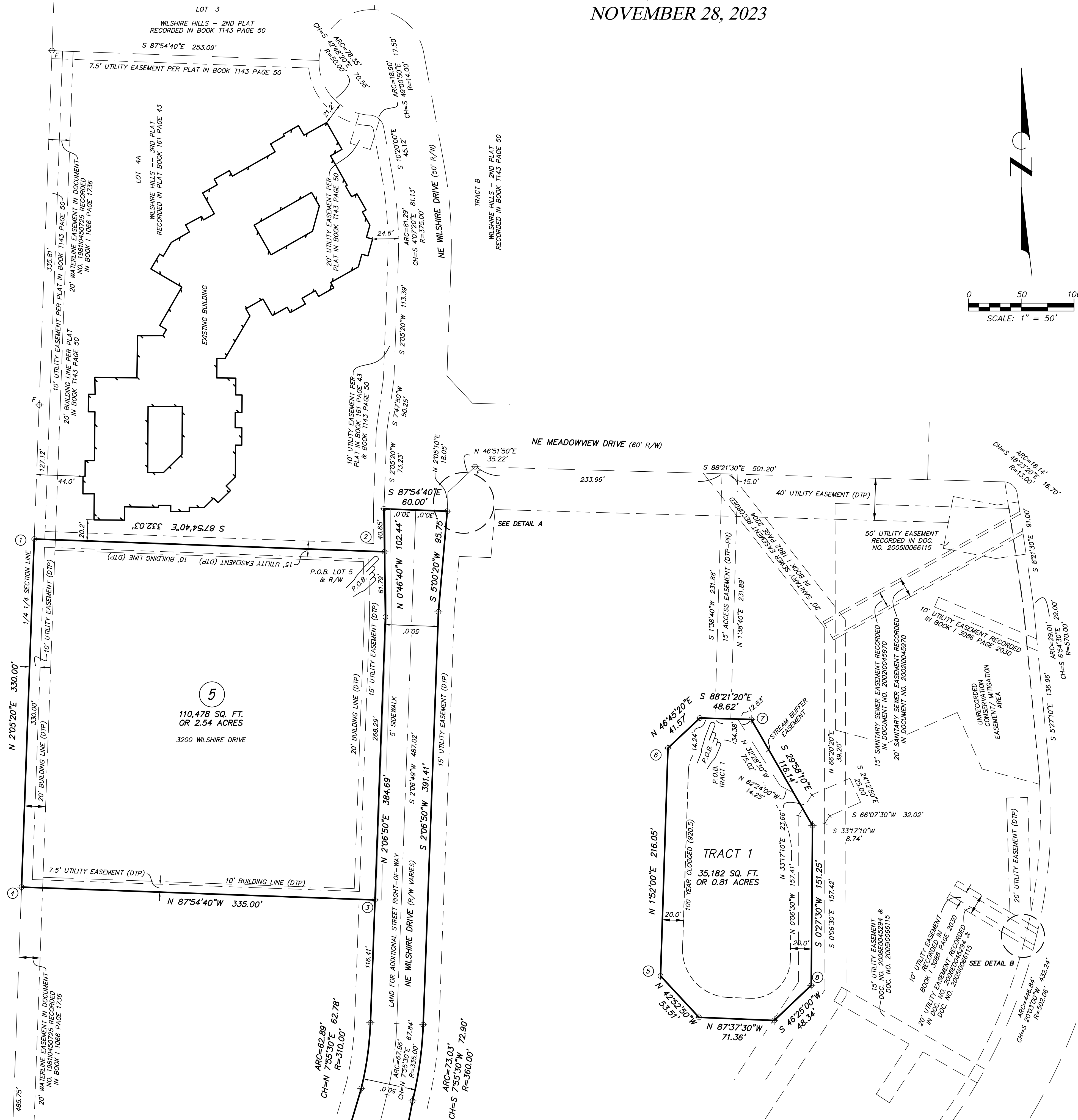


# WILSHIRE HILLS - 4TH PLAT, LOT 5 & TRACT 1

FINAL PLAT  
NOVEMBER 28, 2023

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



RECORDER'S STAMP

## MONUMENT LEGEND

- IRON
- ◆ DH DRILL HOLE
- F FOUND
- DTP DEDICATED THIS PLAT - CITY/PUBLIC
- DTP-PR DEDICATED THIS PLAT - PRIVATE

ALL MONUMENTS ARE SET  
UNLESS SHOWN (F) FOUND

## CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE FINAL PLAT OF WILSHIRE HILLS - 4th PLAT, LOT 5 & TRACT 1, 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 DATE \_\_\_\_\_  
MAYOR

BY GEORGE M. BINGER, III P.E. DATE \_\_\_\_\_  
CITY ENGINEER

BY JOSH JOHNSON, AICP DATE \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

BY CYNDA RADER DATE \_\_\_\_\_  
PLANNING COMMISSION SECRETARY

BY TRISHA FOWLER ARCURI DATE \_\_\_\_\_  
CITY CLERK

APPROVED BY JACKSON COUNTY ASSESSOR

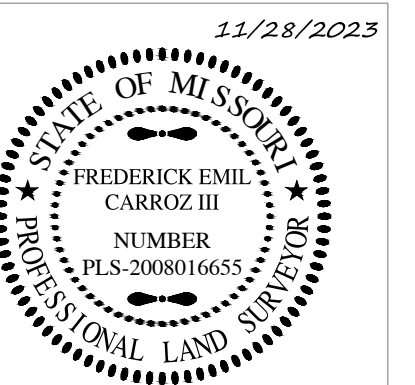
BY \_\_\_\_\_

DATE \_\_\_\_\_

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

*Frederick E. Carroz III*

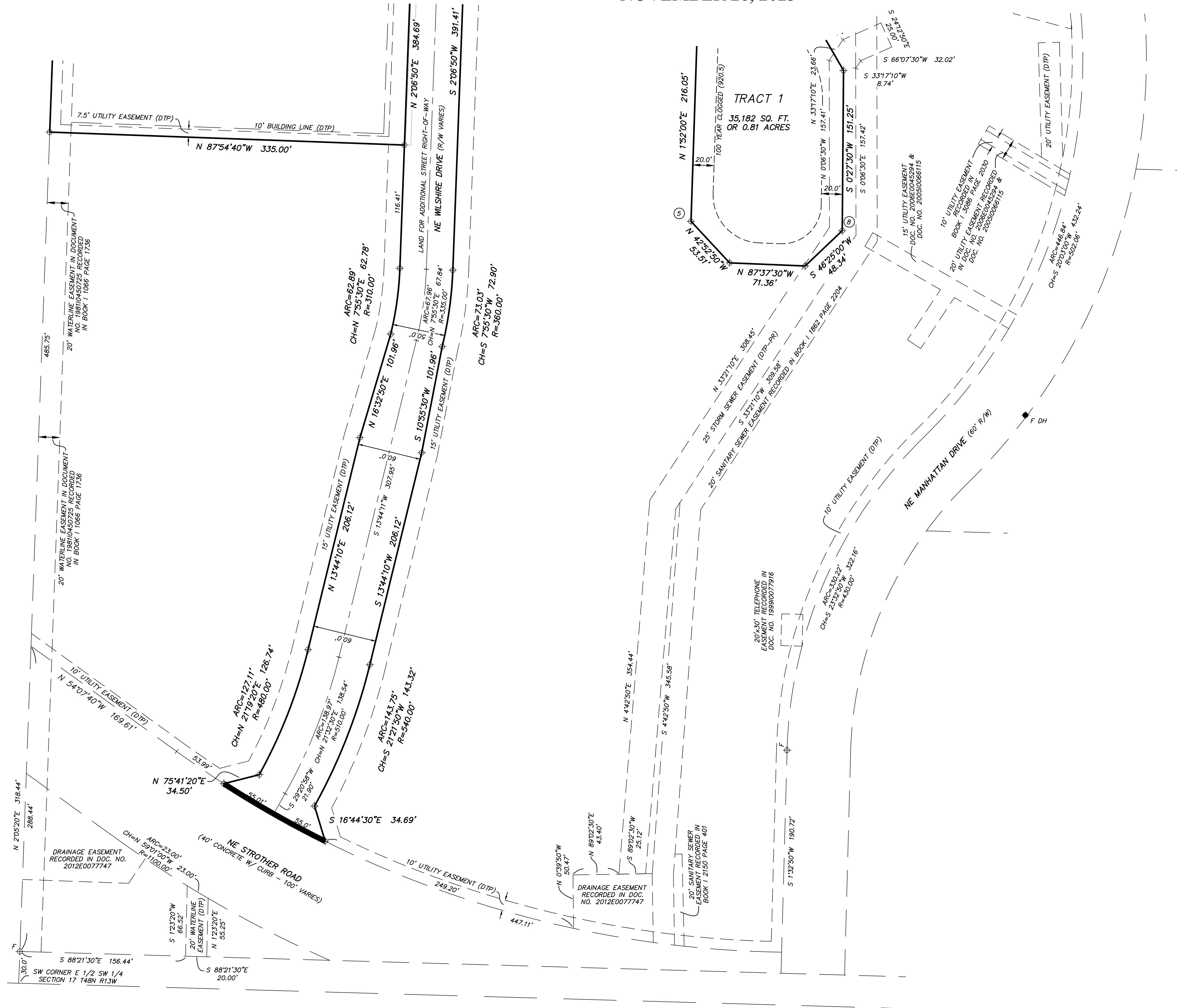
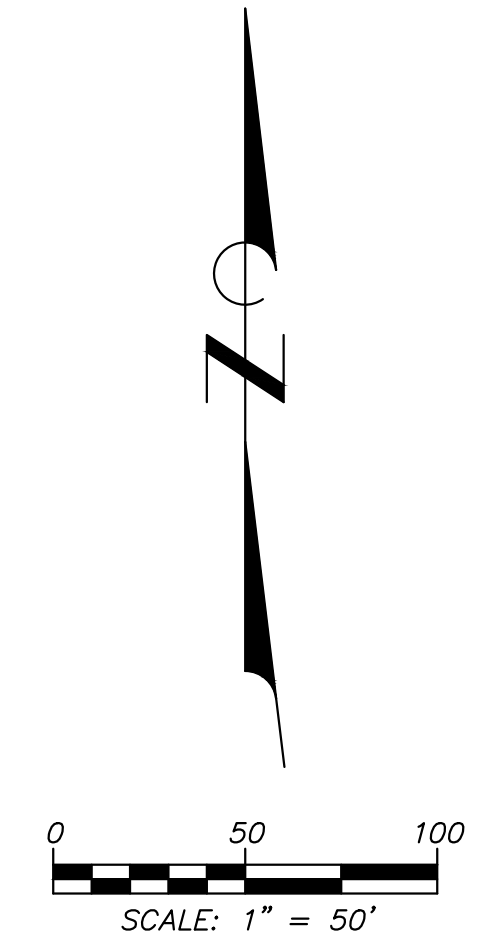
FREDERICK E. CARROZ III  
PROFESSIONAL LAND SURVEYOR  
PLS - 2008016655



WILSHIRE HILLS - 4TH PLAT  
SW 1/4 SECTION 17 T48N R31W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

RECORDER'S STAMP



2/28/2023



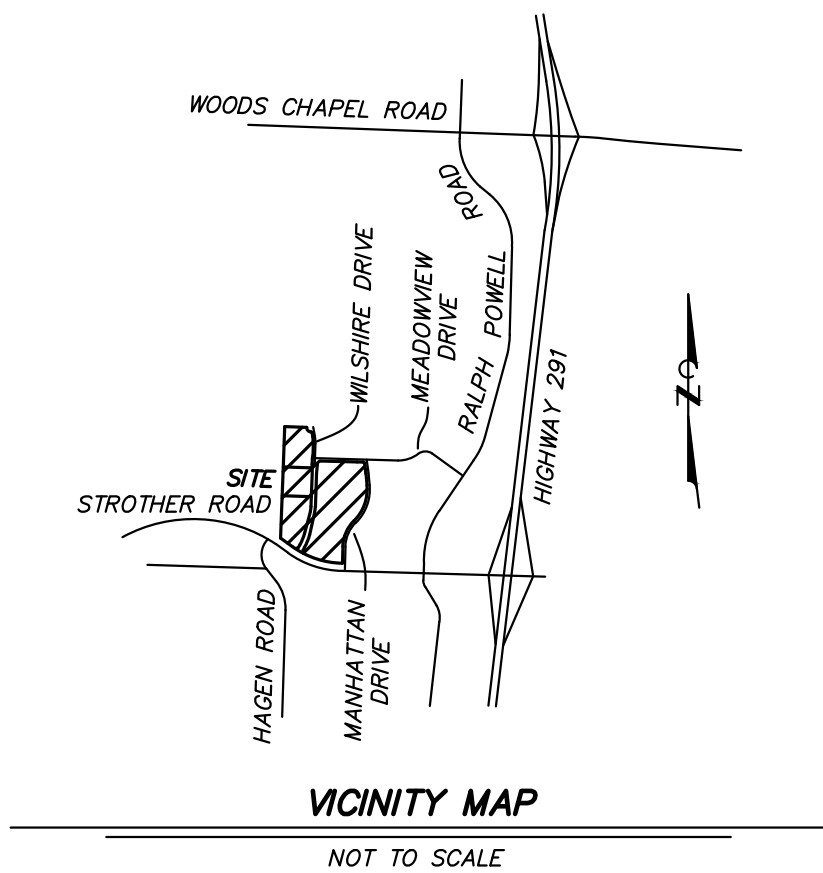
WILSHIRE HILLS - 4TH PLAT  
SW 1/4 SECTION 17 T48N R31W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

# WILSHIRE HILLS - 4TH PLAT, LOT 5 & TRACT 1

## FINAL PLAT NOVEMBER 28, 2023

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE FINAL PLAT OF WILSHIRE HILLS -- 4th PLAT, LOT 5 & TRACT 1, 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.



### STATE PLANE COORDINATES (METERS)

	NORTH	EAST
①	311273.46	861462.01
②	311269.77	861563.15
③	311169.22	861560.39
④	311172.94	861458.35
⑤	311147.27	861642.84
⑥	311213.09	861644.98
⑦	311221.34	861669.02
⑧	311144.58	861686.34

### DEVELOPMENT NOTES

- 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.
- ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE OWNER 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 AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.
- IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 33 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND TO KEEP AND MAINTAIN SUCH LAND IN ITS NATURAL VEGETATIVE STATE AND TO TEND, MAINTAIN AND MOW SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER. A WAIVER OR MODIFICATION TO THIS STREAM BUFFER EASEMENT, OR RELEASE OF THIS STREAM BUFFER EASEMENT, MAY BE GRANTED BY THE CITY ENGINEER ON BEHALF OF THE CITY AS TO ANY OR ALL AREAS SO DESIGNATED ON THIS PLAT, WHICH WAIVER, MODIFICATION, OR RELEASE SHALL BE RECORDED IN THE LAND RECORDS FOR JACKSON COUNTY.

### OWNER & DEVELOPER

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

### 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 29095C04306, DATED JANUARY 20, 2017.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JEFFREY E. SMITH INVESTMENT CO., L.C., BEING THE OWNER OF LOT 5, TRACT 1 AND THE REMAINING ACREAGE, AND WILSHIRE PROPERTIES, L.L.C., BEING THE OWNER OF LOT 4A, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO ONE LOT AND STREET DEDICATION AS SHOWN ON THE PLAT, AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS WILSHIRE HILLS -- 4TH PLAT, LOT 5 & TRACT 1.

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.

PRIVATE EASEMENTS: A 25 FOOT STORM SEWER EASEMENT, 15 FOOT ACCESS EASEMENT AND DRAINAGE EASEMENT NOTED WITH (DTP-PR) DEDICATED THIS PLAT -- PRIVATE ARE HEREBY DEDICATED FOR USE BY THE OWNERS OF LOT 5 & TRACT 1 AND THEIR SUCCESSORS AND ASSIGNS.

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

WILSHIRE PROPERTIES, L.L.C.

BY: \_\_\_\_\_  
WILL MARKEL, MEMBER

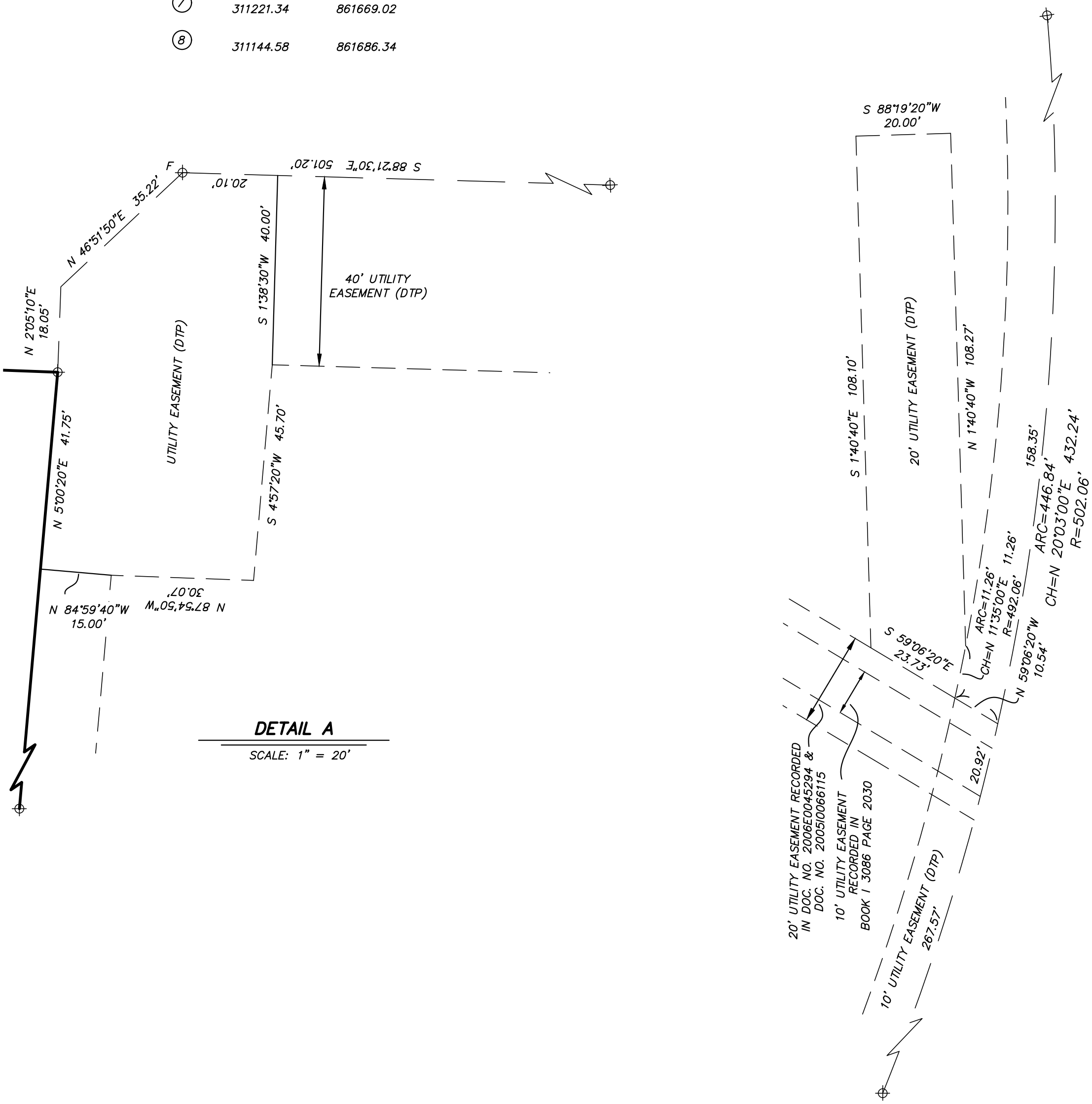
STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_

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 A MEMBER OF WILSHIRE PROPERTIES, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATIONS AND THE SAID WILL MARKEL ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATIONS.

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



### DETAIL B

SCALE: 1" = 20'

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

LOT 5 AND R/W:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4A OF WILSHIRE HILLS -- 3RD PLAT, DOCUMENT NUMBER 2016E022915, RECORDED IN BOOK 161 PAGES 43, THENCE ALONG THE LINES OF SAID LOT, N 0°46'40"E 40.65 FEET; THENCE LEAVING SAID LOT, S 87°54'40"E 60.00 TO THE EASTERLY RIGHT-OF-WAY OF NE WILSHIRE DRIVE; THENCE ALONG SAID LINE, S 5°00'20"E 95.75 FEET; THENCE S 2°06'50"E 391.41 FEET; THENCE ALONG A CURVE TO THE RIGHT, A DISTANCE OF 67.96 FEET, HAVING A RADIUS OF 360.00 FEET, THE CHORD BEING S 7°55'30"W 72.90 FEET; THENCE S 10°55'30"W 101.96 FEET; THENCE S 13°44'10"W 206.12 FEET; THENCE ALONG A CURVE TO THE RIGHT, A DISTANCE OF 143.75 FEET, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEING S 21°21'50"W 143.32 FEET; THENCE S 16°44'30"W 34.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NE STROTHER ROAD; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT A DISTANCE OF 110.01 FEET, HAVING A RADIUS OF 1000.00 FEET, THE CHORD BEING N 60°22'30"W 109.96 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N 75°41'20"E 34.50 FEET; THENCE ALONG A CURVE TO THE LEFT, A DISTANCE OF 127.11 FEET, HAVING A RADIUS OF 480.00 FEET, THE CHORD BEING N 21°19'20"E 126.74 FEET; THENCE N 13°44'10"E 206.12 FEET; THENCE N 16°32'50"W 101.96 FEET; THENCE ALONG A CURVE TO THE LEFT, A DISTANCE OF 62.89 FEET, HAVING A RADIUS OF 310.00 FEET, THE CHORD BEING N 7°55'30"E 62.78 FEET; THENCE N 2°06'50"E 116.41 FEET; THENCE N 87°54'40"W 335.00 FEET TO THE 1/4 1/4 SECTION LINE; THENCE ALONG SAID SECTION LINE N 2°05'20"E 330.00 FEET TO THE SOUTHWEST CORNER OF LOT 4A OF WILSHIRE HILLS -- 3RD PLAT; THENCE LEAVING SAID 1/4 1/4 SECTION LINE S 87°54'40"E 332.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.83 ACRES.

TRACT 1:

STARTING AT THE SOUTHEAST CORNER OF LOT 4A OF WILSHIRE HILLS -- 3RD PLAT, DOCUMENT NUMBER 2016E022915, RECORDED IN BOOK 161 PAGE 43; THENCE ALONG THE LINES OF SAID LOT, N 0°46'40" 40.65 FEET; THENCE LEAVING SAID LOT, S 87°54'40"E 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF NE WILSHIRE DRIVE; THENCE ALONG SAID LINE, N 2°05'10"E 18.05 FEET; THENCE N 46°51'50"E 35.22 FEET; THENCE S 88°21'30"E 233.96 FEET; THENCE LEAVING SAID LINE, S 1°38'40"W 231.88 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, S 88°21'20"E 34.38 FEET; THENCE S 29°58'10"E 116.14 FEET; THENCE S 0°27'30"W 151.25 FEET; THENCE S 46°25'00"W 48.34 FEET; THENCE N 87°37'30"W 71.36 FEET; THENCE N 42°52'50"W 53.51 FEET; THENCE N 1°52'00"E 216.05 FEET; THENCE N 46°45'20"E 41.57 FEET; THENCE S 88°21'20"E 14.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.81 ACRES.

LOT 5 IS SUBJECT TO:

WATERLINE EASEMENT RECORDED IN BOOK 1 1066 PAGE 1736, DOCUMENT NO. 198110450725

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

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

*Frederick E. Carroz III*

FREDERICK E. CARROZ III  
PROFESSIONAL LAND SURVEYOR  
PLS - 2008016655



WILSHIRE HILLS -- 4TH PLAT  
SW 1/4 SECTION 17 T48N R31W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI