

FINAL PLAT  
SEQUOIA RESIDENTIAL  
TRACT 1

A REPLAT OF LOTS 1, 2 AND 23 AND PART OF LOTS 3 AND 22,  
HEARNE'S ADDITION, A SUBDIVISION IN  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**PLAT DEDICATION:**  
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "SEQUOIA RESIDENTIAL".

**BUILDING LINES:**  
BUILDING LINES OR SETBACK LINES WILL BE ESTABLISHED BY THE DEVELOPMENT PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO

**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.

AN EASEMENT IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF SANITARY SEWER LINES, SANITARY SEWER STRUCTURES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" (SSE) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT, IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, 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 EASEMENT HEREIN GRANTED.

**STREET DEDICATION:**  
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

**LEGAL DESCRIPTION:**  
ALL THAT PART OF LOTS 1, 2, 3, 22, AND 23, HEARNE'S ADDITION, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TOGETHER WITH ALL OF VACATED ORCHARD STREET LYING ADJACENT TO SAID LOTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, HEARNE'S ADDITION, THENCE NORTH 87°40'16" WEST, ALONG THE NORTH LINE OF SAID LOT 3, AND ALSO BEING ALONG THE SOUTH LINE OF LOT 1, BENTON HEIGHTS, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF THE EAST 150 FEET OF SAID LOT 3 AND BEING THE TRUE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUING NORTH 87°40'16" WEST, ALONG SAID NORTH LINE OF LOT 3, AND ALONG THE NORTH LINE OF SAID LOTS 2 AND 1, OF SAID HEARNE'S ADDITION, A DISTANCE OF 362.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, AS NOW EXISTS; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 AND SAID LOT 23, HEARNE'S ADDITION, AND BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF SOUTH 20°09'17" EAST, A CHORD WHICH BEARS SOUTH 25°02'46" EAST, A RADIUS OF 3,087.43 FEET, A CHORD DISTANCE OF 526.51 FEET, AN ARC LENGTH OF 527.15 FEET TO A POINT 8 FEET DUE NORTH OF AND ADJACENT TO THE SOUTH LINE OF SAID LOT 23; THENCE SOUTH 87°40'16" EAST, ALONG A LINE 8 FEET DUE NORTH OF AND ADJACENT TO AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 23 AND SAID LOT 22, HEARNE'S ADDITION, A DISTANCE OF 120.08 FEET TO THE SOUTHWEST CORNER OF THE NORTH 80 FEET OF THE SOUTH 88 FEET OF THE EAST 150 FEET OF SAID LOT 22; THENCE NORTH 02°18'32" EAST, ALONG THE WEST LINE OF THE EAST 150 FEET OF SAID LOT 22, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 88 FEET OF THE EAST 150 FEET OF SAID LOT 22; THENCE SOUTH 87°40'16" EAST, 88 FEET DUE NORTH OF AND ADJACENT TO AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 88 FEET OF SAID LOT 22; THENCE NORTH 02°18'32" EAST, ALONG THE EAST LINE OF SAID LOTS 22 AND 3, HEARNE'S ADDITION, AND ALSO BEING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OLIVE STREET, AS NOW EXISTS, A DISTANCE OF 317.55 FEET TO THE SOUTHEAST CORNER OF THE NORTH 70 FEET OF SAID LOT 3; THENCE NORTH 87°40'16" WEST, ALONG A LINE 70 FEET DUE SOUTH OF AND ADJACENT TO AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 70 FEET OF THE EAST 150 FEET OF SAID LOT 3; THENCE NORTH 02°18'32" EAST, ALONG THE WEST LINE OF THE EAST 150 FEET OF SAID LOT 3, A DISTANCE OF 70.00 FEET TO THE PLACE OF BEGINNING. PREPARED OCTOBER 27, 2023 BY ROGER A. BACKUES, PLS-2134 CONTAINING 3.77 ACRES, MORE OR LESS.

**ACKNOWLEDGEMENT:**

IN WITNESS WHEREOF, ORCHARD PARK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

MEMBER - DICK BURTON

STATE OF MISSOURI )

COUNTY OF JACKSON )

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BEFORE ME APPEARED DICK BURTON, MEMBER OF ORCHARD PARK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES \_\_\_\_

**CITY ACKNOWLEDGEMENT:**

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "SEQUOIA RESIDENTIAL" 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. \_\_\_\_

MAYOR - WILLIAM A. BAIRD DATE

CITY CLERK - TRISHA FOWLER ARCURI DATE

PLANNING COMMISSION SECRETARY - CYNDA A. RADER DATE

DIRECTOR OF DEVELOPMENT SERVICES - JOSHUA JOHNSON, AICP DATE

CITY ENGINEER - GEORGE M. BINGER III, P.E. DATE

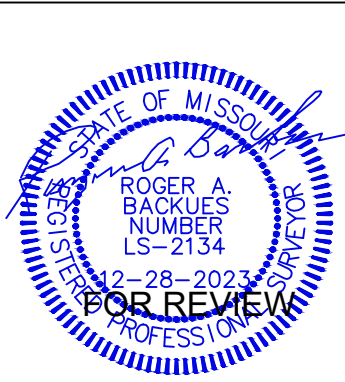
JACKSON COUNTY ASSESSOR APPROVAL:

BY: JACKSON COUNTY ASSESSMENT DEPARTMENT

DATE:

I HEREBY DECLARE THAT AN ACTUAL PROPERTY BOUNDARY RE-SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: ROGER A. BACKUES - RLS NO. 2134

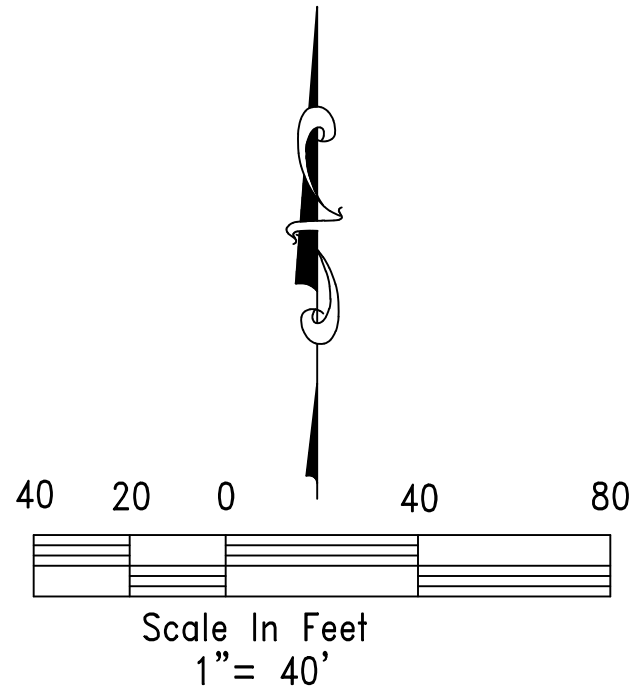


DATE: DECEMEBR 28, 2023  
DEVELOPER  
ORCHARD PARK DEVELOPMENT, LLC  
8 SW AA HIGHWAY  
KINGSVILLE, MO. 64061

**SEQUOIA RESIDENTIAL - TRACT 1  
A REPLAT OF LOTS 1, 2 AND 23 AND  
PART OF LOTS 3 AND 22,  
HEARNE'S ADDITION, A SUBDIVISION IN  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

**BOUNDARY & CONSTRUCTION  
SURVEYING, INC.**  
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063  
PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 23-183 SHEET 1 OF 1  
SEQUOIA RIDGE, LEE'S SUMMIT, MISSOURI



**LEGEND**  
M - MEASURED  
R - RECORD  
R - RADIUS  
CH - CHORD LENGTH  
U/E - UTILITY EASEMENT  
L/E - LANDSCAPE EASEMENT  
D/E - DRAINAGE EASEMENT  
W/E - WATER EASEMENT  
SSE - SEWER EASEMENT  
S/B - BUILDING LINE  
C/L - CENTERLINE  
R/W - RIGHT OF WAY  
ITB - INITIAL TANGENT BEARING

**MONUMENT LEGEND**  
SET 1/2" REBAR AND CAP  
@ ALL REAR LOT CORNERS  
RLS-2134, MO.  
RLS-1069, KS.

CURB NOTCHES ARE ON AN EXTENSION OF THE SIDE LOT LINES.

MONUMENTATION WILL BE COMPLETED WITHIN 6 MONTHS AFTER COMPLETION OF ALL STREETS AND UTILITIES.

MISSOURI STATE PLANE COORDINATES IN FEET

	NORTHING	EASTING
1	1003343.89	2821316.25
2	1003273.95	2821313.43
3	1003267.85	2821463.31
4	1002950.56	2821450.52
5	1002956.96	2821300.64
6	1002876.72	2821297.42
7	1002881.60	2821177.44
8	1003358.60	2820954.55

1 METER = 3.2808333'

KC METRO CONTROL STATION JA-43 WAS USED TO CREATE THE COORDINATES AS SHOWN # AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9998981.

**NOTES:**

1. THE SUBJECT PROPERTY CONTAINS 3.77 ACRES MORE OR LESS.
2. THERE ARE NO OIL AND GAS WELLS ON SUBJECT PROPERTY, ACCORDING TO MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAPPING.

**FLOOD STATEMENT:**

THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0417G, DATED JANUARY 20, 2017.

**BASIS OF BEARINGS:**

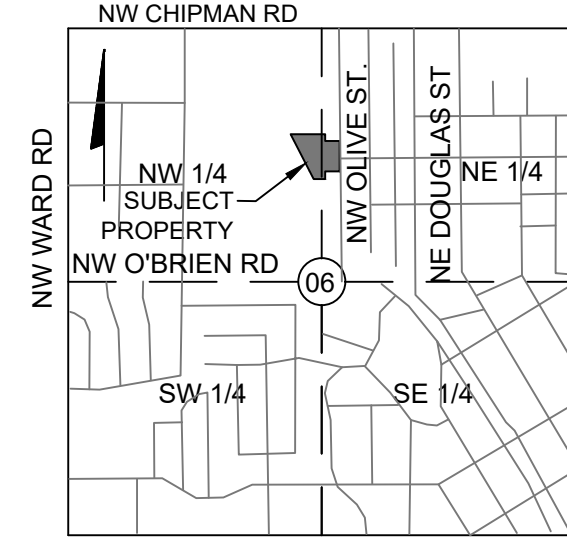
BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

**COMMON AREA:**

TRACT 1 AND ALL COMMON PROPERTY AND COMMON PROPERTY MAINTENANCE PLANS SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 5, DIVISION V OF THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE. THE HOMEOWNERS ASSOCIATION SHALL HAVE OWNERSHIP AND RESPONSIBILITY OF COMMON PROPERTY AND COMMON PROPERTY MAINTENANCE PLAN REVISIONS.

**DRAINAGE NOTE:**

ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE SEQUOIA RESIDENTIAL HOMES ASSOCIATION, IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE SEQUOIA RESIDENTIAL HOMES ASSOCIATION 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.



LOCATION MAP  
SCALE=1"=2000'

SECTION 6

TOWNSHIP 47 RANGE 31

20' S/B\*\* NO BUILDING CAN BE CONSTRUCTED WITH THIS 20' SETBACK