

ALL OF LOT 2, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2*, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, MISSOURI RECORDED AS INSTRUMENT NUMBER 2017E0016968 IN BLOCK 168 AT PAGE 41 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE TOGETHER WITH A PORTION OF VACATED RIGHT-OF-WAY RECORDED AS INSTRUMENT NUMBER 2018E0026213 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 2, A DISTANCE SOUTH 87°00'24" EAST 11.36 FEET TO THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 45.45 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KESSLER DRIVE AS NOW ESTABLISHED; THENCE SOUTHEASTERLY ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 2 ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 25°01'39" EAST WITH A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 121°1'04" AND AN ARC DISTANCE OF 53.16 FEET; THENCE SOUTH 37°12'43" EAST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE, 123.30 FEET; THENCE SOUTHERLY ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 2 ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 37°12'18" EAST WITH A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 95°59'17" AND AN ARC DISTANCE OF 418.83 FEET; THENCE SOUTH 58°46'59" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, 315.10 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KESSLER DRIVE AS NOW ESTABLISHED; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE NORTH 76°13'27" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 137.17 FEET; THENCE NORTH 31°32'27" WEST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, 368.58 FEET; THENCE LEAVING SAID EXISTING EASTERLY RIGHT-OF-WAY LINE NORTH 58°52'25" EAST ON SAID NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 143.96 FEET; THENCE NORTH 31°36'06" WEST ON SAID NORTHERLY LINE, 49.74 FEET; THENCE NORTH 58°23'54" EAST ON SAID NORTHERLY LINE, 407.26 FEET TO THE POINT OF BEGINNING, CONTAINING 310,733 SQUARE FEET OR 7.13 ACRES, MORE OR LESS.

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:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0412G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

THERE IS NO VISIBLE EVIDENCE, THIS DATE, OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PROPERTY BOUNDARY, AS IDENTIFIED IN "MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL – WELLS AS OF FEBRUARY 1, 2017".

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.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARD DETENTION, RETENTION, CONDITIONS AND RESTRICTIONS FOR STORMWATER DETENTION FACILITIES TO BE PREPARED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE, THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY- FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL WEIRS, CULVERTS, VEGETATION AND STRUCTURAL OVERGROWTHS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY ASSURED QUALITY TITLE COMPANY. FILE NO. MJ119215, EFFECTIVE OCTOBER 6, 2022 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH OF THE SURVEY. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

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-148" WITH A GRID FACTOR OF 0.9999020. ALL COORDINATES SHOWN ARE IN METERS

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	304752.746	855810.552
2	304582.831	854651.958
3	304568.985	854660.317
4	304539.055	854683.044
5	304427.813	854661.846
6	304378.035	854579.709
7	304387.991	854539.103
8	304484.060	854480.866
9	304506.742	854518.428
10	304519.654	854510.484
11	304584.700	854616.209

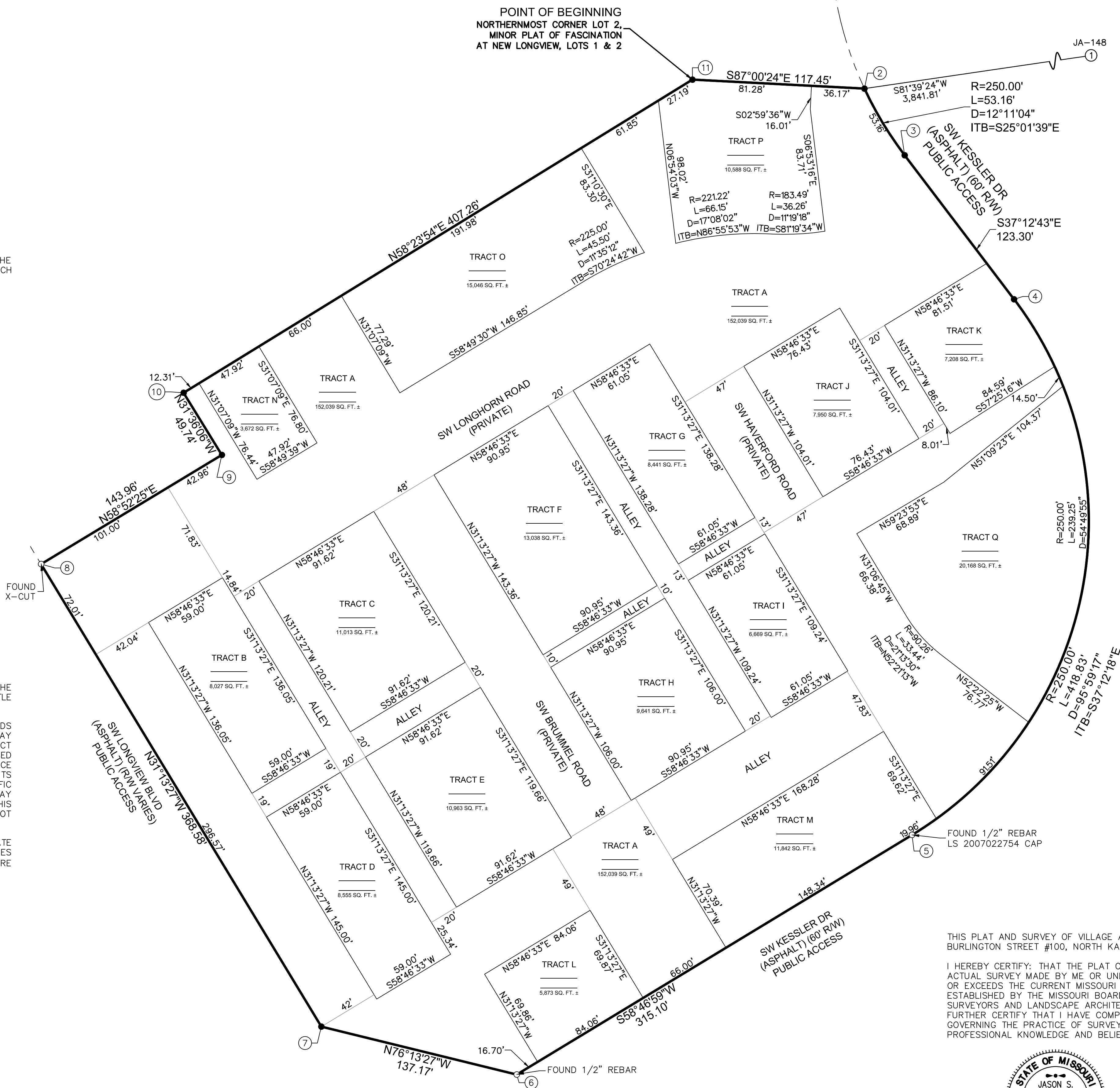
TRACT A IS TO BE USED AS A COMMON AREA AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT.

TRACT Q IS TO BE USED AS PRIVATE AMENITY AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT.

FINAL PLAT OF

NW 1/4, SEC 10 - T47N. - R32W.

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

VILLAGE AT
NEW
LONGVIEW

NW 1/4 NE 1/4

10

SW 1/4 SE 1/4

LOCATION MAP
SEC 10, T47 N, R32 W
(N.T.S.)

40' 0' 40'

SCALE IN FEET
1" = 40'

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF VILLAGE AT NEW
LONGVIEW WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND
CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI
THIS _____ DAY OF _____, 20__, BY
ORDINANCE NO. _____.

APPROVED: _____ DATE _____
 GEORGE M. BINGER III, P.E.
 CITY ENGINEER

APPROVED: _____
 RYAN A. ELAM, P.E.
 DIRECTOR OF DEVELOPMENT SERVICES

DATE _____

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
VINCENT E. BRICE
JACKSON COUNTY
ASSESSMENT DEPARTMENT

IN WITNESS WHEREOF:

NLV TOWNHOMES LLC., A MISSOURI LIMITED LIABILITY COMPANY, HAS
CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF
_____, 20__.

NLV TOWNHOMES LLC,
A MISSOURI LIMITED LIABILITY COMPANY,

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 _____ TO ME
PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT
THEY ARE _____ OF FLAT TOWNHOMES LLC, A MISSOURI LIMITED
LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF
OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID _____
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

THIS PLAT AND SURVEY OF VILLAGE AT NEW LONGVIEW WERE EXECUTED BY OLSSON, 1307
BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF VILLAGE AT NEW LONGVIEW 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.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
JUNE 22, 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

FINAL PLAT OF
VILLAGE AT NEW LONGVIEW
NW 1/4, SEC 10 - T47N. - R32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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 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 EASEMENTS" (U.E.) OR ANY PART THEREOF, OR TO PURCHASE OR DEDICATE TO PUBLIC USE, ON THIS PLAT, GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS, AND SUCCESSORS INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.18B, RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

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9	304506.742	854518.428
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11	304584.700	854616.209

LEGEND	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

A circular seal for a Professional Land Surveyor in the State of Missouri. The outer ring contains the text "STATE OF MISSOURI" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by two small circular symbols. The center of the seal contains the name "JASON S. ROUDEBUSH", the word "NUMBER", and the license number "PLS-2002014092". Decorative horizontal lines with dots are positioned above and below the name.

NOTARY PUBLIC

NE 1/4

LOCATION MAP
10, T47 N, R32 W
(N.T.S.)

SHEET
2 of 2

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