

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 BOOK 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 EITHER BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBEBUSH, P.L.C., 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87°00'24" EAST ON THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 117.45 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, 150.51 FEET; THENCE SOUTHWEST 70°51'00" WEST ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST LONGVIEW BOULEVARD 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°13'27" 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.

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 OR PRIVATE STREET/ALLEY.

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.

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

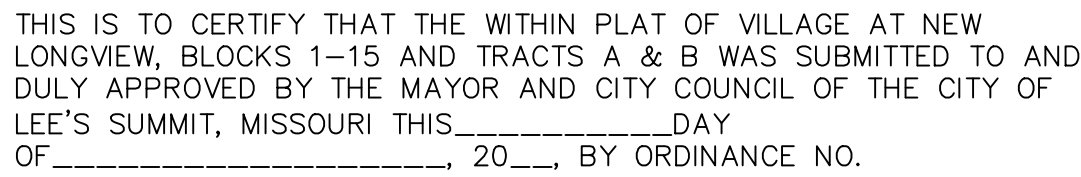
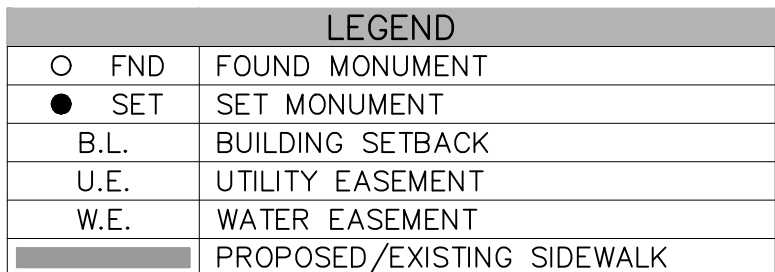
SURVEY PREPARED FOR

NLV TOWNHOMES LLC
3152 SW GRANDSTAND CIRCLE
LEE'S SUMMIT, MO 64081

TRACT A IS TO BE USED AS A COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT B IS TO BE USED AS PRIVATE AMENITY AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

 DATE

APPROVED: _____
JOSHUA JOHNSON, AICP
DIRECTOR OF DEVELOPMENT SERVICES

DATE

APPROVED: _____
WILLIAM A. BAIRD
MAYOR

DATE _____

APPROVED: _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

DATE _____

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 NLV 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, BLOCKS 1-15 AND TRACTS A & B WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF VILLAGE AT NEW LONGVIEW, BLOCKS 11-15 AND TRACTS A & B 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
AUGUST 11, 2023
JROUDEBUSH@OLSSON.COM

DWG: F:\2021\02501-03000\021-02987-A\40-Design\Survey\SRV\Sheets\Final Plat_V_FPT_A21-02987.dwg
DATE: Aug 11, 2023 11:03AM
USER: holdcroft

PROPERTY DESCRIPTION:

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 BOOK 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. ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 2; THENCE SOUTH 87°00'24" EAST ON THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 117.45 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 12°11'04" 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 LONGVIEW BOULEVARD 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°13'27" 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.

UTILITY EASEMENT:

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 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 RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT 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 OR PRIVATE STREET/ALLEY.

SURVEYORS NOTES:

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 FOR SUCH ITEMS. 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

SURVEY PREPARED FOR:

NLV TOWNHOMES LLC
3152 SW GRANDSTAND CIRCLE
LEE'S SUMMIT, MO 64081

FINAL PLAT OF
VILLAGE AT NEW LONGVIEW, BLOCKS 1-15 AND TRACTS A & B
NW 1/4, SEC 10 - T47N. - R32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



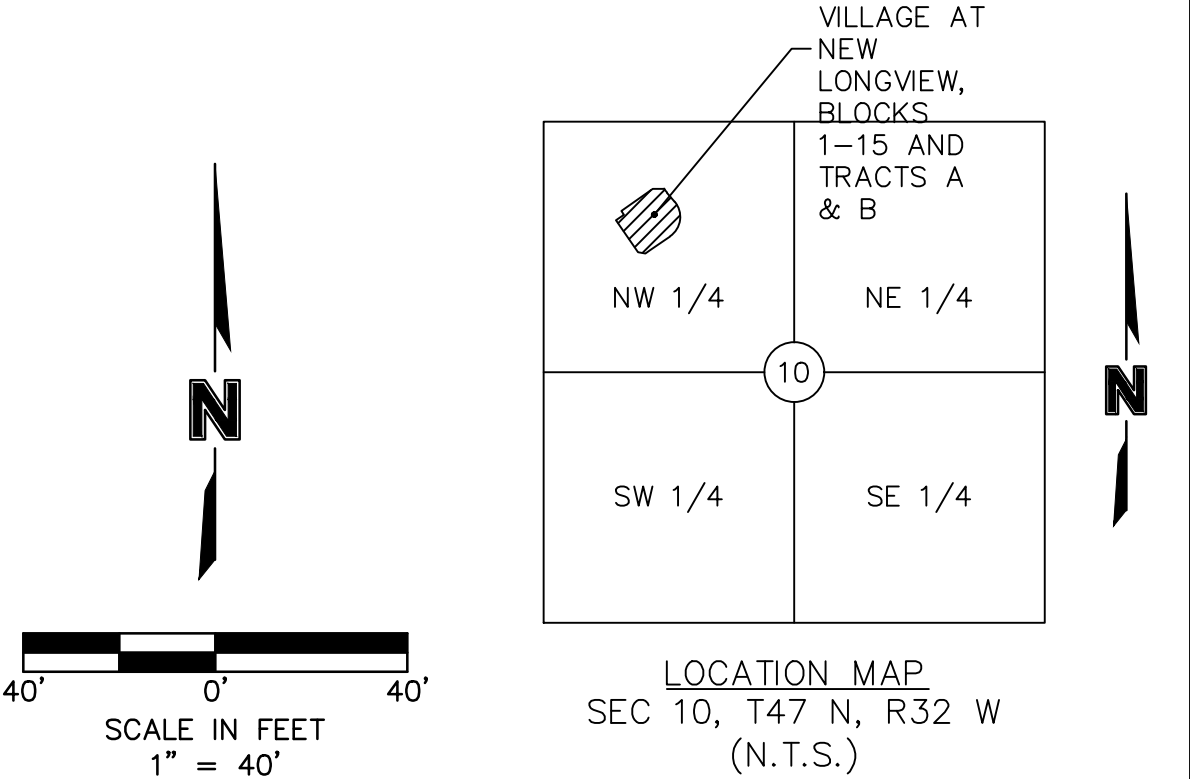
LEGEND	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
---	PROPOSED/EXISTING SIDEWALK



THIS PLAT AND SURVEY OF VILLAGE AT NEW LONGVIEW, BLOCKS 1-15 AND TRACTS A & B WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF VILLAGE AT NEW LONGVIEW, BLOCKS 1-15 AND TRACTS A & B 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
AUGUST 11, 2023
JROUDEBUSH@OLSSON.COM



THIS IS TO CERTIFY THAT THE WITHIN PLAT OF VILLAGE AT NEW LONGVIEW, BLOCKS 1-15 AND TRACTS A & B 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: _____ DATE _____
JOSHUA JOHNSON, AICP
DIRECTOR OF DEVELOPMENT SERVICES
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 NLV 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

DATE OF SURVEY	
2023-05-06 - 1ST SUBMITTAL	
2023-06-22 - REVISION	
2023-07-26 2ND SUBMITTAL	
2023-08-11 3RD SUBMITTAL	
drawn by: _____	JRH
surveyed by: _____	AH-BH-DH
checked by: _____	SR
approved by: _____	JSR
project no.: _____	A21-02987
file name: _____	V_FPT_A21-02987.DWG

olsson

Olsson - Land Surveying - MO 366 KS 114, MO Certificate of Authority-001692
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET
2 of 2