

Filed for Record this day of

June 26, 2023

At 3 o'clock 45 Minutes P.M.

Recorded in Book 5511 At Page 16

Instrument Number 2023ECO 44753

Director Recorder of Deeds

By C. W. K. K. K.

Deputy

Recorder's Fee \$ 66.00

Missouri State Plane Coordinate System

1983, Missouri West Zone

Reference Monument:

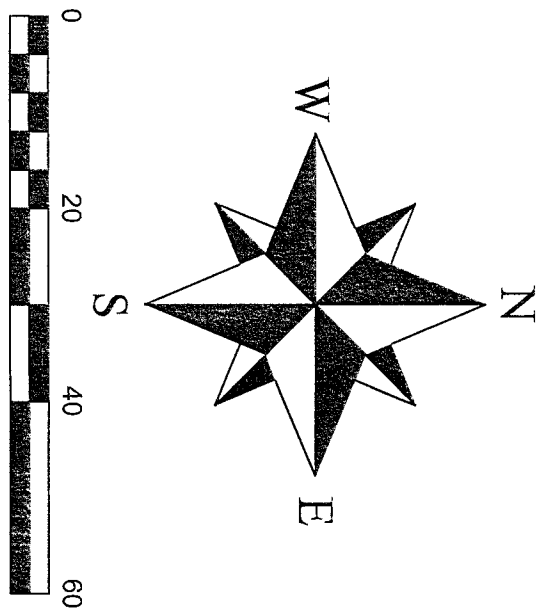
Corner of State & 8th St. 0.89903519

POINT	NORTHING	EASTING
1	312767.821	882107.110
2	312765.558	882063.892
3	312724.204	882148.325
4	312722.832	882105.677
JA-134	312470.098	882288.275

Coordinates Shown in Meters

PREPARED FOR:

KEVIN HIGDON CONSTRUCTION, LLC
PO BOX 5000
LEES SUMMIT, MO 64083



LEGEND

These standard symbols will be found in the drawing.

- Found Survey Monument (As Noted)
- Set & Bar and Cap (2005008319-D)
- State Plane Coordinate Identification
- BL Building Line
- Address

(###)

PLAT BOUNDARY DESCRIPTION

All of Lot 10, The Townhomes of Chapel Ridge - 2nd Plat, as recorded in the Office of the Recorder, Jackson County, Missouri, as Document No. 2021ECO47487, Containing 0.47 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 PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"THE TOWNHOMES OF CHAPEL RIDGE, LOTS 10-A, 10-B & 10-C"

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEES 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), 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 827.188, RSMo (2009), 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:

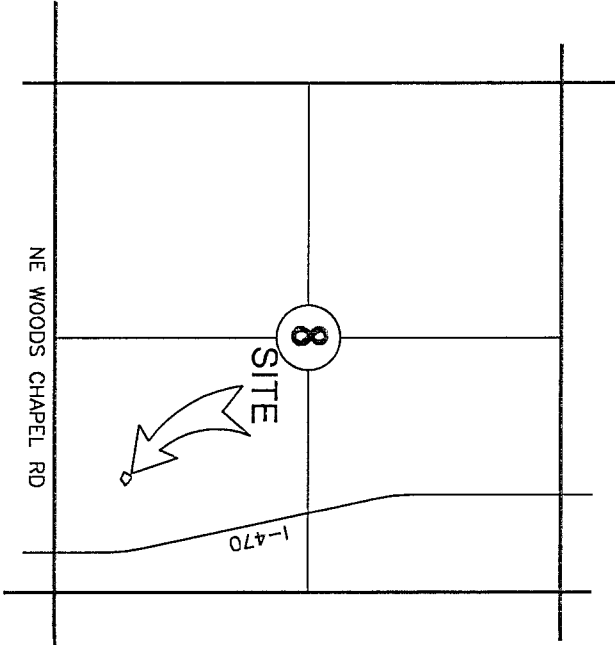
THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEES SUMMIT, MISSOURI, EDWARD ALTON MAY JR., P. E., 1995.

FLOODPLAIN:

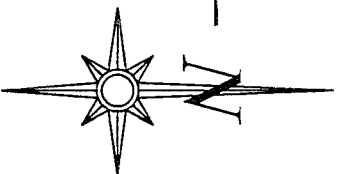
ACCORDING TO FIRM MAP 2909SC0430G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DRAINAGE NOTE:

THE INDIVIDUAL LOT OWNER(S) 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.



LOCATION MAP SECTION 8-T48-R1A



A Replat of Lot 10, The Townhomes of Chapel Ridge-2nd Plat

Section 8, Township 48, Range 31

Lee's Summit, Jackson County, Missouri

Minor Plat

THE TOWNHOMES OF CHAPEL RIDGE

Lots 10-A, 10-B & 10-C

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor:
 - (A) Final Plat of The Townhomes of Chapel Ridge - 2nd Plat, Document No. 2021ECO47487
- This survey meets or exceeds the accuracy standards for Property Boundary Surveys.
- No Title report was furnished.
- Bearings shown hereon are based upon bearings described on the Final Plat of The Townhomes of Chapel Ridge - 2nd Plat, Document No. 2021ECO47487
- Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MONR Monument JK-134(4) meters)
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

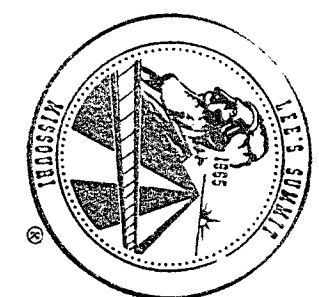
CITY OF LEES SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF THE TOWNHOMES OF CHAPEL RIDGE, LOTS 10-A, 10-B & 10-C, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEES SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEES SUMMIT CODE OF ORDINANCES THE UNITED DEVELOPMENT ORDINANCE.

By John M. Bringer, III Director of Development Services Date 6-15-23

By Travis E. Bringer, III City Clerk Date 6-15-23

By David C. Bringer, III City Engineer Date 6-15-23



APPROVED BY JACKSON COUNTY ASSESSOR:

By Matthew A. Miller Date 6/12/2023

Date 6/12/2023

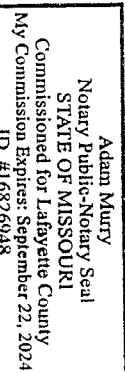
ON THIS 12 DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, KEVIN HIGDON, MANAGING MEMBER OF KEVIN HIGDON CONSTRUCTION, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL, THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-22-24



PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "The Townhomes of Chapel Ridge, Lots 10-A, 10-B & 10-C," a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds those standards of accuracy and reliability as required by the Missouri Professional Land Surveyors Act, Chapter 33 of the Missouri Code of Annotated Statutes, and that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

Matthew A. Miller, Professional Land Surveyor, No. 000000000 Date 6/12/23

Matthew A. Miller, PLS, No. 000000000 Engineering Solutions, LLC LS-2005008319-D

REVISIONS

DATE	

Minor Plat
The Townhomes of Chapel Ridge, Lots 10 A-C
Replat of Lot 19, The Townhomes of Chapel Ridge 2nd Plat
Lee's Summit, Jackson County, Missouri

Minor Plat

JOB NO.	CHapel Ridge 10
COUNTY	Jackson
TOWNSHIP	48
RANGE	31
SECTION	8
SHEET	1
DRAWN BY	M. Schlicht, PLS, PE
SCALE	1"=20'
DATE OF PREPARATION	May 23, 2023

