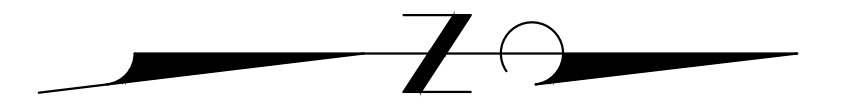


WILSHIRE HILLS - 5TH PLAT

MINOR PLAT
JUNE 22, 2023



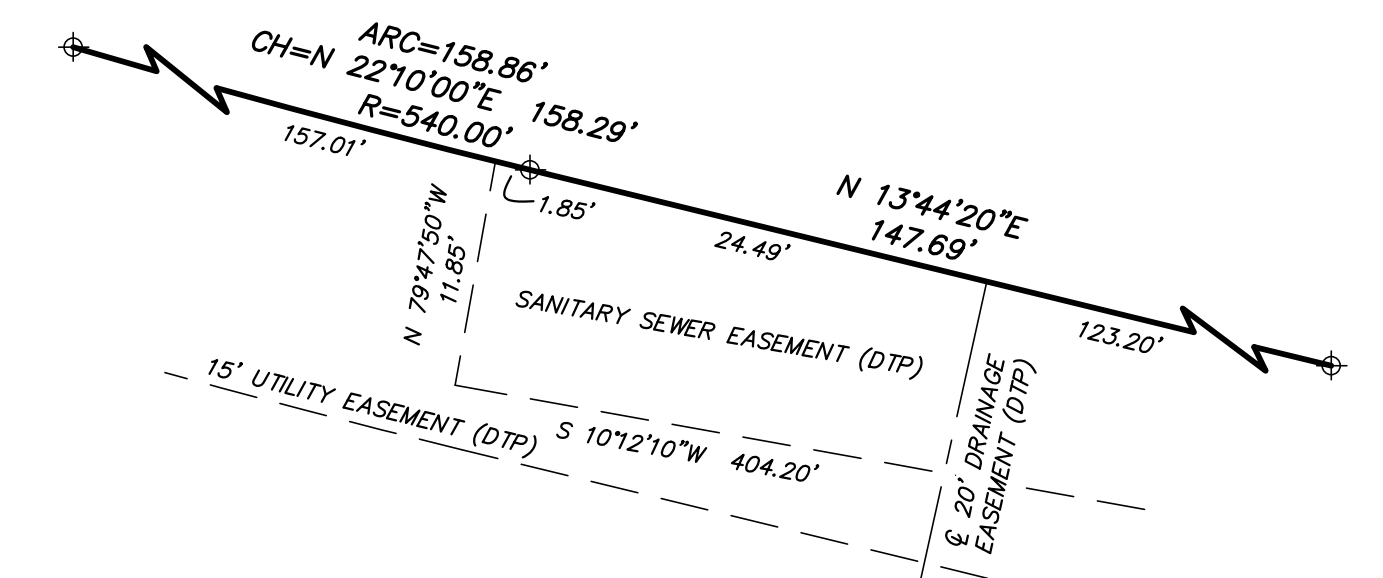
0 50 100
SCALE: 1" = 50'

BEARINGS ARE REFERENCED TO
MISSOURI STATE PLANE COORDINATE
SYSTEM (NAD 1983) WEST ZONE.

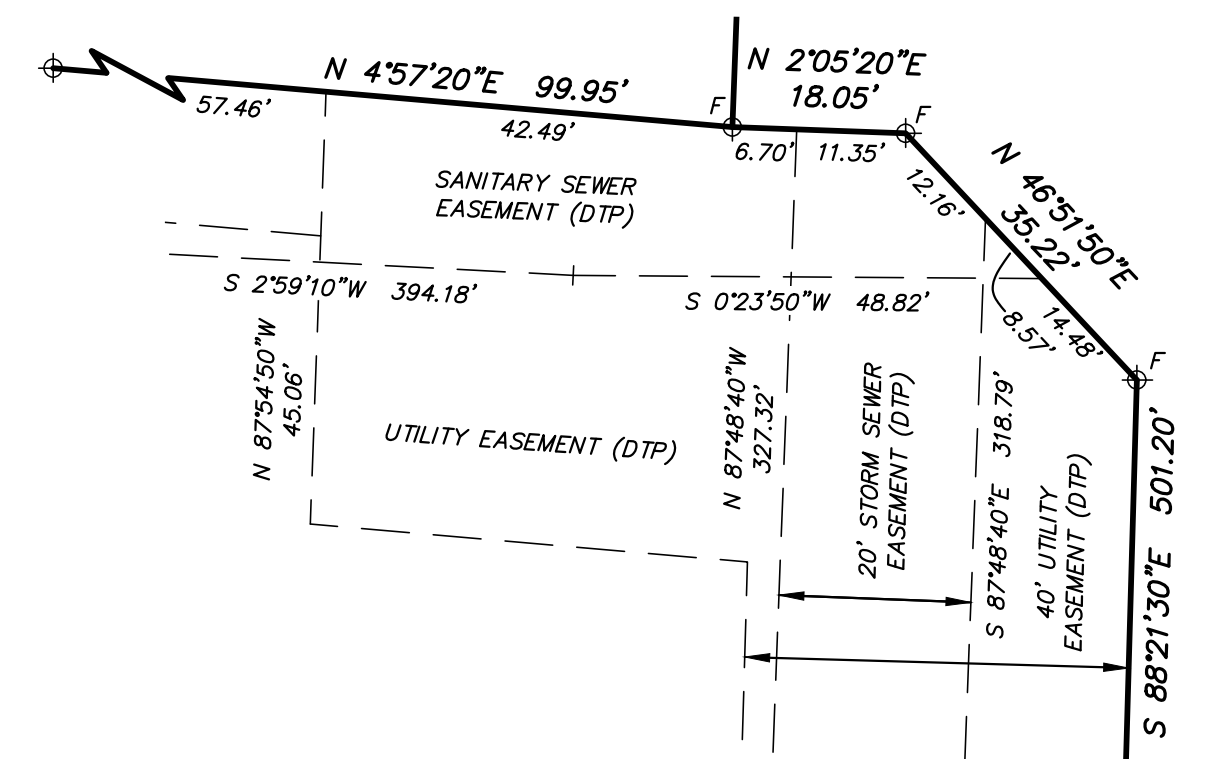
MONUMENT LEGEND

⊕ IRON
● DH DRILL HOLE
F FOUND
DTP DEDICATED THIS PLAT
VTP VACATED THIS PLAT

ALL MONUMENTS ARE SET
UNLESS SHOWN (F) FOUND



DETAIL A
SCALE: 1" = 10'



DETAIL B
SCALE: 1" = 20'

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM

THIS MEDIA SHOULD NOT
BE CONSIDERED A
CERTIFIED DOCUMENT
PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, RECORDING, OR
PERMIT REVIEW PURPOSES

FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

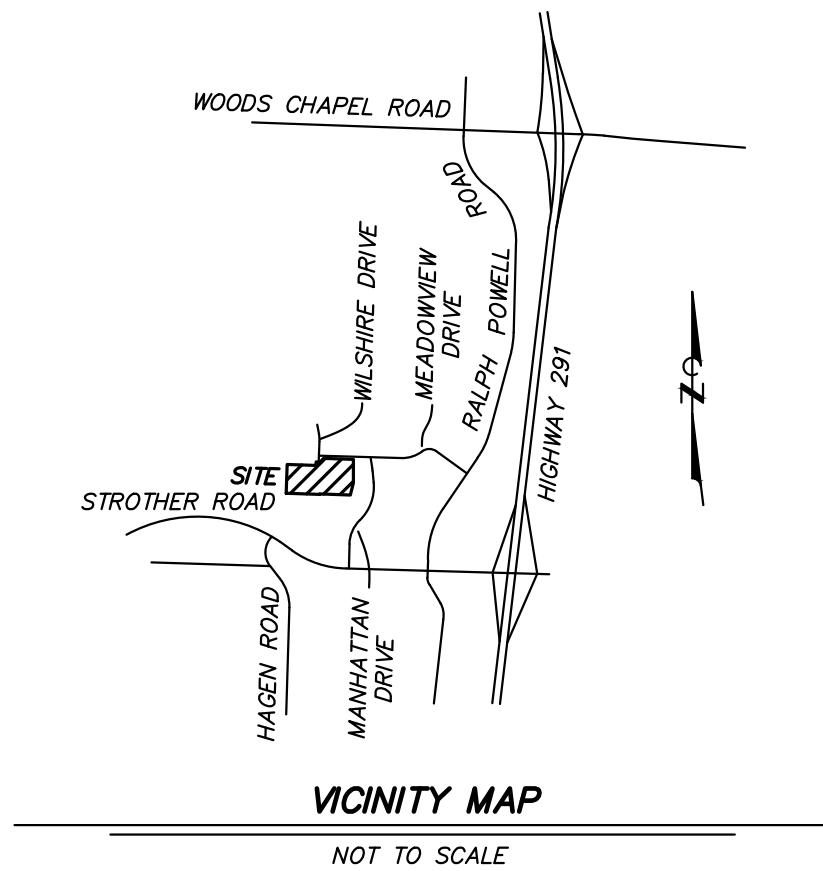
WILSHIRE HILLS III, L.P.
SW 1/4 SECTION 17 T48N R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



DETAIL C
SCALE: 1" = 20'

WILSHIRE HILLS - 5TH PLAT

MINOR PLAT JUNE 22, 2023



VICINITY MAP

NOT TO SCALE

OWNER & DEVELOPER

JEFFREY E. SMITH INVESTMENT CO., L.C.
206 PEACH WAY
COLUMBIA, MO 65203

STATE PLANE COORDINATES (METERS)

| | NORTH | EAST |
|---|-------|------|
| ① | ? | ? |
| ② | ? | ? |
| ③ | ? | ? |
| ④ | ? | ? |

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD" AS SHOWN BY FIRM COMMUNITY PANEL NUMBER 29095C0430G, DATED JANUARY 20, 2017.

DEVELOPMENT NOTE

- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE EXISTING DRAINAGE FLOW LINES OR PATHS ON THE LOT UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEERS.
- UPON REVIEWING THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DATABASE MAINTAINED BY THE DIVISION OF GEOLOGY AND LAND SURVEY, NO ABANDONED OIL OR GAS WELLS WERE NOTED ON THE DESCRIBED LOT.

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4A OF WILSHIRE HILLS --- 3RD PLAT, DOCUMENT NUMBER 2016E022915, RECORDED IN BOOK 161 PAGES 43, THENCE ALONG THE SOUTH LINE OF SAID LOT, S 87°54'53"E 332.03 FEET; THENCE N 0°46'51"W 40.65 FEET TO THE SOUTHWEST CORNER OF WILSHIRE DRIVE RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY, S 87°54'53"E 60.00 FEET; THENCE N 2°05'07"E 18.05 FEET; THENCE N 46°51'43"E 35.22 FEET TO THE SOUTH RIGHT-OF-WAY OF MEADOWVIEW DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, S 88°21'40"E 340.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, S 0°06'34"E 270.83 FEET; THENCE S 14°18'19"W 142.46 FEET; THENCE N 87°54'53"W 350.72 FEET; THENCE S 2°05'07"W 6.45 FEET; THENCE N 87°54'53"W 385.00 FEET; THENCE N 2°05'07"E 330.00 FEET, AND CONTAINING 6.45 ACRES.

THIS TRACT IS SUBJECT TO A WATERLINE EASEMENT, DOCUMENT NO. 198110450725, RECORDED IN BOOK 1 1066 PAGE 1736 AND SANITARY SEWER EASEMENTS RECORDED IN BOOK 1 1862 PAGE 2204, AND DOCUMENT NO. 200210045970.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF WILSHIRE HILLS - 4th PLAT, LOTS 5 & 7, 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 _____
WILLIAM A. BAIRD
MAYOR

DATE

BY _____
GEORGE M. BINGER, III P.E.
CITY ENGINEER

DATE

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

DATE

BY _____
CYNDA RADER
PLANNING COMMISSION SECRETARY

DATE

BY _____
TRISHA FOWLER ARCURI
CITY CLERK

DATE

APPROVED BY JACKSON COUNTY ASSESSOR

BY _____

DATE _____

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
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PERMIT REVIEW PURPOSES

FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

WILSHIRE HILLS III, L.P.
SW 1/4 SECTION 17 T48N R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JEFFREY E. SMITH INVESTMENT CO., L.C., BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AND STREET DEDICATION AS SHOWN ON THE PLAT, AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS WILSHIRE HILLS - 4th PLAT, LOTS 5 AND 7.

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 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" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO 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 LIMITATION, SECTION 527.188 RSMo. (2006) ANY RIGHTS TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

STREET: ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNER HAS HEREUNTO SET HIS HAND

THIS ____ DAY OF _____, 2023.

JEFFREY E. SMITH INVESTMENT CO., L.C.

BY: _____
WILL MARKEL, VICE PRESIDENT

STATE OF _____ } SS
COUNTY OF _____

ON THIS ____ DAY OF _____, 2023 BEFORE ME APPEARED WILL MARKEL TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE VICE PRESIDENT OF JEFFREY E. SMITH CO., L.L.C., A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THE SAID WILL MARKEL ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY TERM EXPIRES _____

_____, NOTARY PUBLIC