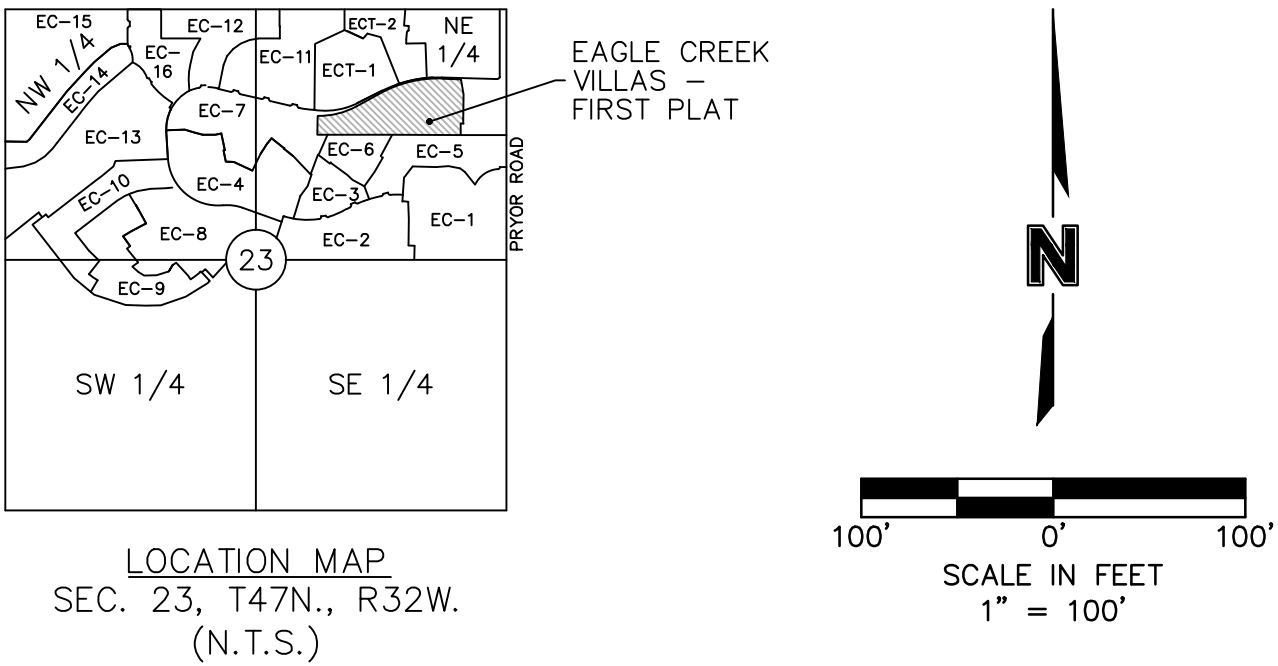


USER: nwilloughby

DWG: F:\2020\2001-2500\020-2467-A\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_A202467.dwg
DATE: Oct 31, 2023 8:35AM



THIS IS TO CERTIFY THAT THE WITHIN PLAT OF EAGLE CREEK VILLAS - FIRST PLAT (LOTS 1 THRU 52 INCLUSIVE AND TRACTS A THRU E) 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

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCE THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR "TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, COMMITMENT NO. KCT-244576, EFFECTIVE AUGUST 10, 2023 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.
- THE TERM "PER 5TH PLAT" IS IN REFERENCE TO EAGLE CREEK - FIFTH PLAT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082127 IN BOOK 170 AT PAGE 14. THE TERM "PER 6TH PLAT" IS IN REFERENCE TO EAGLE CREEK - SIXTH PLAT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082129 IN BOOK 170 AT PAGE 15. THE TERM "PER 7TH PLAT" IS IN REFERENCE TO EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C RECORDED APRIL 25, 2003. EACH RECORDED IN JACKSON COUNTY, MISSOURI.

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-455-2500

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUBEUSH, P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°46'08" EAST, ON THE EAST LINE OF SAID NORTHEAST QUARTER 1,323.83 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHEAST CORNER OF EAGLE CREEK - FIFTH PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082127 IN BOOK 70 AT PAGE 14 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE LEAVING SAID EAST LINE, NORTH 87°41'31" WEST, ON THE SOUTH LINE OF SAID NORTH HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID EAGLE CREEK - FIFTH PLAT, 497.77 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE AND SAID NORTH LINE, 730.87 FEET TO THE NORTHWEST CORNER OF SAID EAGLE CREEK - FIFTH PLAT, ALSO BEING THE NORTHEAST CORNER OF EAGLE CREEK - SIXTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082129 IN BOOK 70 AT PAGE 15 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF SAID EAGLE CREEK - SIXTH PLAT, 704.45 FEET TO THE NORTHWEST CORNER OF SAID EAGLE CREEK - SIXTH PLAT, ALSO BEING THE EASTERLY LINE OF TRACT C OF EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED APRIL 25, 2003 AS INSTRUMENT NUMBER 20030049132 IN BOOK 76 AT PAGE 12 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE AND SAID EASTERLY LINE, 81.41 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°46'08" EAST, ON SAID EASTERLY LINE, 197.92 FEET TO THE NORTHEAST CORNER OF SAID TRACT C, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE SW EAGLE VIEW DRIVE, AS ESTABLISHED BY SAID EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C, THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 86°54'35" EAST WITH A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 29°39'14" AND AN ARC DISTANCE OF 429.57 FEET; THENCE NORTH 63°26'11" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 285.62 FEET; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 31°03'25" AND AN ARC DISTANCE OF 688.40 FEET; THENCE SOUTH 85°30'24" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 195.10 FEET; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 07°16'29" EAST, 161.05 FEET; THENCE SOUTH 02°46'08" WEST, 259.61 FEET; THENCE SOUTH 02°31'58" WEST, 50.00 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°41'31" WEST WITH A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 01°34'36" AND AN ARC DISTANCE OF 28.21 FEET; THENCE SOUTH 02°18'29" WEST, 120.39 FEET TO THE POINT OF BEGINNING. CONTAINING 676,096 SQUARE FEET OR 15.52 ACRES, MORE OR LESS.

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
A MISSOURI CORPORATION

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

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 F. BRENNER HOLLAND, JR. TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SR. VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID F. BRENNER HOLLAND, JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

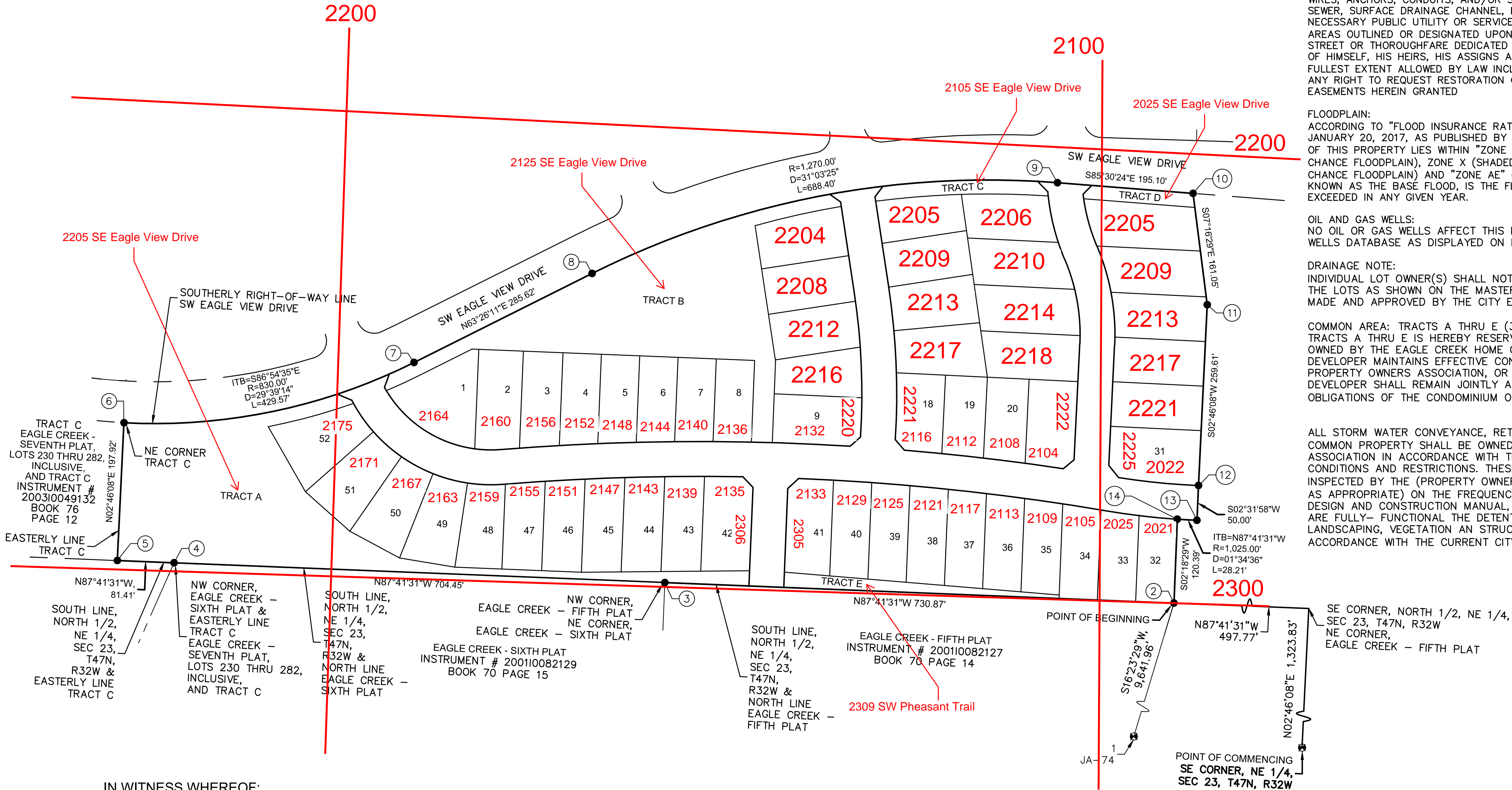
IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

FINAL PLAT OF EAGLE CREEK VILLAS - FIRST PLAT (LOTS 1 THRU 52 INCLUSIVE AND TRACTS A THRU E) NE 1/4, SEC. 23, T47N., R32W. LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PLAT DEDICATION:

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 HEREFTER BE KNOWN AS:

EAGLE CREEK VILLAS - FIRST PLAT (LOTS 1 THRU 52 INCLUSIVE AND TRACTS A THRU E)

EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO 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

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C04186, REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PORTIONS OF THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X (SHADED) (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "ZONE AE" (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.

OIL AND GAS WELLS:

NO OIL OR GAS WELLS AFFECT THIS PROPERTY AS LISTED IN 07-28-2022 OIL AND GAS WELLS DATABASE AS DISPLAYED ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEBSITE.

DRAINAGE NOTE:

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.

COMMON AREA: TRACTS A THRU E (3.32 ACRES)

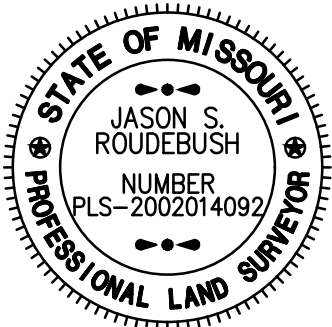
TRACTS A THRU E IS HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE EAGLE CREEK HOME OWNERS ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE CONDOMINIUM OR PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE CONDOMINIUM OR PROPERTY OWNERS' ASSOCIATION.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED 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 LANDSCAPING, VEGETATION AN STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

LEGEND	
SURVEY MARKERS	
● SCR	SECTION CORNER
● SET	SET MONUMENT
---	BOUNDARIES
---	SECTION LINE

THIS PLAT AND SURVEY OF EAGLE CREEK VILLAS - FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF EAGLE CREEK VILLAS - FIRST PLAT 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 64116
JASON S. ROUBEUSH, MO PLS 2002014092
OCTOBER 31, 2023
JROUBEUSH@OLSSON.COM

DATE OF SURVEY

08-09-2023 - Title Report Request

10-20-2023 - 1st Submittal

10-31-2023 - Increase to 50 Lot, 2nd Submittal

drawn by: NRW

surveyed by: AH/BF/KT

checked by: JPM

approved by: JPM

project no: A20-02467

file name: V_FPT_A202467.DWG

Olsson

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888
www.olsson.com

SHEET

1 of 3