



SEC. 25, T47, R32
LOCATION MAP
(NTS)

SUBDIVISION LOCATION

Monumentation Coordinate Table			
Point #	Northing	Easting	Description
1	978,436.79	2,813,938.62	Found 2" Aluminum Cap Stamped MODOT LS 2554
2	978,884.64	2,813,956.10	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
3	978,875.97	2,814,191.66	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
4	978,880.62	2,814,253.75	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
5	978,863.20	2,814,261.06	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
6	978,725.96	2,814,323.38	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
7	978,701.31	2,814,330.92	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
8	978,614.93	2,814,345.55	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
9	978,602.64	2,814,348.44	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
10	978,521.27	2,814,358.97	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
11	978,477.59	2,814,357.36	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
12	978,423.76	2,814,318.85	Found 1/2" Rebar w/ SBB ENG CLS 2015034874 ID Cap
13	978,425.33	2,814,273.14	Found 2" Aluminum Cap Stamped MODOT LS 2554
14	978,415.34	2,814,272.80	Found 2" Aluminum Cap Stamped MODOT LS 2554
15	978,418.15	2,814,190.97	Found 2" Aluminum Cap Stamped MODOT LS 2554

Coordinates shown above are based on NAD 83 Missouri State Plane, West Zone, US Foot datum, acquired utilizing Missouri Real-Time Network.
All coordinates and distance shown are based on ground datum.

Scale Point	Northing	Easting
14	978,415.34	2,814,272.80
Grid to Ground Factor		Ground to Grid Factor
1.000095919		0.99990409

Lot 1
Holy Spirit Catholic Church Lot 1
(Bk. 87, Pg. 94)

Lot 2
0.88 Ac. M/L
(38,287 sf)
1660 SW M 150 Hwy

Lot 1
1.64 Ac. M/L
(71,269 sf)
1620 SW M 150 Hwy

SURVEYOR'S NOTES:

- The bearings shown on this survey are based on Holy Spirit Catholic Church Lot 1, holding the East line as N02°06'27"E.
- Measured distances shown on this survey are ground distances in U.S. Survey Feet.
- All distances shown along a curve are arc distances.
- Property information referencing this survey was taken for the Title Report, issued by Chicago Title Insurance Company, Order Number: KCC213333, Commitment Date: January 12, 2022 at 08.00 AM.
- The individual lot owner(s) must not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made to and approved by the City Engineer.
- According to the Missouri GeoSTRAT Interactive Map, available at <https://dnr.mo.gov/land-geology/maps-data-research/geologic/statemap-mapping-program>, there are currently no Oil and Gas Wells within the boundary of this subdivision.

MINOR PLAT

ARBORWALK WEST ADDITION, LOTS 1-3

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST
OF THE 5TH P.M., IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

BOOK _____ PAGE _____
DATE _____ TIME _____

DESCRIPTION:

A tract of land in the Southwest Quarter of Section 25, Township 47 North, Range 32 West of the 5th P.M., in Lee's Summit, Jackson County, Missouri being described by Patrick Leo LaFontaine, PLS 2022004461, on September 5, 2023, as follows: Commencing at the Southwest corner of said Southwest Quarter of Section 25; thence Easterly along the South line of said Quarter on the State Plane bearing of S87°53'46"E, 1649.14 feet; thence N02°06'27"E, 73.89 feet for the POINT OF BEGINNING, said point being on the North right of way line of Missouri Route 150 as established in Document 2009E0017190 in the Jackson County Recorder of Deeds Office; said point also being on an East line of Holy Spirit Catholic Church - Lot 1; thence continuing N02°06'27"E, 448.15 feet to a corner of said Holy Spirit Catholic Church - Lot 1; thence along a Southerly line of said Holy Spirit Catholic Church - Lot 1, S87°53'33"E, 235.72 feet; thence continuing along said Southerly line on a 280.00 foot radius curve left an arc distance of 62.39 feet (Measured), 62.18 feet (Plat), said curve having a long chord bearing of N85°43'26"E, 62.26 feet; to a point on the Westerly right of way line of Arboridge Drive; thence Southerly along said Westerly line of Arboridge Drive on a 325.00 foot radius curve left an arc distance of 18.89 feet, said curve having a long chord bearing of S22°45'24"E, 18.89 feet; thence continuing along said right of way, S24°25'19"E, 150.72 feet; thence continuing along said right of way on a 100.00 foot radius curve right an arc distance of 25.85 feet, said curve having a long chord bearing of S17°01'02"E, 25.78 feet; thence continuing along said right of way, S09°36'45"E, 87.61 feet; thence continuing along said right of way on a 100.00 foot radius curve left an arc distance of 12.64 feet, said curve having a long chord bearing of S13°13'58"E, 12.63 feet; thence continuing along said right of way on a 249.00 foot radius curve right an arc distance of 82.42 feet, said curve having a long chord bearing of S07°22'16"E, 82.04 feet; thence continuing along said right of way S02°06'27"W, 43.71 feet; thence continuing along said right of way on a 60.00 foot radius curve right an arc distance of 70.10 feet, said curve having a long chord bearing of S35°34'44"W, 66.18 feet to a point on said North right of way line of Missouri Route 150; thence along said right of way line N88°01'54"W, 45.74 feet; thence continuing along said right of way line S01°58'28"W, 10.00 feet; thence continuing along said right of way line N88°01'59"W, 81.87 feet; thence continuing along said right of way line N85°45'27"W, 252.04 feet to the POINT OF BEGINNING. Containing 3.96 acres more or less.

DEDICATION: Know all men by these presents that the undersigned owners to the above described tract of land have caused the same to be subdivided into lots, blocks and public ways which shall be known as ARBORWALK WEST ADDITION, LOTS 1-3.

NOTICE: In the event there are other owners or those holding any proprietary interest in any land contained in this subdivision who do not appear and duly acknowledge this plat prior to the time of recording in the Office of the Register of Deeds, the plat shall be null and void.

UTILITY EASEMENT: An easement 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 Easement" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. The 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 easements herein granted.

ACCESS EASEMENT: An easement to provide for access to and from lots 1, 2 & 3 is hereby established as shown on the plat and designated as Access Easement (A.E.). Said easement is for the mutual benefit of the present and future owners, their mortgagees, tenants, business invitees and any emergency vehicles, equipment and personnel.

FLOOD PLAIN NOTE: According to the Flood Insurance Rate Maps "FIRM" Community Map Number 29085C0531G, effective date of January 20, 2017, subject tract is in Flood Zone "X", area of minimal flood hazard.

This plat and survey of ARBORWALK WEST ADDITION, LOTS 1-3 was executed by SBB Engineering, LLC, 101 South Kansas Avenue, Topeka, Kansas 66603.

CERTIFICATE OF SURVEYOR:

I hereby certify that the Plat of ARBORWALK WEST ADDITION, LOTS 1-3 subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for a property boundary survey as adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.



PATRICK LEO LAFONTAINE, PLS 2022004461
SBB Engineering, LLC
101 South Kansas Avenue
Topeka, Kansas 66603
email: patrick.lafontaine@sbbeng.com
Corporate LS 2015034875

IN TESTIMONY WHEREOF, the owner, 150 Highway Lee's Summit, LLC, have caused these presents to be signed this _____ day of _____, 2023.

David J. Christie, Managing Member

STATE OF _____
COUNTY OF _____, SS:

Be it remembered that on this _____ day of _____, 2023, before me, the undersigned, a notary public in and for the County and State aforesaid came David J. Christie, Managing Member, of 150 Highway Lee's Summit, LLC, who is personally known to me to be the same person who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

Notary Public
My Commission Expires _____

This is to certify that the Minor Plat of ARBORWALK WEST ADDITION, LOTS 1-3 was submitted to and duly approved by the City of Lee's Summit Missouri, pursuant to Chapter 33, the Unified Development Ordinance of the City of Lee's Summit Code of Ordinances:

George M. Binger II, P.E., City Engineer Date _____

Josh Johnson, A.I.C.P., Director of Planning and Development Date _____

Trisha Fowler Arcuri, City Clerk Date _____

Jackson County Assessor/GIS Dept. Date _____

Owner:
150 Highway Lee's Summit, LLC
7217 W. 110th Street
Overland Park, Kansas 66210



SBB Engineering, LLC
transportation-site development-surveying
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-9630 / www.sbbeng.com

SBB Proj. No.: 21-288
Drawn by: JEM
Checked by: PLL
Date: 10/16/2023
Sheet No.: 1 of 1