

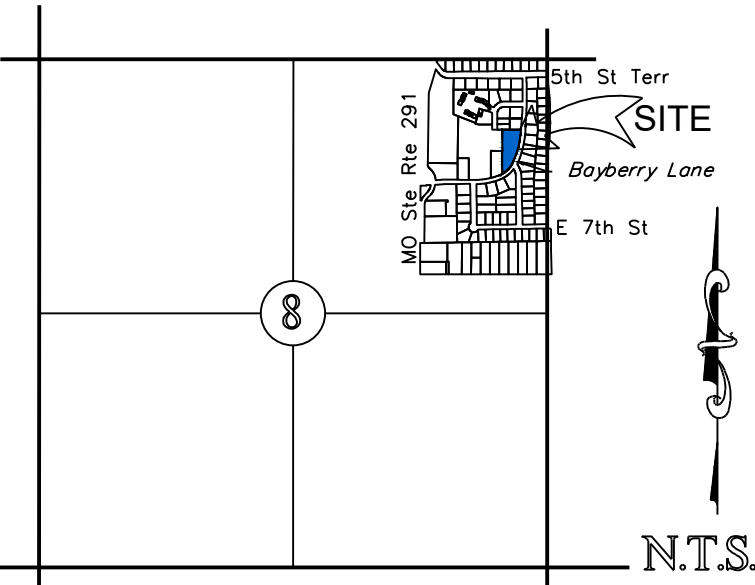
MINOR PLAT
Lots 1000, 1001 and 1002
Replat of Tract B, Bayberry
Section 8, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

LEGEND

These standard symbols will be found in the drawing.

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

- ① State Plane Coordinate Location
- U/E Utility Easement
- B/L Building Setback Line
- L/E Landscape Easement



LOCATION MAP
SECTION 8-T47N-R31W

PLAT DESCRIPTION:

TRACT 1:
All that part of Tract B, BAYBERRY, a subdivision in Section 8, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the Southeast corner of BAYBERRY CROSSING, a subdivision in Lee's Summit, Jackson County, Missouri, said point lying on the North right of way line of Bayberry Lane and lying 50 feet East of the Southwest corner of Tract B, BAYBERRY; thence North 00 degrees 37 minutes 58 seconds East and parallel to the West line of Tract B, BAYBERRY, a distance of 605.84 feet; thence South 70 degrees 16 minutes 45 seconds East a distance of 177.84 feet; thence South 15 degrees 43 minutes 49 seconds West a distance of 14.05 feet; thence South 70 degrees 17 minutes 39 seconds East a distance of 11.79 feet; thence on a curve to the left having a radius of 75.00 feet, an arc distance of 25.90 feet, a chord bearing of South 80 degrees 12 minutes 19 seconds East and a chord distance of 25.77 feet; thence North 89 degrees 54 minutes 06 seconds East a distance of 50.00 feet; thence North 89 degrees 54 minutes 06 seconds East a distance of 105.00 feet; thence South 00 degrees 37 minutes 58 seconds East a distance of 417.10 feet to a point on the North right of way line of Bayberry Lane; thence on a curve to the right having a radius of 243.49 feet, an arc distance of 37.54 feet, a chord bearing of South 65 degrees 28 minutes 47 seconds West and a chord distance of 37.51 feet; thence on a curve to the right having a radius of 712.86 feet, an arc distance of 257.98 feet, a chord bearing of South 80 degrees 16 minutes 45 seconds West and a chord distance of 256.57 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 142.03 feet to the point of beginning.

EXCEPT the following tracts of land:
All that part of Tract "B", BAYBERRY, a subdivision in Section 8, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri described as follows: Commencing at the Southeast corner of BAYBERRY CROSSING, a subdivision in Lee's Summit, Jackson County, said point lying on the North right of way line of Bayberry Lane and lying 50 feet South of the Southwest corner of Tract B, BAYBERRY; thence North 00 degrees 37 minutes 58 seconds East and parallel to the West line of Tract B, BAYBERRY, a distance of 107.00 feet; thence South 89 degrees 22 minutes 02 seconds East a distance of 210 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 173.24 feet to the North right of way line of Bayberry Lane and said point being the true point of beginning; thence North 00 degrees 37 minutes 58 seconds East a distance of 206.39 feet; thence South 89 degrees 22 minutes 02 seconds East a distance of 111.3 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 220.10 feet to the point on the Northwesterly right of way line of Bayberry Lane; thence Southwesterly along said Northwesterly right of way line of Bayberry Lane to the true point of beginning.

AND EXCEPT:
Commencing at the Southeast corner of BAYBERRY CROSSING, a subdivision in Lee's Summit, Jackson County, Missouri, said point lying on the North right of way line of Bayberry Lane and lying 50 feet East to the Southwest corner of Tract B, BAYBERRY; thence North 00 degrees 37 minutes 58 seconds East and parallel to the West line of Tract B, BAYBERRY, a distance of 206.00 feet; thence South 70 degrees 17 minutes 39 seconds East a distance of 177.84 feet; thence South 15 degrees 43 minutes 49 seconds West a distance of 14.05 feet; thence South 70 degrees 17 minutes 39 seconds East a distance of 11.79 feet; thence on a curve to the left having a radius of 75 feet, an arc distance of 25.90 feet, a chord bearing of South 80 degrees 12 minutes 19 seconds East and a chord distance of 25.77 feet; thence North 89 degrees 54 minutes 06 seconds East a distance of 121.73 feet; thence South 00 degrees 37 minutes 58 seconds East a distance of 50.00 feet; thence North 89 degrees 54 minutes 06 seconds East a distance of 105.00 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 197 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 111.37 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 87.15 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 210.00 feet; thence North 00 degrees 37 minutes 58 seconds East a distance of 11.00 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 107.00 feet to the point of beginning, all located in BAYBERRY, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

AND EXCEPT:
Commencing at the Southeast corner of BAYBERRY CROSSING, a subdivision in Lee's Summit, Jackson County, Missouri, said point lying on the North right of way line of Bayberry Lane and lying 50 feet East to the Southwest corner of Tract B, BAYBERRY; thence North 00 degrees 37 minutes 58 seconds East and parallel to the West line of Tract B, BAYBERRY, a distance of 206.00 feet; thence South 70 degrees 17 minutes 39 seconds East a distance of 177.84 feet; thence South 15 degrees 43 minutes 49 seconds West a distance of 14.05 feet; thence South 70 degrees 17 minutes 39 seconds East a distance of 11.79 feet; thence on a curve to the left having a radius of 75 feet, an arc distance of 25.90 feet, a chord bearing of South 80 degrees 12 minutes 19 seconds East and a chord distance of 25.77 feet; thence North 89 degrees 54 minutes 06 seconds East a distance of 121.73 feet; thence South 00 degrees 37 minutes 58 seconds East a distance of 50.00 feet; thence North 89 degrees 54 minutes 06 seconds East a distance of 105.00 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 197 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 111.37 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 87.15 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 210.00 feet; thence North 00 degrees 37 minutes 58 seconds East a distance of 11.00 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 107.00 feet to the point of beginning, all located in BAYBERRY, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2:
All that part of Tract "B", BAYBERRY, a subdivision in Section 8, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of BAYBERRY CROSSING, a subdivision in Lee's Summit, Jackson County, Missouri, said point lying on the North right of way line of Bayberry Lane and lying 50 feet East of the Southwest corner of Tract B, BAYBERRY; thence North 00 degrees 37 minutes 58 seconds East and parallel to the West line of Tract B, BAYBERRY, a distance of 210 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 173.24 feet to the North right of way line of Bayberry Lane and said point being the true point of beginning; thence North 00 degrees 37 minutes 58 seconds East a distance of 206.39 feet; thence South 89 degrees 22 minutes 02 seconds East a distance of 111.3 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 220.10 feet to the point on the Northwesterly right of way line of Bayberry Lane; thence Southwesterly along said Northwesterly right of way line of Bayberry Lane to the true point of beginning.

TRACT 3:
All that part of Tract "B", BAYBERRY, a subdivision in Section 8, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the Southeast corner of BAYBERRY CROSSING, a subdivision in Lee's Summit, Jackson County, Missouri, said point lying on the North right of way line to Bayberry Lane and lying 50 feet East of the Southwest corner of Tract B, BAYBERRY; thence North 00 degrees 37 minutes 58 seconds East and parallel to the West line of Tract B, BAYBERRY, a distance of 206.00 feet; thence South 89 degrees 22 minutes 02 seconds East a distance of 107.00 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 206 feet to the North right of way line of Bayberry Lane; thence Westerly along the North right of way line of Bayberry Lane, a distance of 107.00 feet to the point of beginning.

TRACT 4:
Commencing at the Southeast corner of BAYBERRY CROSSING, a subdivision in Lee's Summit, Jackson County, Missouri, said point lying on the North right of way line of Bayberry Lane and lying 50 feet of the Southwest corner of Tract B, BAYBERRY; thence North 00 degrees 37 minutes 58 seconds East and parallel to the West line of Tract B, BAYBERRY, a distance of 206.00 feet to the point of beginning; thence North 00 degrees 37 minutes 58 seconds East a distance of 399.84 feet; thence South 70 degrees 18 minutes 45 seconds East a distance of 177.84 feet; thence South 15 degrees 43 minutes 49 seconds West a distance of 14.05 feet; thence South 70 degrees 17 minutes 39 seconds East a distance of 11.79 feet; thence on a curve to the left having a radius of 75 feet, an arc distance of 25.90 feet, a chord bearing of South 80 degrees 12 minutes 19 seconds East and a chord distance of 25.77 feet; thence North 89 degrees 54 minutes 06 seconds East a distance of 121.73 feet; thence South 00 degrees 37 minutes 58 seconds East a distance of 50.00 feet; thence North 89 degrees 54 minutes 06 seconds East a distance of 105.00 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 197 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 111.37 feet; thence South 00 degrees 37 minutes 58 seconds West a distance of 87.15 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 210.00 feet; thence North 00 degrees 37 minutes 58 seconds East a distance of 11.00 feet; thence North 89 degrees 22 minutes 02 seconds West a distance of 107.00 feet to the point of beginning, all located in BAYBERRY, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

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:

"Lots 1000, 1001 and 1002, Bayberry"

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, 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 29095C0416G, 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.

OWNER:

IN TESTIMONY THEREOF:

CHAPEL RIDGE APARTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENT TO BE SIGNED THIS 3RD DAY OF MARCH, 2023.

ANDY MACKEY, MEMBER

NOTARY CERTIFICATION

STATE OF _____)

_____) JSS

COUNTY OF _____

ON THIS 3RD DAY OF MARCH, 2023, 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

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - 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.
 - 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 0.9998997. 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. 29095C0416 G EFFECTIVE DATE: JANUARY 20, 2017.
- 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.

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

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 AGRICULTURE 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 DATE: _____
ENGINEERING SOLUTIONS, LLC, MO CORP LS 2005008319-D



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

POINT	NORTHING	EASTING
1	305081.371	856049.888
2	305030.151	856089.407
3	304973.941	856065.817
4	305049.824	856028.525
JA 134	312470.096	862368.274

Coordinates Shown in Meters

APPROVED BY JACKSON COUNTY ASSESSORS OFFICE:

By _____

Date _____

REVISIONS

DATE

Minor Plat
Lots 1000, 1001 and 1002, Bayberry
Replat of Tract B, Bayberry
Section 8, Township 47 N, Range 31 West
Lee's Summit, Jackson County, Missouri

Minor Plat

