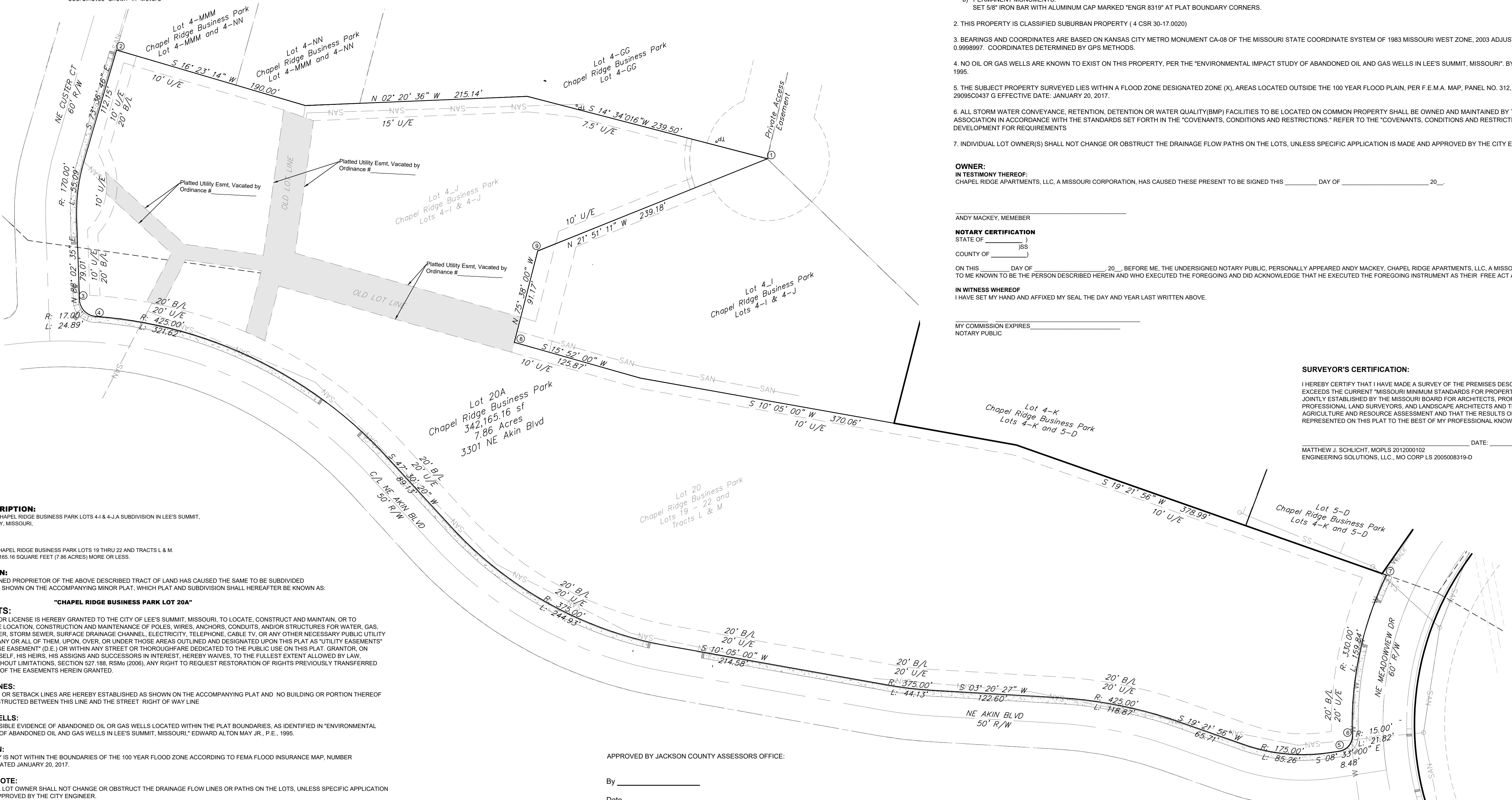
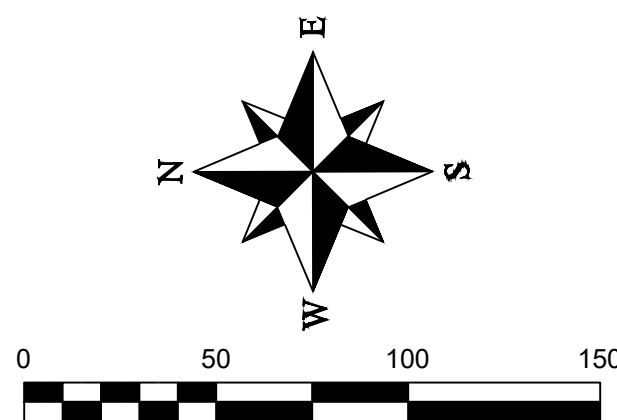


MINOR PLAT
Chapel Ridge Business Park Lot 20A
Replat of Lot 20 Chapel Ridge Business Park, Lots 19 thru 22 and Tract L & M and,
Lot 4-J, Chapel Ridge Business Park, Lots 4-I & 4-J
Section 17, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Missouri State Plane Coordinate System
 1983, Missouri West Zone
 (2003 Adjustment)
 Reference Monument: JA-134
 Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	311506.259	862134.153
2	311697.836	862166.152
3	311708.803	862092.705
4	311703.999	862087.714
5	311337.628	861959.674
6	311333.738	861964.346
7	311323.724	862011.537
8	311580.662	862080.080
9	311573.767	862106.998
JA 134	312470.096	862368.274

Coordinates Shown in Meters



PLAT DESCRIPTION:
 ALL OF LOT 4-J, CHAPEL RIDGE BUSINESS PARK LOTS 4-I & 4-J-A SUBDIVISION IN LEE'S SUMMIT,
 JACKSON COUNTY, MISSOURI,
 AND,
 ALL OF LOT 20, CHAPEL RIDGE BUSINESS PARK LOTS 19 THRU 22 AND TRACTS L & M,
 CONTAINING 342,165.16 SQUARE FEET (7.86 ACRES) MORE OR LESS.

DEDICATION:
 THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED
 IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"CHAPEL RIDGE BUSINESS PARK LOT 20A"

EASEMENTS:
 AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE 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 TV, OR ANY OTHER NECESSARY PUBLIC UTILITY
 OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS"
 (U.E.), "DRAINAGE EASEMENT" (D.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527-188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED
 AND VACATION OF THE EASEMENTS HEREIN 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

OIL - GAS WELLS:
 THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL
 IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI." EDWARD ALTON MAY JR., P.E., 1995.

FLOODPLAIN:
 THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE MAP, NUMBER
 29095C0430G, DATED JANUARY 20, 2017.

DRAINAGE NOTE:
 THE INDIVIDUAL LOT OWNER SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION
 IS MADE AND APPROVED BY THE CITY ENGINEER.

APPROVED BY JACKSON COUNTY ASSESSORS OFFICE:

By _____
 Date _____

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF CHAPEL RIDGE BUSINESS PARK LOT 20A,
 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.

By Joshua Johnson, AICP, Director of Development Services Date

By Trisha Fowler Arcuri, City Clerk Date

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

SURVEY AND PLAT NOTES:

- 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.
- THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)
- BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT CA-08 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.9999997. COORDINATES DETERMINED BY GPS METHODS.
- 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.
- 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. MAP, PANEL NO. 312. COMMUNITY PANEL NO. 29095C0437 G EFFECTIVE DATE: JANUARY 20, 2017.
- ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY(BMP) FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE "COVENANTS, CONDITIONS AND RESTRICTIONS." REFER TO THE "COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS
- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OWNER:
 IN TESTIMONY THEREOF:
 CHAPEL RIDGE APARTMENTS, LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 20__.

ANDY MACKEY, MEMBER

NOTARY CERTIFICATION

STATE OF _____)
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDY MACKEY, CHAPEL RIDGE APARTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING AND DID ACKNOWLEDGE THAT HE 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.

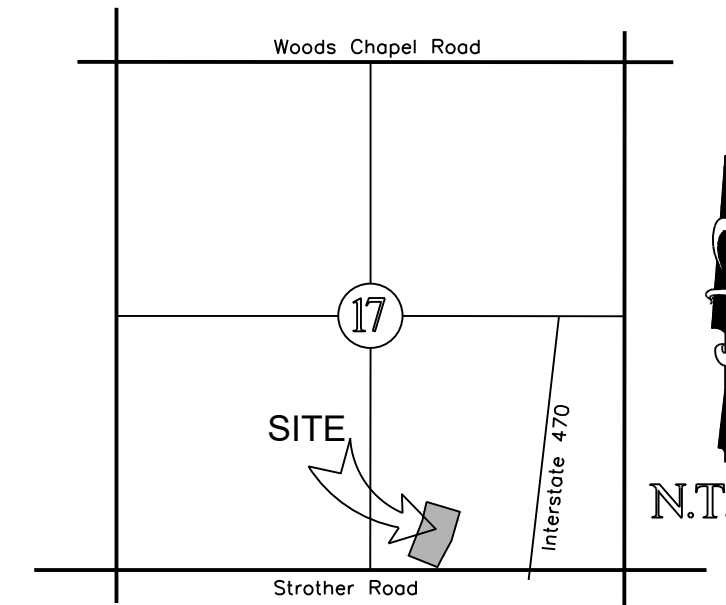
MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
 - ⊙ Found Survey Monument (As Noted)
 - Ⓛ State Plane Coordinate Location
 - U/E Utility Easement
 - B/L Building Setback Line
 - L/E Landscape Easement

DEVELOPER:

CHAPEL RIDGE APARTMENTS
 c/o ANDY MACKEY
 8305 NE 88TH ST
 KANSAS CITY, MO 64157-8693



REVISIONS

DATE	BY	DESCRIPTION
2/24/2023	JCS	City Comments

Minor Plat
 Chapel Ridge Business Park Lot 20A
 Section 17, Township 48 N, Range 31 West
 Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	17	48N	31W	JACKSON	Chapel Ridge
					DATE OF PREPARATION
					February 2, 2023

PROFESSIONAL SEAL



ENGINEERING & SURVEYING SOLUTIONS
 50 SE 80TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849