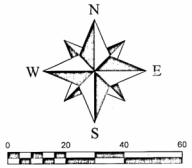
2024 E 00 26958 5.02.2024

Minor Plat
THE TOWNHOMES OF CHAPEL RIDGE
Lots 17-A, 17-B & 17-C

A Replat of Lot 17, The Townhomes of Chapel Ridge-2nd Plat
Section 8, Township 48, Range 31
Lee's Summit, Jackson County, Missouri



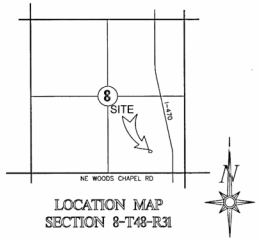
LEGEND

These standard symbols will be found in the drawing.

- ◎ Found Survey Monument (As Noted)
- ● Set ½" Bar and Cap (2005008319-D)
- Ⓔ State Plane Coordinate Identification
- U/E Utility Easement
- BL Building Line
- (###) Address

PREPARED FOR:

KEVIN HIGDON CONSTRUCTION, LLC
PO BOX 847
LEE'S SUMMIT, MO 64063



LOCATION MAP
SECTION 8-T48-R31

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of The Townhomes of Chapel Ridge - 2nd Plat, Document No. 2021E0047487

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). No Title report was furnished.

4). Bearings shown hereon are based upon bearings described on the Final Plat of The Townhomes of Chapel Ridge - 2nd Plat, Document No. 2021E0047487

5). Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-136 (Meters)

6). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

7). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground and or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

PLAT BOUNDARY DESCRIPTION

All of Lot 17, The Townhomes of Chapel Ridge - 2nd Plat, as recorded in the Office of the Recorder, Jackson County, Missouri, as Document No. 2021E0047487. Containing 0.41 acres more or less

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNED SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"THE TOWNHOMES OF CHAPEL RIDGE, LOTS 17-A, 17-B & 17-C"

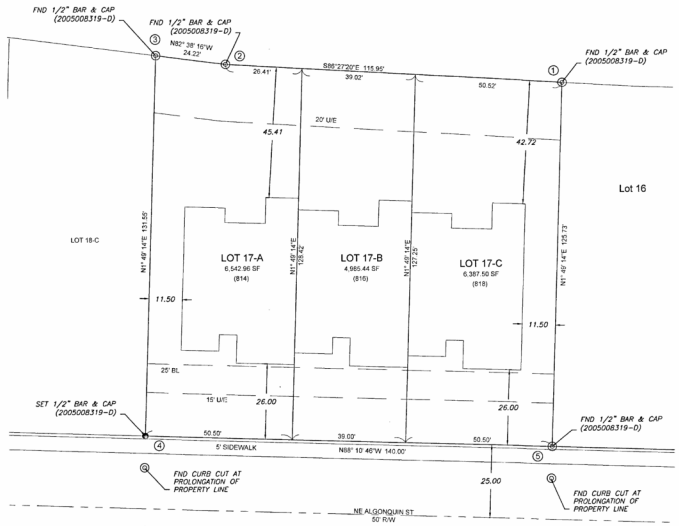
EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND 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 HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

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 LINE.

OIL - GAS WELLS:
THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

FLOODPLAIN:
ACCORDING TO FIRM MAP 29095C0430G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DRAINAGE NOTE:
THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.



Missouri State Plane Coordinate System
1983, Missouri West Zone
Reference Monument: JA-134
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	312818.753	862193.807
2	312820.938	862158.533
3	312821.883	862151.211
4	312781.808	862149.940
5	312780.451	862192.588
JA-134	312470.096	862368.275

Coordinates Shown in Meters

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF THE TOWNHOMES OF CHAPEL RIDGE, LOTS 17-A, 17-B & 17-C, 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 Josh Johnson 4-30-24
Josh Johnson, AICP, Director of Development Services, Date

By
Trisha Fowler Arcuri, City Clerk, Date

By George M Binger III 4-26-2024
George M Binger, III P.E., City Engineer, Date

IN TESTIMONY THEREOF:
KEVIN HIGDON CONSTRUCTION, LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS 15th DAY OF April 2024.

KEVIN HIGDON - MANAGING MEMBER

NOTARY CERTIFICATION
STATE OF MISSOURI)
)SS
COUNTY OF LAFAYETTE)

ON THIS 15 DAY OF April 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, KEVIN HIGDON, MANAGING MEMBER OF KEVIN HIGDON CONSTRUCTION, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES 9-22-24

APPROVED BY JACKSON COUNTY ASSESSOR:

By Matthew S. Mugan
Date 05/06/2024

PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "The Townhomes of Chapel Ridge, Lots 17-A, 17-B & 17-C", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and platting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

Matthew J. Schlicht Date: 4/25/2024
Matthew J. Schlicht, MO PLS 2012000112
Engineering Solutions, LLC LS-2005008139-D

REVISIONS

DATE	

Minor Plat
The Townhomes of Chapel Ridge, Lots 17-A-C
Replat of Lot 17, The Townhomes of Chapel Ridge 2nd Plat
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	8	48	31	Jackson	CHAPEL RIDGE 17
	DRAWN BY	SCALE			DATE OF PREPARATION
	M. Schlicht, PLS, PE	1"=20'			March 19, 2024

PROFESSIONAL SEAL
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
LS-2012000112
PROFESSIONAL LAND SURVEYOR

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P(816) 623-0888 F(816)623-9849