

PLAT BOUNDARY DESCRIPTION

A tract of land being located in Section 8, Township 48 North, Range 31 West being more particularly described as follows:

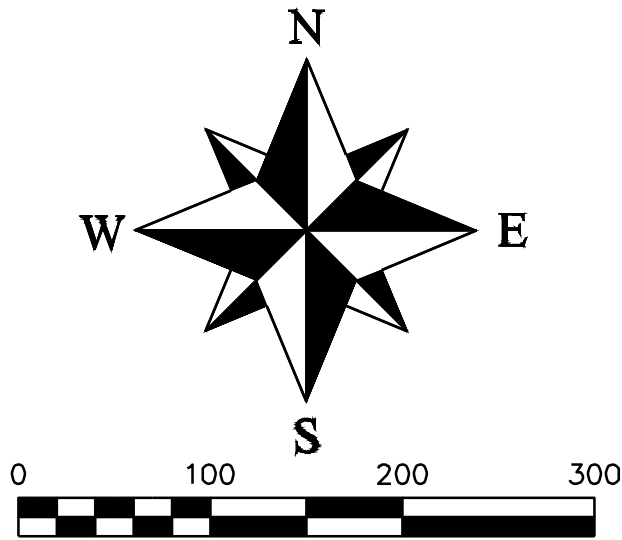
Beginning at the Northeast corner of Lot 15, The Estates of Chapel Ridge 1st Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence South 88° 14' 10" East, a distance of 270.00 feet; thence South 01° 45' 08" West, a distance of 130.54 feet; thence South 17° 50' 50" West, a distance of 26.02 feet; thence South 01° 45' 08" West, a distance of 24.84 feet; thence along a curve to the left tangent to the preceding course and having a radius of 300.00 feet, an arc distance of 215.95 feet; thence South 39° 29' 31" East, a distance of 92.79 feet; thence along a curve to the right tangent to the preceding course and having a radius of 200.00 feet, an arc distance of 194.90 feet; thence along a reverse curve having a radius of 575.00 feet, an arc distance of 15.27 feet; thence North 75° 10' 52" West, a distance of 25.00 feet; thence along a curve to the left having an initial tangent bearing of South 14° 49' 01" West and a radius of 600.00 feet, an arc distance of 24.96 feet; thence North 77° 33' 53" West, a distance of 133.84 feet; thence North 18° 32' 00" East, a distance of 70.62 feet; North 40° 03' 36" West, a distance of 70.27 feet; thence North 64° 01' 33" West, a distance of 96.13 feet; thence North 43° 27' 11" West, a distance of 90.00 feet; thence North 21° 35' 06" West, a distance of 135.47 feet; thence North 1° 45' 08" East, a distance of 161.19 feet; thence North 88° 14' 52" West, a distance of 45.25 feet; thence North 1° 45' 08" East, a distance of 130.59 feet, returning to the Point of Beginning.

SURVEY AND PLAT NOTES:

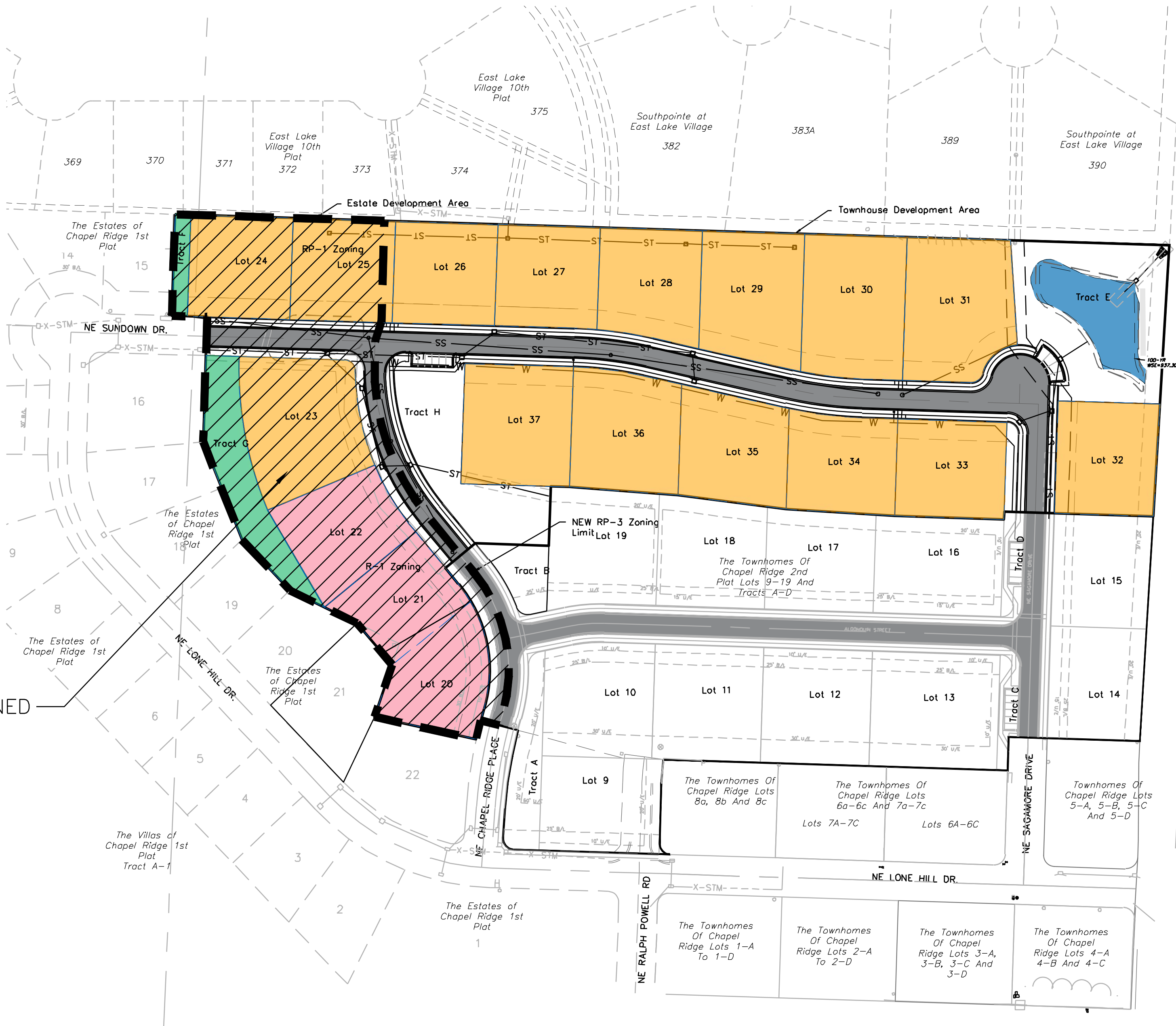
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X). AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

LEGEND

These standard symbols will be found in the drawing.

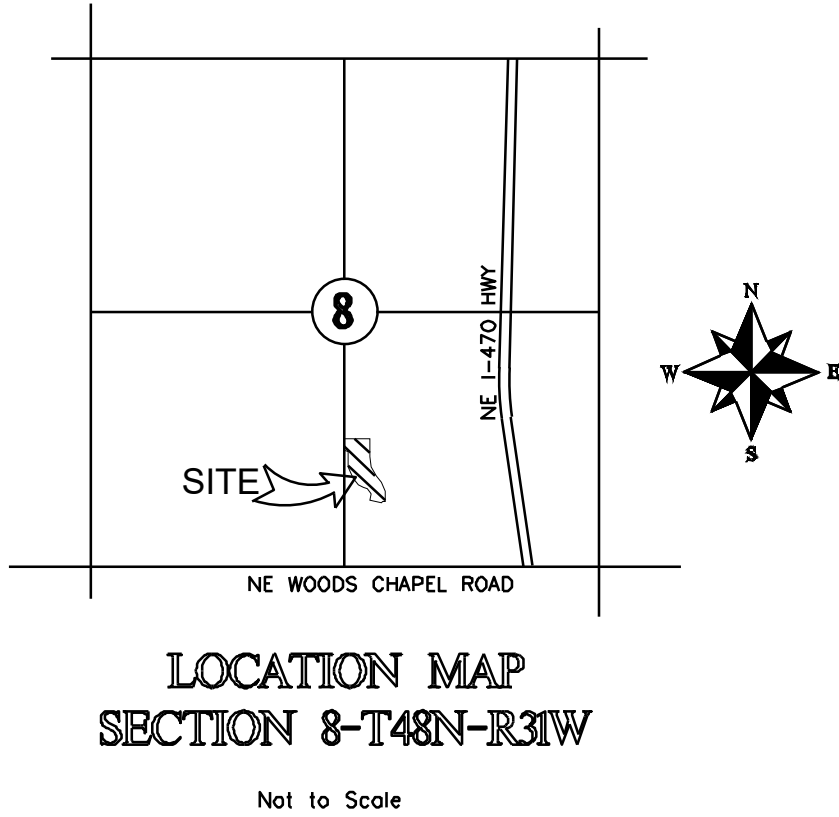


- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)
- ① Exception Document Location
- X — X — Existing Fence Line - Chain Link
- X-W/M — Existing Water Line
- X-SAN — Existing Sanitary Sewer Main
- X-ST — Existing Storm Sewer
- GAS — Existing Gas Line
- UT — Existing Underground Telephone
- e — Existing Underground Electric
- ST — ST — Proposed Storm Sewer
- SS — SS — Proposed Sanitary Sewer
- W — W — Proposed 8" D.I.P. Water



AREA TO BE REZONED
TO RP-3
149,371.57
3.43 ACRES

Preliminary Development Plan
THE TOWNHOMES OF CHAPEL RIDGE -2ND PLAT
LOTS 20 THRU 25 & TRACTS F-G
Section 8, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

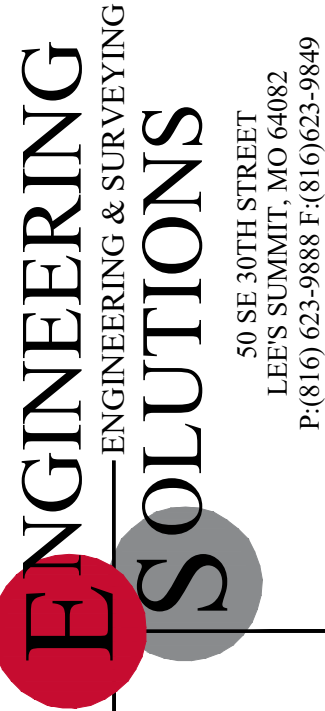


UTILITIES:
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

- SURVEYOR'S GENERAL NOTES:**
- This survey is based upon the following information provided by the client or researched by this surveyor.
 - Final Plat of The Estates of Chapel Ridge 1st Plat
 - Final Plat of The Townhomes of Chapel Ridge 1st Plat
 - Final Plat of The Villas of Chapel Ridge 1st Plat
 - Final Plat of East Lake Village 2nd Plat
 - Final Plat of East Lake Village 10th Plat
 - Final Plat of Fairfield Green

- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished
- Bearings shown hereon are based upon bearings described in the legal description
- 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. Dig Rite Ticket #150071203, 150071179, 150071171
- 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 of underground 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.

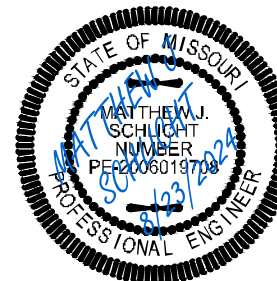


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE TOWNHOMES OF CHAPEL RIDGE -2ND PLAT
LOTS 20 THRU 25 & TRACTS F-G
Section 8, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Project:
VILLAS OF CHAPEL
RIDGE LSMD
Issue Date:
August 23, 2024

OVERALL SITE PLAN
Preliminary Development Plans for:
THE TOWNHOMES OF CHAPEL RIDGE -2ND PLAT
LOTS 20 THRU 25 & TRACTS F-G
Lee's Summit, Jackson County, Missouri



Matthew J. Schlacht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS