-1 & D-1 WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____

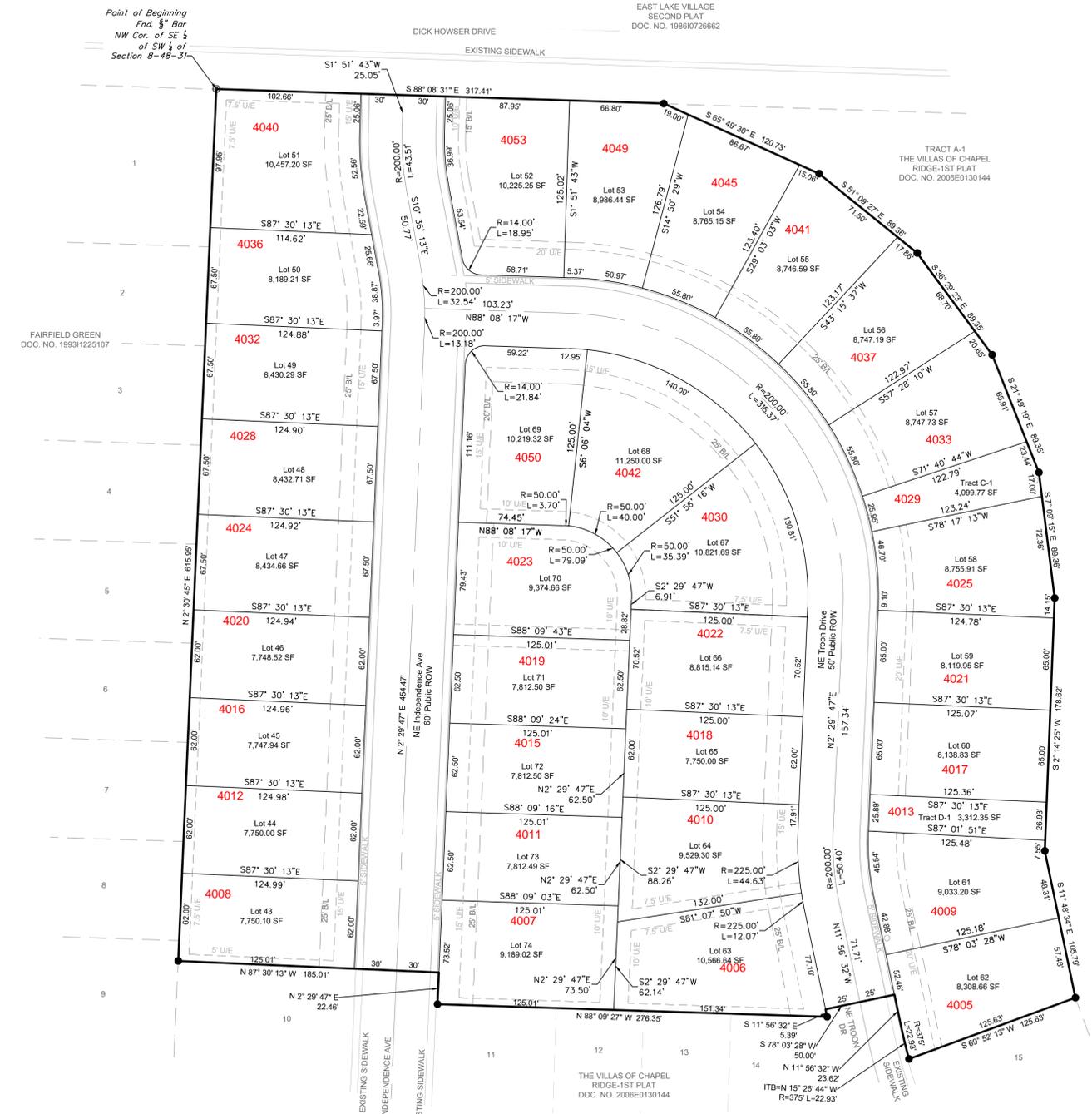
WILLIAM A. BAIRD, MAYOR DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE



SURVEY AND PLAT NOTES:

1. 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 AND 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 0.999993519. 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. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. COMMUNITY PANEL NO. 23095C0430 G EFFECTIVE DATE: JANUARY 20, 2017.

REVISIONS	
DATE	

The Villas of Chapel Ridge 2nd Plat
Lots 43 - 74 and Tracts C-1 & D-1
Section 8, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1	8	48 N	31 W	Jackson	Perk Ridge Bn Plat	June 17, 2022

Final Plat

SCALE
1"=50'

M. Schlicht, PLS., PE

PROFESSIONAL SEAL

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

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