

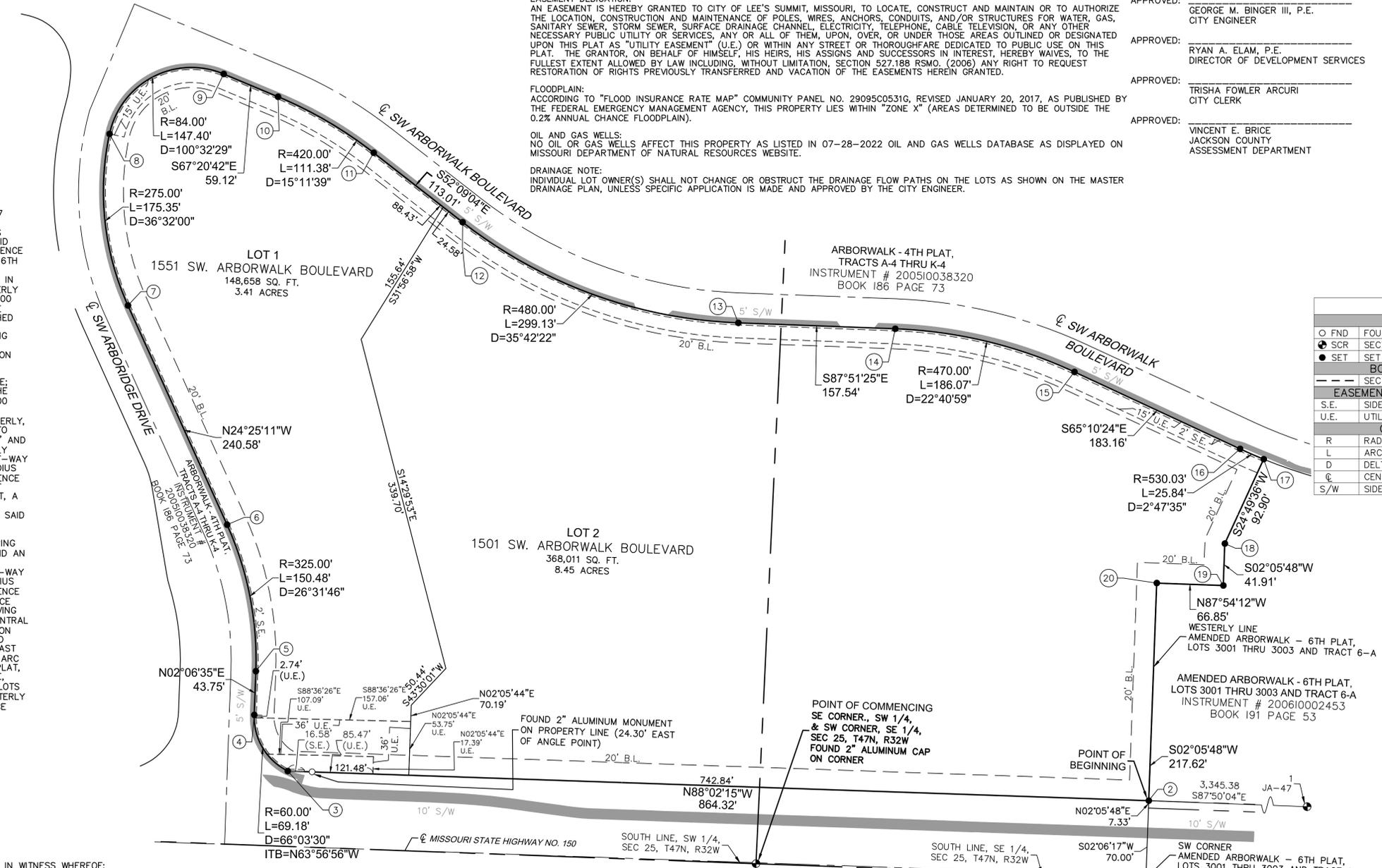
MINOR PLAT OF
RAINTREE VILLAGE - LOT 1 & 2
 SW & SE 1/4, SEC. 25, T47N, R32W
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S., 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 87°53'43" EAST, 391.50 FEET TO THE SOUTHWEST CORNER OF AMENDED ARBORWALK - 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A, A MINOR SUBDIVISION IN SAID LEE'S SUMMIT RECORDED JANUARY 6, 2006 AS INSTRUMENT NUMBER 2006I0002453 IN BOOK 191 AT PAGE 53 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 02°05'17" EAST, ON THE WESTERLY LINE OF SAID AMENDED ARBORWALK - 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A, 70.00 FEET; THENCE NORTH 02°05'48" EAST, ON SAID WESTERLY LINE, 7.33 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 150, AS ESTABLISHED BY ARBORWALK 4TH PLAT, A-4 THRU K-4, RECORDED MAY 6, 2005 AS INSTRUMENT NUMBER 2005I0038320 IN BOOK 186 AT PAGE 73 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 88°02'15" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 864.32 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SW ARBORWALK DRIVE AS ESTABLISHED BY ARBORWALK 4TH PLAT, A-4 THRU K-4, RECORDED MAY 6, 2005 AS INSTRUMENT NUMBER 2005I0038320 IN BOOK 186 AT PAGE 73 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTHWESTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 63°56'56" WEST WITH A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 66°03'30" AND AN ARC DISTANCE OF 69.18 FEET; THENCE NORTH 02°06'35" EAST, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 43.75 FEET; THENCE NORTHERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 26°31'46" AND AN ARC DISTANCE OF 150.48 FEET; THENCE NORTH 24°25'11" WEST, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 240.58 FEET; THENCE NORTHERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 36°32'00" AND AN ARC DISTANCE OF 175.35 FEET; THENCE NORTHEASTERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 100°32'29" AND AN ARC DISTANCE OF 147.40 FEET; TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SW ARBORWALK BOULEVARD AS ESTABLISHED BY SAID ARBORWALK 4TH PLAT, A-4 THRU K-4; THENCE SOUTH 67°20'42" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 59.12 FEET; THENCE SOUTHEASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 67°20'44" EAST WITH A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 151°11'39" AND AN ARC DISTANCE OF 111.38 FEET; THENCE SOUTH 52°09'04" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 113.01 FEET; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 35°42'22" AND AN ARC DISTANCE OF 299.13 FEET; THENCE SOUTH 87°51'25" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 157.54 FEET; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°51'23" EAST WITH A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 22°40'59" AND AN ARC DISTANCE OF 186.07 FEET; THENCE SOUTH 65°10'24" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 183.16 FEET; THENCE SOUTHEASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 530.03 FEET, A CENTRAL ANGLE OF 02°47'35" AND AN ARC DISTANCE OF 25.84 FEET TO THE NORTHWEST CORNER OF SAID AMENDED ARBORWALK - 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 24°49'36" WEST, ON SAID WESTERLY LINE OF SAID AMENDED ARBORWALK - 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A; 92.90 FEET; THENCE SOUTH 02°05'48" WEST, ON SAID WESTERLY LINE, 66.85 FEET; THENCE SOUTH 02°05'48" WEST, ON SAID WESTERLY LINE, 217.62 FEET TO THE POINT OF BEGINNING, CONTAINING 516,669 SQUARE FEET OR 11.86 ACRES, MORE OR LESS.

Point Number	Grid Northing	Grid Easting
1	298175.052	859133.341
2	298213.579	858114.455
3	298222.600	857851.180
4	298239.702	857840.937
5	298253.027	857841.427
6	298297.624	857832.633
7	298364.388	857802.320
8	298416.627	857796.688
9	298434.881	857831.581
10	298427.941	857848.209
11	298410.889	857877.447
12	298389.755	857904.644
13	298359.081	857988.938
14	298357.286	858036.920
15	298344.147	858091.708
16	298320.708	858142.373
17	298317.577	858149.598
18	298291.880	858137.710
19	298279.115	858137.242
20	298279.860	858116.881

DEVELOPER:
 SCENIC DEVELOPMENT, LLC
 6731 W 121ST ST STE 100,
 OVERLAND PARK, KS 66209



IN WITNESS WHEREOF:
 CCRC OF LEE'S SUMMIT, LLC, LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUCD THIS _____ DAY OF _____, 20____
 CCRC OF LEE'S SUMMIT, LLC.

JORDAN ANDERSON TITLE
 STATE OF _____ SS:
 COUNTY OF _____
 BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JORDAN ANDERSON TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS _____ OF CCRC OF LEE'S SUMMIT, LLC, N. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID JORDAN ANDERSON, 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 IN THE DATE HEREIN LAST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____

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:
 RAIN TREE VILLAGE - LOT 1 & 2
 EASEMENT DEDICATION:
 AN EASEMENT 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 EASEMENT" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. THE 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 EASEMENTS HEREIN GRANTED.
 FLOODPLAIN:
 ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0531G, REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 OIL AND GAS WELLS:
 NO OIL OR GAS WELLS AFFECT THIS PROPERTY AS LISTED IN 07-28-2022 OIL AND GAS WELLS DATABASE AS DISPLAYED ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEBSITE.
 DRAINAGE NOTE:
 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.

THIS IS TO CERTIFY THAT THE MINOR PLAT OF RAIN TREE VILLAGE - LOT 1 & 2, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

APPROVED: _____ DATE _____
 GEORGE M. BINGER III, P.E.
 CITY ENGINEER
 APPROVED: _____ DATE _____
 RYAN A. ELAM, P.E.
 DIRECTOR OF DEVELOPMENT SERVICES
 APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK
 APPROVED: _____ DATE _____
 VINCENT E. BRICE
 JACKSON COUNTY
 ASSESSMENT DEPARTMENT

LEGEND

SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
S.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
GENERAL	
R	RADIUS
L	ARC LENGTH
D	DELTA / CENTRAL ANGLE
℄	CENTERLINE
S/W	SIDEWALK

DATE OF SURVEY

08-26-2022 - 1st Submittal
10-05-2022 - 2nd Submittal
01-11-2023 - 3rd Submittal

drawn by: _____
 surveyed by: _____
 checked by: _____
 approved by: _____
 project no.: _____
 file name: V_FPT_A2104054.DWG

THIS PLAT AND SURVEY OF RAIN TREE VILLAGE - LOT 1 & 2 WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.
 I HEREBY CERTIFY: THAT THE PLAT OF RAIN TREE VILLAGE - LOT 1 & 2, MINOR PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



SIDEWALK EASEMENT:
 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 ABBREVIATION "S.E." ON THE ACCOMPANYING PLAT.

SURVEYORS NOTES:
 1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 210232, WITH AN EFFECTIVE JUNE 30, 2021 AT 8:00 A.M. AND AN UPDATED OF JULY 15, 2021.
 2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-47" WITH A GRID FACTOR OF 0.9998991. ALL COORDINATES SHOWN ARE IN METERS.

OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 JANUARY 11, 2023
 JROUDEBUSH@OLSSON.COM

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
 www.olsson.com

SHEET
 1 of 1

DWG: F:\2021\04001-04500\021-04054-A\40-Design\Survey\SRVY\Sheets\Final\Plat\V_FPT_A2104054.dwg
 DATE: Jan 11, 2023 2:27pm
 USER: nwilloughby