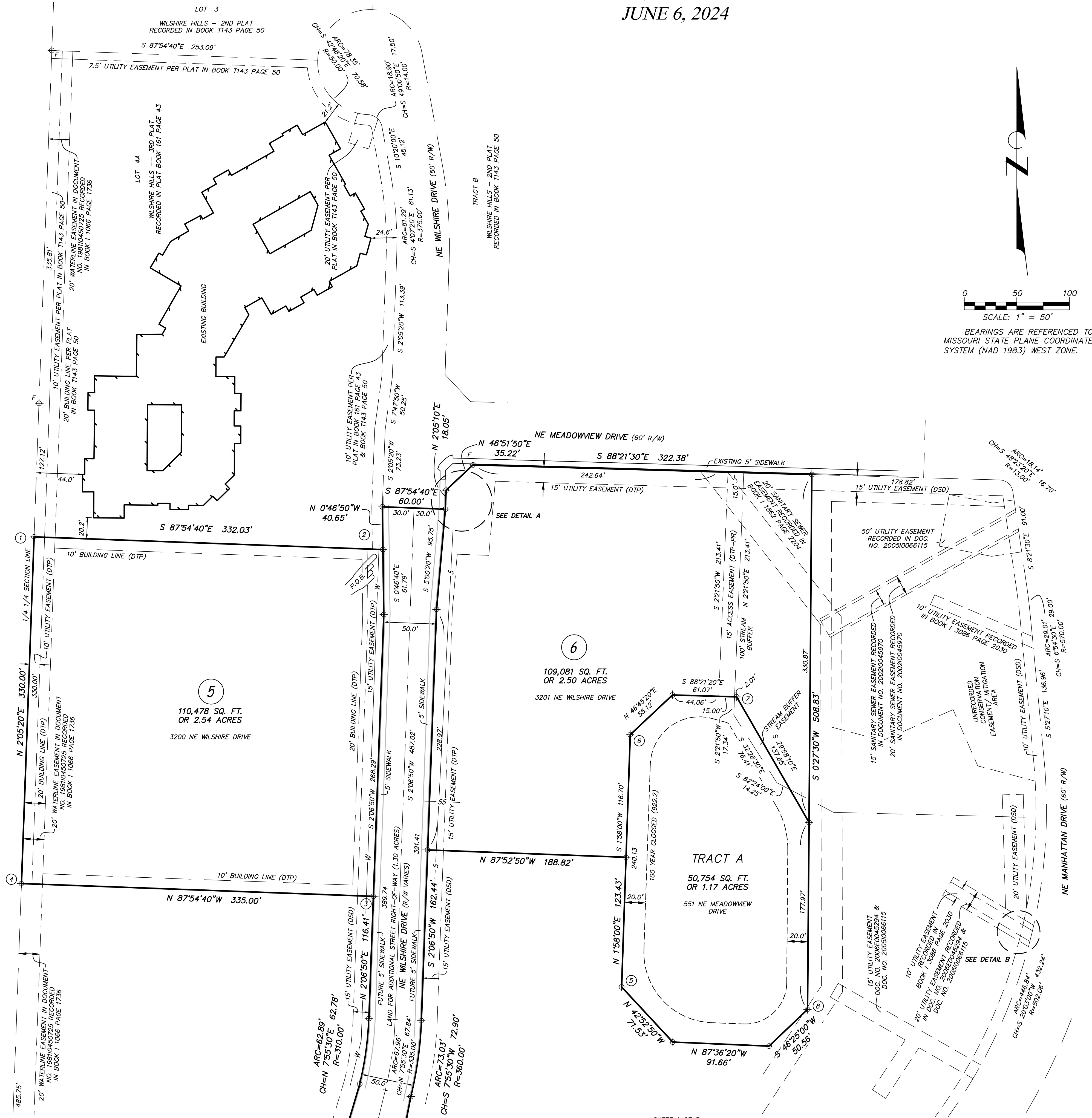


WILSHIRE HILLS - 4TH PLAT, LOT 5, LOT 6 & TRACT A

FINAL PLAT
JUNE 6, 2024

RECORDER'S STAMP

FOR UTILITY & EASEMENT REVIEW ONLY



MONUMENT LEGEND

- | | |
|--------|--|
| ⊕ | IRON |
| ◆DH | DRILL HOLE |
| F | FOUND |
| DTP | DEDICATED THIS PLAT - CITY/PUBLIC |
| DTP-PR | DEDICATED THIS PLAT - PRIVATE |
| DSD | DEDICATED BY SEPARATE DOCUMENT |
| DSD-PR | DEDICATED BY SEPARATE DOCUMENT - 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, LOT 6 & TRACT A, 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

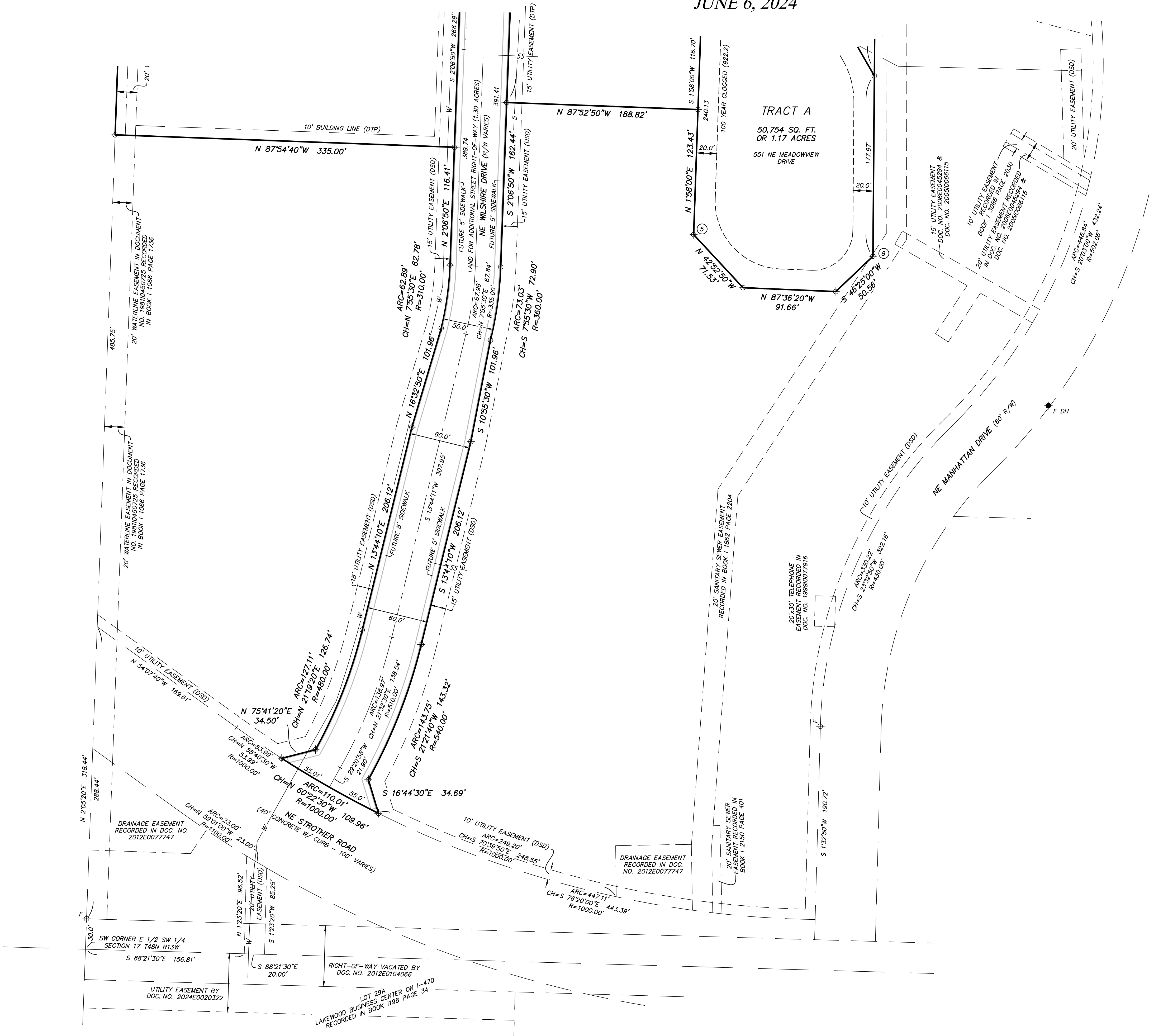
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FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

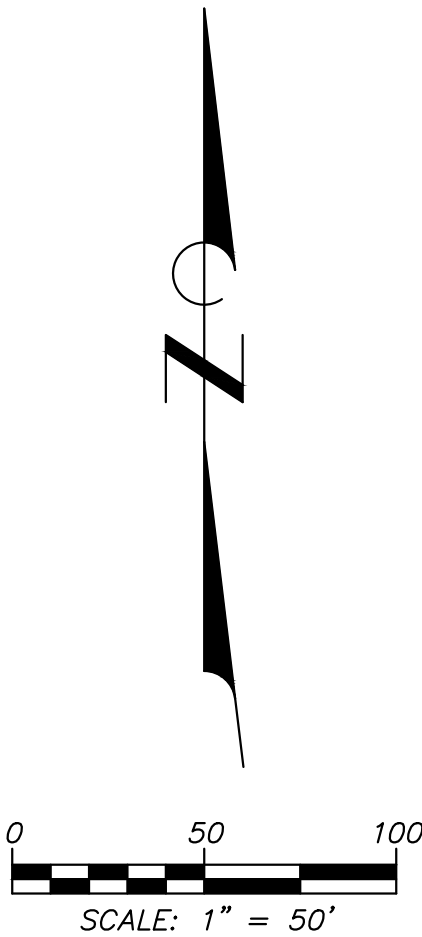
WILSHIRE HILLS - 4TH PLAT
SW 1/4 SECTION 17 T48N R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WILSHIRE HILLS - 4TH PLAT, LOT 5, LOT 6 & TRACT A

FINAL PLAT
JUNE 6, 2024



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

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BY _____ DATE _____
WILLIAM A. BAIRD
MAYOR

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

BY _____ DATE _____
JOSH JOHNSON, AICP
DIRECTOR OF DEVELOPMENT SERVICES

BY _____ DATE _____
CYNDA RADER
PLANNING COMMISSION SECRETARY

BY _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED BY JACKSON COUNTY ASSESSOR

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

WILSHIRE HILLS - 4TH PLAT, LOT 5, LOT 6 & TRACT A

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BY WILLIAM A. BAIRD
MAYOR DATE

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

BY JOSH JOHNSON, AICP
DIRECTOR OF DEVELOPMENT SERVICES DATE

BY CYNDA RADER
PLANNING COMMISSION SECRETARY DATE

BY TRISHA FOWLER ARCURI
CITY CLERK DATE

APPROVED BY JACKSON COUNTY ASSESSOR

BY

DATE

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

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 EAST LINE OF SAID LOT, N 0°46'40"W 40.65 FEET; THENCE LEAVING SAID LINE, S 87°54'40"E 60.00 FEET TO THE EASTERLY RIGHT--OF--WAY LINE 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 TO THE SOUTHERLY RIGHT--OF--WAY LINE OF NE MEADOWVIEW DRIVE; THENCE ALONG SAID LINE, S 88°21'30"E 322.38 FEET; THENCE LEAVING SAID LINE, S 0°27'30"W 508.83 FEET; THENCE S 46°25'00"W 50.56 FEET; THENCE N 87°36'20"W 91.66 FEET; THENCE N 42°52'50"W 71.53 FEET; THENCE N 1°58'00"E 123.43 FEET; THENCE N 87°52'50"W 188.82 FEET; THENCE S 2°06'50"W 162.44 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A DISTANCE OF 73.03 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, HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 143.75 FEET, THE CHORD BEING S 21°21'40"W 143.32 FEET; THENCE S 16°44'30"E 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, HAVING A RADIUS OF 1000.00 FEET, A DISTANCE OF 110.01 FEET, THE CHORD BEING N 60°22'30"W 109.96 FEET; THENCE LEAVING SAID LINE, N 75°41'20"E 34.50 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A DISTANCE OF 127.11 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"E 101.96 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, A DISTANCE OF 62.89 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 SECTION LINE AND ALONG THE SOUTH LINE OF SAID LOT 4A, S 87°54'40"E 332.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.51 ACRES.

THIS TRACT IS SUBJECT TO A WATERLINE EASEMENT RECORDED IN BOOK 1 1066 PAGE 1736, DOCUMENT NO. 1981I0450725 AND A 20 FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 1 1862 PAGE 2204.

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

ENGINEERING SURVEYS & SERVICES
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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

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.
- TRACT A OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL STORMWATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OF WILSHIRE HILLS ECR. PRIOR TO THE RECORDING OF THE PLAT OR CONVEYANCE OF ANY OWNERSHIP INTEREST IN THIS PROPERTY, SUBDIVIDER SHALL RECORD COVENANTS THAT ARE REVIEWED AND APPROVED BY THE CITY WHICH COMPLY WITH SECTION 4.290 OF THE UDO, AS APPLICABLE TO THIS PROPERTY AND TRACT A. 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 A 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, LOT 6 & TRACT A.

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, LOT 6 & TRACT A AND THEIR SUCCESSORS AND ASSIGNS.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNER HAS HEREUNTO SET HIS HAND

THIS ____ DAY OF _____, 2024.

JEFFREY E. SMITH INVESTMENT CO., L.C.

BY: WILL MARKEL, VICE PRESIDENT

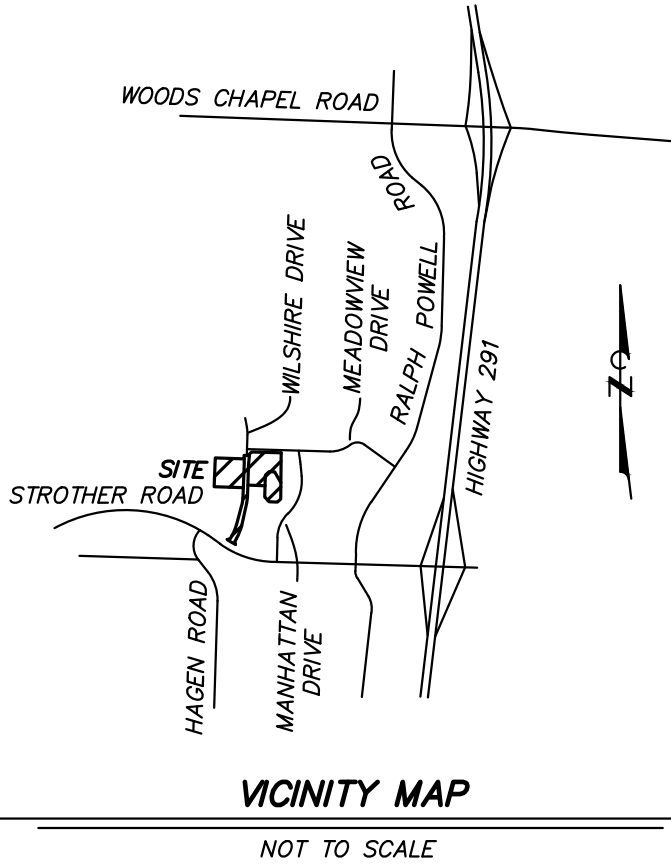
STATE OF } SS
COUNTY OF

ON THIS ____ DAY OF _____, 2024 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.

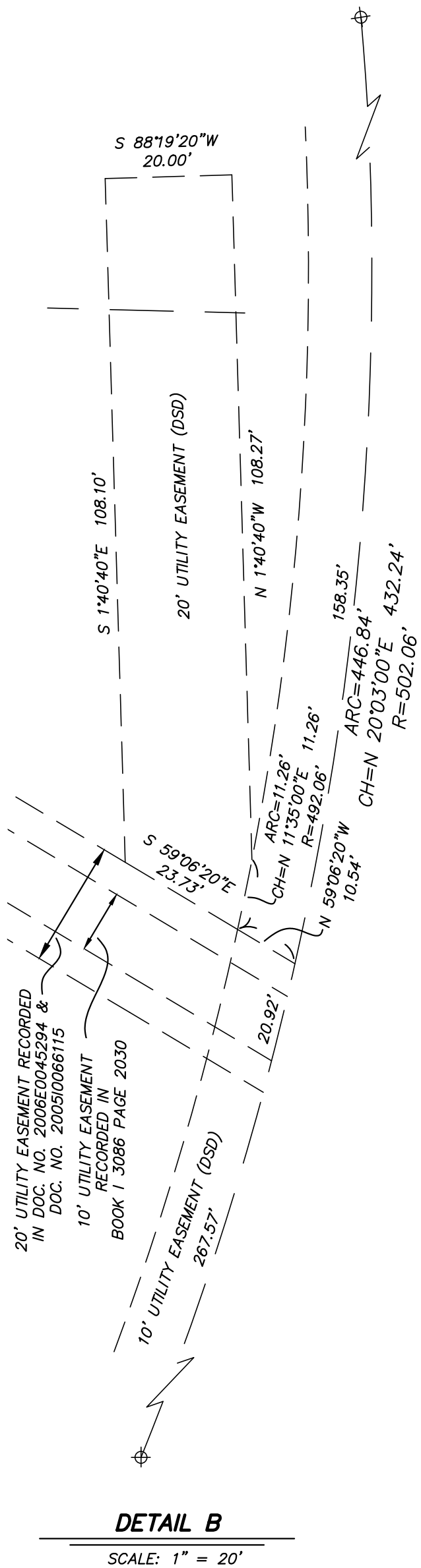
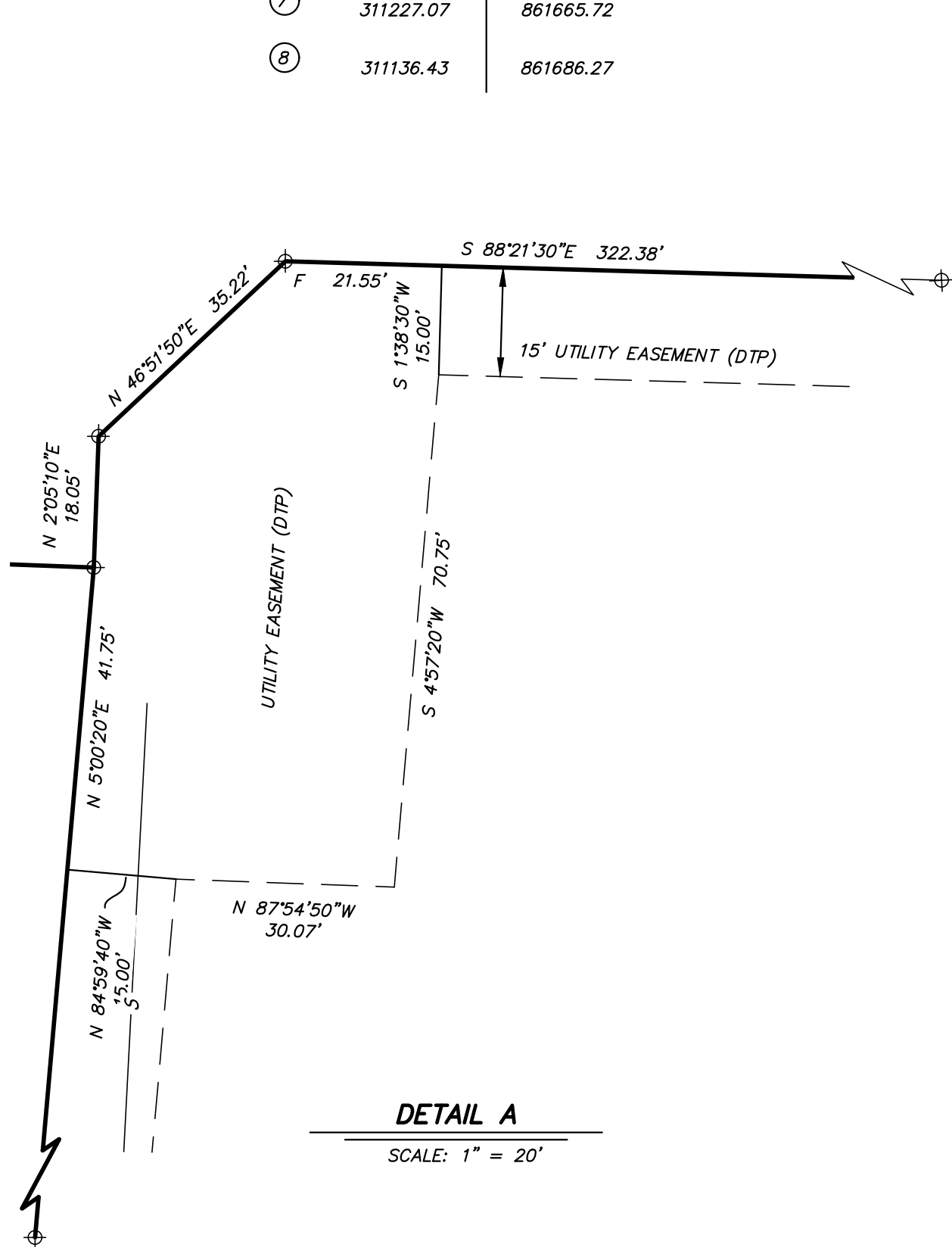
MY TERM EXPIRES _____

_____, NOTARY PUBLIC



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	311142.95	861632.36
⑥	311216.10	861634.87
⑦	311227.07	861665.72
⑧	311136.43	861686.27



DETAIL B

SCALE: 1" = 20'