

# FINAL PLAT OF ORCHARD WOODS, LOTS 1-34 AND TRACT A

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH,  
RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

## LEGAL DESCRIPTION

All that part of the Southwest Quarter of Section 9, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described by Phelps Engineering, Inc., CLS-82, on January 17, 2024, for Project 211142, as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 9, said point also being the Southwest plat corner of CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence S 88°11'38" E, along the South line of the Southwest Quarter of said Section 9 and the South plat line of said CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, a distance of 713.71 feet to the Southeast plat corner of said CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL; thence N 2°22'48" E, along the East plat line of said CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, a distance of 769.93 feet to the Point of Beginning; thence continuing N 2°22'48" E, along the East line of said CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL and the East plat line of NORTH 2.5 MILLION GALLON TANK and the East plat line of LAKEWOOD BUSINESS PARK, Lots 33A, AND 34-36, and the East plat line of LAKEWOOD BUSINESS PARK- LOTS 25 THROUGH 33, all platted subdivisions of land in the City of Lee's Summit, Jackson County, Missouri, a distance of 1233.33 feet to a point on the South line of LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence S 88°20'38" E, along the South line of said LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, and the South line of LAKEWOOD BUSINESS ANNEX, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri, a distance of 617.34 feet to a point on the West line of SAVANNAH RIDGE-THIRD PLAT, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence S 2°21'19" W, along the West plat line of said SAVANNAH RIDGE-THIRD PLAT, the West plat line of SAVANNAH RIDGE-FIRST PLAT and the West plat line of SAVANNAH RIDGE- SECOND PLAT, all platted subdivisions of land in the City of Lee's Summit, Jackson County, Missouri, a distance of 675.29 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 9, said point also being the Southwest plat corner of said SAVANNAH RIDGE- SECOND PLAT; thence N 88°16'35" W, a distance of 333.23 feet; thence S 1°48'40" W, a distance of 149.62 feet; thence S 87°38'41" E, a distance of 23.74 feet; thence S 2°21'19" W, a distance of 357.67 feet; thence Westerly along a curve to the left, said curve having an initial tangent bearing of N 78°30'53" W and a radius of 480.00 feet, an arc distance of 320.47 feet to the Point of Beginning, containing 13.1445 acres, more or less, of unplatted land.

## DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: "ORCHARD WOODS, LOTS 1-34 AND TRACT A".

## EASEMENTS

A permanent Easement is hereby granted to the City of Lee's Summit 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 the public use on this plat. Grantor, on behalf of itself, its 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 the request restoration or rights previously transferred and vacation of the easement herein granted.

A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat as "Sanitary Sewer Easement", or S/S/E, or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.

A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace storm sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat as "Drainage Easement", or D/E, or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.

All stormwater conveyance, retention or detention facilities to be located on common property shall be owned and maintained by the property owners in accordance with the "Declaration of Covenants, Conditions, Restrictions and Easements of Orchard Woods". An easement is hereby granted to the owner of Tract A for the purpose of conveying stormwater drainage from Lots. Such easement shall include the right to locate, construct, reconstruct, operate, repair and maintain drainage facilities upon, over, under and along Tract A in a manner that is consistent with the final development plan that is approved by the City for the property on this plat. These stormwater facilities shall be inspected by the responsible property owners 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 landscape vegetation and structural improvements are being maintained in accordance with the Current City of Lee's Summit property Maintenance Code.

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.

Lots 1 and 34 shall have no direct access to NE Orchard Hill Road.

## STREETS NOTE

Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

## DRAINAGE NOTE

Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots, unless specific application is made and approved by the City Engineer.

## TRACT A COMMON AREA

Tract A is hereby reserved as Common Area and shall be maintained by and owned by the designated property owners as set forth in the "Declaration of Covenants, Conditions, Restrictions and Easements of Orchard Woods, Lots 1-34 and Tract A". The Developer's obligations to maintain Tract A shall run with the land and shall be binding upon the Developer's successors and assigns as set forth in the "Declaration of Covenants, Conditions, Restrictions and Easements of Orchard Woods".

## OIL AND GAS WELLS

Missouri Department of Natural Resources, Missouri Geological Survey, GeoSTRAT website indicates there are two wells drilled on this property. ID #095-00155 is shown as a dry hole, Dated 10/27/1938. ID# 0005120 is shown as an exploratory hole, dated 10/28/1938. Phelps Engineering has made a field investigation and found no visible evidence of these wells on the property, as of this date.

## 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 or immediately adjacent property line.

## EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Entres Development, LLC

By: \_\_\_\_\_  
Daniel Villanueva, Member

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Daniel Villanueva, Member of Entres Development, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said city, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

## APPROVALS

This is to certify that the within plat of "ORCHARD WOODS, LOTS 1-34 AND TRACT A" was submitted and duly approved by the Mayor and City Council of the

City of Lee's Summit, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Ordinance No. \_\_\_\_\_

By: \_\_\_\_\_

William A Baird, Mayor

Date

By: \_\_\_\_\_

City Engineer, George M. Binger III, P.E.

Date

By: \_\_\_\_\_

Director of Development Services

Ryan A. Elam, P.E.

Date

By: \_\_\_\_\_

City Clerk, Trisha Fowler Arcuri

Date

By: \_\_\_\_\_

Approved by Jackson County Assessor Mapping

Date

OWNER/DEVELOPER:  
DANIEL VILLANUEVA  
424 N. BROOKTON DRIVE  
LEE'S SUMMIT, MO. 64064

SURVEYOR:  
PHELPS ENGINEERING, INC.  
1270 N. WINCHESTER  
OLATHE, KS 66061  
ATT: SCOTT G. CHRISMAN  
913-393-1155

I HEREBY CERTIFY THAT THIS PLAT OF "ORCHARD WOODS" IS BASED ON A ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY, AND THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED 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 LAND SURVEYING AND PLATING OF SUBDIVISIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE PLAT WAS PREPARED OCTOBER 11, 2022.



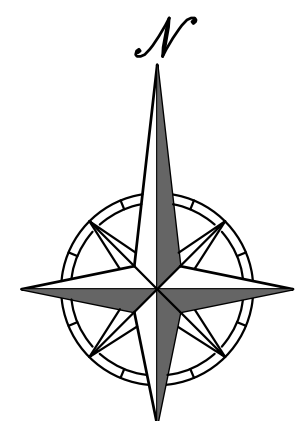
PHELPS ENGINEERING, INC.

PLANNING  
ENGINEERING  
IMPLEMENTATION

1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166

CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION  
MISSOURI  
LAND SURVEYING-2007001128  
ENGINEERING-2007003598



SCALE: 1"=100'

0' 100' 200'

BEARING BASIS: MISSOURI STATE PLANE  
COORDINATE SYSTEM WEST ZONE NAD83

## LEGEND

- DENOTES SET 1/2"x24" REBAR W/HELPS CORP. WOODS-2007001128 PLASTIC CAP
- DENOTES FOUND MONUMENT AS DESCRIBED, ORIGIN UNKNOWN UNLESS DESCRIBED
- U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- D/E DENOTES DRAINAGE EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- (M) DENOTES MEASURED
- (D) DENOTES DEED
- ===== DENOTE PROPOSED 5' SIDEWALK

## MISSOURI STATE PLANE COORDINATE TABLE: (METERS)

POINT NO.	NORTHING	EASTING
①	312734.9145	862943.3965
②	313110.4718	862959.0050
③	313105.0345	863147.0746
④	312747.6625	863038.4116

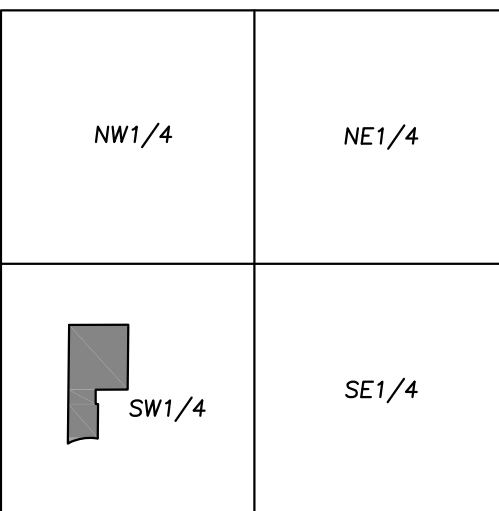
NOTE:  
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, (N METERS) WERE OBTAINED BY GPS OBSERVATION.

## TITLE NOTE

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 0104374 WITH A COMMITMENT DATE FEBRUARY 11, 2022 AT 8:00 A.M. REVISION 2

## FLOOD NOTE

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C04306 AND DATED JANUARY 20, 2017.



VICINITY MAP  
SEC 9-48-31



SCALE: 1"=2000'

POINT OF COMMENCING  
SW COR SW 1/4  
SEC 9-48-31 &  
SW PLAT COR.  
FOUND 1/2" REBAR  
WITH CAP

NE WOODS CHAPEL ROAD  
S88°11'38"E...618.19'

CHURCH AT LAKEWOOD WAY  
AND WOODS CHAPEL  
LOT 1

NE LAKEWOOD WAY

CHURCH AT LAKEWOOD WAY  
AND WOODS CHAPEL  
LOT 1

SEE DETAIL "A"

NE PLAT COR. CHURCH AT LAKEWOOD  
WAY AND WOODS CHAPEL &  
SE PLAT COR. NORTH 2.5  
MILLION GALLON TANK  
FOUND 1/2" REBAR

POINT NO. 1

POINT NO. 2

POINT NO. 3

POINT NO. 4

POINT NO. 5

POINT NO. 6

POINT NO. 7

POINT NO. 8

POINT NO. 9

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