DWG: F:  $\2021\04001-04500\021-04054-A\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_A2104054.dwg$  DATE: Jan 24, 2023 10: 49am A TRACT OF LAND IN THE SOUTHWEST AND SOUTHEAST OUAGRER OF SECTION 25, TOWNSHIP 47

NORTH, RANGE 22 WEST OF THE 5TH PANICIPAL MERDIDAN IN LEE'S SUMMIT, LACKSON COUNTY
MISSOURI SIRGE BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF ASSON S

ROUDEDUSH, PLLS 2002014092 AS FOLLOWS: COMMERCINO AT THE SOUTHEAST CORRER OF SAID

SOUTHWEST COUNTER, ALSO BEING THE SOUTHWEST CORRER OF SAID SOUTHEAST CORRER OF SAID

SOUTHWEST COUNTER, ALSO BEING THE SOUTHWEST CORRER OF SAID SOUTHEAST CORRER OF SAID

SOUTHWEST SOUTHWEST AND SOUTHWEST AND SOUTHWEST CORRER OF SAID

SOUTHWEST SOUTHWEST AND SOUTHWEST SOUTHWEST CORRER OF SAID SOUTHEAST CORRER OF SAID

SOUTHWEST SOUTHWEST SOUTHWEST SOUTHWEST CORRER OF SAID SOUTHWEST CORRER OF SAID

SOUTHWEST SOUTHWEST SOUTHWEST SOUTHWEST CORRER OF SAID SOUTHWEST CORRER OF SAID

NUMBER 2005C08391 M. SAID JACKSON COUNTY RECORDER OF SAID SOUTHWEST CORREROR

THE FOINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCREED, THRINGE MORTH ON SAID LACKSON COUNTY RECORDER OF SAID SOUTHWEST TO A POINT ON THE SOUTHWEST SOUTH DEVELOPER: SCENIC DEVELOPMENT, LLC 6731 W 121ST ST STE 100, OVERLAND PARK, KS 66209 SEC. Z × Point Number 25 WS 19 18 17 16 15 14 13 12 11 10 9 8 0 0 DESCRIPTION: STATE PLANE COORDINATE TABLE 32W. 298427.941 298410.889 298389.755 298239.702 298253.027 298359.081 298364.388 298213.579 298222.600 Grid Northing 298320.708 298344.147 298357.286 298434.881 298416.627 298297.624 298175.052 SW. WARD ROAD Recorder's Fee : 857848.209 857877.447 857904.644 857988.938 857851.180 857840.937 857841.427 857832.633 858137.710 858137.242 858036.920 ecorded in Book 1208 At Page 10 858091.708 857831.581 857796.688 857802.320 858114.455 Grid Easting 859133.341 for Record this Director Recorder of Deeds bruary. Deputy Minutes day 202 NOTARY PUBLIC BE IT REMEMBERED THAT ON THIS 15/10 DA PUBLIC IN AND FOR THE COUNTY AND STATE BY ME DULY SWORN, DID SAY THAT HE IS 21/2 N, AND THAT SAID INSTRUMENT WAS SIGNED IN ANDERSON, ACKNOWLEDGED SAID INSTRUMENT MY COMMISSION EXPIRES: CCRC OF LEE'S EXECUTED THIS COUNTY OF STATE OF KANSAS CCRC OF LEE'S JORDAN ANDERSON IN WITNESS WHEREOF: MOST HEREUNTO Jahnson SUMMIT, SUMMIT, ILC, LICENSED TO I EVIACE DRIVE ₹ LLC, <u>Eroctouton</u> R=275.00' -L=175.35' D=36°32'00" MYDUKWALK 41HPUK4
2005/05/8520
306/05/8520
77/06/06/85/073
800/06/85/073 1551 -L=147.40' D=100°32'; R=84.00' SW. LEE'S **罗** N02°06'35"E DO 43.75' LOT 1 ARBORWALK 1 148,658 SQ. FT. 3.41 ACRES 42"E 9.12" MINOR PLAT OF

NTREE VILLAGE - LOT 1

SW & SE 1/4, SEC. 25, T47N, R32W

S SUMMIT, JACKSON COUNTY, MISS 29 TOF JAMMAY.

2023, BEFORE ME, THE UNDERSIGNED, A NOTARY AFORESAID, CAME JORDAN ANDERSON TO ME PERSONALLY KNOWN, WHO BEING A BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID JORDAN TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. ≚ BUSINESS IN THE 4 5' S/W NOTARIAL R=60.00' L=69.18' D=66°03'30" ITB=N63°56'56"W (<u>1</u> R=420.00' L=111.38' D=15°11'39" R=325.00' -L=150.48' D=26°31'46" (5) SEAL \$88\*36'26"E --107.09' U.E. 36, U.E. 16.58, (S.E.) BOULEVARD STATE Z (Y) 85.47' (U.E.) 품 유 Votary Public, State of Kansas
My Appointment Expires
10 100 12072 DATE MISSOURI, ON MATTING WINNER OF THE PARTY HEREIN 226.70, 214.58,23,E MISSOURI HAS LAST 10 16 Qο MISSOURI STATE HIGHWAY NO. N02°05'44"E -53.75' U.E. N02°r CAUSED N02**'**05'44"E -17.39' 1501 \_N02°05', R=480.00' L=299.13'-=35°42'22" SW. FOUND 2" ALUMINUM MONUMENT ON PROPERTY LINE (24.30' EAST OF ANGLE POINT) LOT 2
ARBORWALK E
368,011 SQ. FT.
8.45 ACRES DRAINAGE NOTE: INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE 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 SANITARY 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. OIL AND GAS WELLS: NO OIL OR GAS WELLS AFFECT THIS PROPERTY AS LISTED IN 07-28-MISSOURI DEPARTMENT OF NATURAL RESOURCES WEBSITE. FLOODPLAIN: ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0531G, REVISED J. THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN "ZONE X" (AREAS 0.2% ANNUAL CHANCE FLOODPLAIN). RAINTREE VILLAGE THE UNDERSIGNED OWNERS OF THE AS SHOWN ON THE ACCOMPANYING PLAT DEDICATION: 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. la la BOULEVARD 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. 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. SURVEYORS NOTES: LOT 1 & 1 LINE, SW 1/4, 25, T47N, R32W 742.84' N88°02'15"W 864.32' ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER (13)POINT OF COMMENCING SE CORNER., SW 1/4, & SW CORNER, SE 1/4, SEC 25, T47N, R32W FOUND 2" ALUMINUM CAP ON CORNER ARBORWALK - 4TH PLAT, TRACTS A-4 THRU K-4 INSTRUMENT # 200510038320 BOOK 186 PAGE 73 (14) S87°51'25"E 157.54' SURVEY -2022 OIL FLOW PATHS ON THE LOTS THE CITY ENGINEER. I HEREBY CERTIFY: THAT THE PLAT OF RAINTREE 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. THIS PLAT AND SURVEY OF RAINTREE VILLAGE - LOT 1 & 2 WERE BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116. D=22°40'59 AND R=470.00' L=186.07'-SOUTH SEC 25, GAS SAME TO BE SUBDIVIDED BE KNOWN AS: WELLS DATABASE LINE, SE 1/4, T47N, R32W DETERMINED SON.COM JSH, MO AS NMOHS 2017, AS PUBLISHED TO BE OUTSIDE THE PLS AS E SM ARBORMALL 2002014092 9 Z DISPLAYED POINT OF | N02\*05'48"E\_7.33' THE MASTER 措 \$02.06,12,"M 20.00, MANNER (20)9 ВΥ \_20<u>' B</u>.L. R=530.03' L=25.84'-D=2°47'35" THIS IS TO CE 2, WAS SUBM MISSOURI, PUI ORDINANCES, (v) 20' S02°05'48"W 217.62' AMENDED ARBORWALK - 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A INSTRUMENT # 200610002453 BOOK 191 PAGE 53 TO CERTIFY THAT THE MINOR PLAT OF RAINTREE VILLAGE — LOT 1 & SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, RI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF NCES, THE UNIFIED DEVELOPMENT ORDINANCE. N87°54'12"W
66.85'
WESTERLY LINE
AMENDED ARBORWALK - 6TH PLAT,
LOTS 3001 THRU 3003 AND TRACT 6-A 3,345.38 S87°50'04"E 70, WANTE - BRICE Mather & JACKSON COUNTY
ASSESSMENT DEPARTMENT (19) SROAM BAMES W. E. 70"24" S/W ISHA FO SHUA JO FCTOR EXECUTED BY FOWLER ARCURI \$24°49'36"N S02°05'48"W 41.91' NSON, AICP DEVELOPMENT OLSSON, Quilly SERVICES EASEMENTS & SIDEWALK E 1301 ARC LENGTH
DELTA / CENTRAL
CENTERLINE
SIDEWALL BOUNDARIES GENERAL SURVEY MARKERS 1-27-2023 DATE 1-27-23 EASEMENT
ASEMENT OSSON DATE OF SURVEY SHEET 1 of 1 ANGLE Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592 1301 Burlington Street TEL 816.361.1177 North Kansas City, MO 64116 FAX 816.361.1888 www.olsson.com

2023 ECOO