

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

LEGAL DESCRIPTION

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:

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: "ORCHARD WOODS"

EASEMENTS

A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, 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, shall not cause or allow to be erected, or cause to be erected, any building, structure, or other improvements on 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.

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.

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

Tract A, B, C, D is hereby reserved as Common Area and shall be maintained by and owned by the designated property owners as set forth in the "Declaration of Covenants, Conditions, Restrictions and Easements of Orchard Woods". The Developer's obligations to maintain Tracts A, B, C and D shall run with the land and shall be binding upon the Developer's successors and assigns as set forth in the "Declaration of Covenants, Conditions, Restrictions and Easements of Market Street Center".

There is no evidence of abandoned Oil and Gas Wells on the subject property according to the Missouri Department of Natural Resources, Missouri Geological Survey, GeoSTRAT website, as of this date.

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 or immediately adjacent property line.

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20_____

Entres Development, LLC

By: _____
Daniel Villanueva, Member

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED that on this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said County and State, came Daniel Villanueva, Member of Entres Development, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said city, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

This is to certify that the within plat of "ORCHARD WOODS" was submitted and duly approved by the Mayor and City Council of the

City of Lee's Summit, this _____ day of _____, 2022 by Ordinance No. _____

By William A Baird, Mayor

By _____
City Engineer, George M. Binger III, P.E.

By _____
Director of Development Services
Ryan A. Elam, P.E.

By _____
City Clerk, Trisha Fowler Arcuri

Approved by Jackson County Assessor Mapping

By _____
City Clerk, Trisha Fowler Arcuri

By Vincent Brice

I HEREBY CERTIFY THAT THIS PLAT OF "ORCHARD WOODS" IS BASED ON A ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER/DEVELOPER:
DANIEL VILLANUEVA
1204 NE WOODS CHAPEL ROAD
LEE'S SUMMIT, MO. 64064

SURVEYOR:
PHELPS ENGINEERING, INC.
 1270 N. WINCHESTER
 OLATHIE, KS 66061
 ATT: SCOTT G. CHRISMAN
 913-393-1155

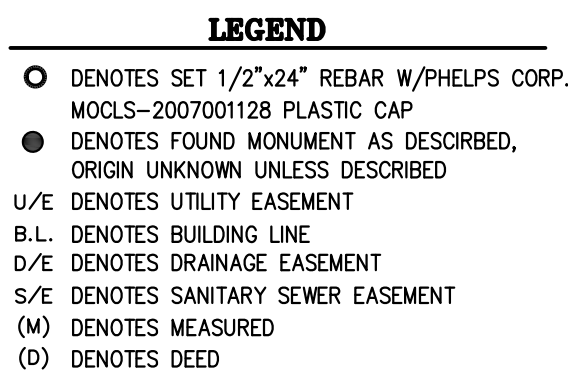
THE PLAT WAS PREPARED OCTOBER 11, 2022.



CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

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

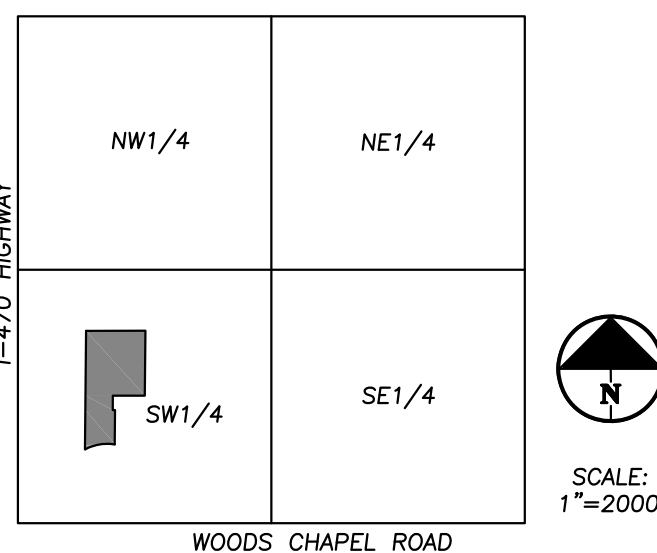


MISSOURI STATE PLANE COORDINATE TABLE: (METERS)		
POINT NO.	NORTHING	EASTING
①	312734.9145	862943.3965
②	313110.4718	862959.0050
③	313105.0345	863147.0746
④	312747.6625	863038.4116

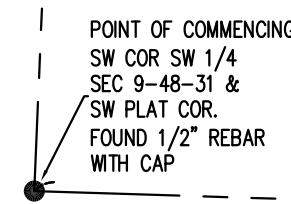
NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON
THE MISSOURI STATE PLANE COORDINATES SYSTEM, WEST ZONE, (IN
METERS) WERE OBTAINED BY GPS OBSERVATION USING KC METRO
CONTROL

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO 21047374 WITH A COMMITMENT DATE FEBRUARY 11, 2022 AT 8:00 A.M. REVISION 2

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, MAP NO. 29095C0430G AND DATED JANUARY 20, 2017.



VICINITY MAP
SEC 9-48-31



Error Closure: 0.001750' North: -0.0012011' East: 0.0012734' Perimeter: 3710.697' Precision 1:2117016