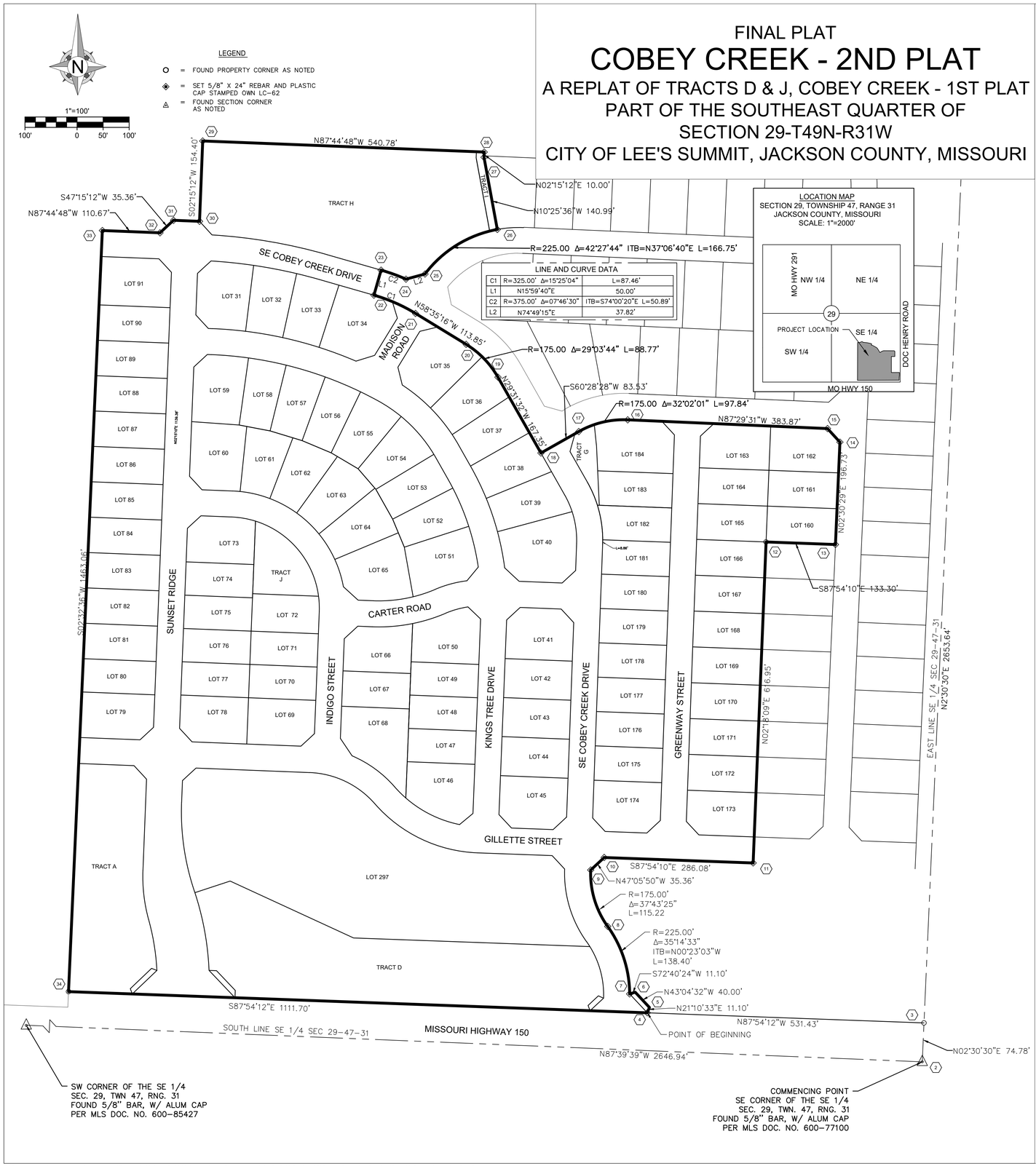
FINAL PLAT

COBEY CREEK - 2ND PLAT

A REPLAT OF TRACTS D & J, COBEY CREEK - 1ST PLAT
PART OF THE SOUTHEAST QUARTER OF
SECTION 29-T49N-R31W
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LINE AND CURVE DATA		
C1	R=325.00' Δ=15°25'04"	L=87.46'
L1	N15°59'40"E	50.00'
C2	R=375.00' Δ=07°46'30"	ITB=S74°00'20"E L=50.89'
L2	N74°49'15"E	37.82'

LAND DESCRIPTION

All that part of the Southeast Quarter of Section 29, Township 47, Range 31 and all of Tracts "D" & "J" Cobey Creek – 1st Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri more particularly described as follows: Commencing at the southeast corner of said Southeast Quarter of Section 29, thence with the east line of said Southeast Quarter of Section 29, North 02 degrees 30 minutes 30 seconds East, a distance of 74.78 feet to a point on the north right-of-way line of Missouri Highway 150; thence North 87 degrees 54 minutes 12 seconds West, with the north right-of-way line of Missouri Highway 150, a distance of 531.43 feet to the point of beginning; thence North 21 degrees 10 minutes 33 seconds East, a distance of 11.10 feet; thence North 43 degrees 04 minutes 32 seconds West, a distance of 40.00 feet; thence South 72 degrees 40 minutes 24 seconds West, a distance of 11.10 feet to a point on the east right-of-way line of SE Cobey Creek Drive; thence with the east right-of-way line of SE Cobey Creek Drive on a curve to the left having a radius of 225.00 feet, a central angle of 35 degrees 13 minutes 43 seconds, with an initial tangent bearing of North 00 degrees 23 minutes 03 seconds West, an arc distance of 138.40 feet to a point of reverse curvature; thence on a curve to the right continuing with the east right-of-way line of SE Cobey Creek Drive, said curve having a radius of 175.00 feet, a central angle of 37 degrees 43 minutes 25 seconds, an arc distance of 115.22 feet to a point on the south right-of-way line of SE Gillette Street; thence North 47 degrees 05 minutes 50 seconds East, with the south right-of-way line of SE Gillette Street, a distance of 35.36 feet; thence South 87 degrees 54 minutes 10 seconds East, with the south right-of-way line of SE Gillette Street, a distance of 286.08 feet thence North 02 degrees 18 minutes 09 seconds East, with the west line of Lots 152 through 159, and their southerly prolongation, a distance of 616.95 feet to the northwest corner of said Lot 159; thence with the north line of said Lot 159, South 87 degrees 54 minutes 10 seconds East, a distance of 133.30 feet to a point on the west right-of-way line of SE Corbin Drive; thence with the west right-of-way line of SE Corbin Drive, North 02 degrees 30 minutes 29 seconds East, a distance of 196.73 feet; thence with the west right-of-way line of SE Corbin Drive, North 42 degrees 29 minutes 31 seconds West, a distance of 35.36 feet to a point on the south right-of-way line of SE David Road; thence with the south right-of-way line of SE David Road, North 87 degrees 29 minutes 31 seconds West, a distance of 383.87 feet; thence on a curve to the left, with the south right-of-way line of SE David Road, having a radius of 175.00 feet, a central angle of 32 degrees 02 minutes 01 second, an arc distance of 97.84 feet; thence with the south right-of-way line of SE David Road, South 60 degrees 28 minutes 28 seconds West, a distance of 83.53 feet to a point on the west right-of-way line of SE Cobey Creek Drive; thence with the west right-of-way line of SE Cobey Creek Drive, North 29 degrees 31 minutes 32 seconds West, a distance of 167.35 feet; thence on a curve to the left, with the west right-of-way line of SE Cobey Creek Drive, having a radius of 175.00 feet, a central angle of 29 degrees 03 minutes 44 seconds, an arc distance of 88.77 feet; thence with the west right-of-way line of SE Cobey Creek Drive, North 58 degrees 35 minutes 16 seconds West, a distance of 113.85 feet; thence on a curve to the left, with the south right-of-way line of SE Cobey Creek Drive, having a radius of 325.00 feet, a central angle of 15 degrees 25 minutes 04 seconds, an arc distance of 87.46 feet; thence North 15 degrees 59 minutes 40 seconds East, a distance of 50.00 feet to a point on the north right-of-way line of SE Cobey Creek Drive; thence on a curve to the right, with the north right-of-way line of SE Cobey Creek Drive, having a radius of 375.00 feet, a central angle of 07 degrees 46 minutes 30 seconds, an initial tangent bearing of South 74 degrees 00 minutes 20 seconds East, an arc distance of 50.89 feet; thence North 74 degrees 49 minutes 15 seconds East, a distance of 37.82 feet to a point of curvature; thence on a curve to the right, having a radius of 225.00 feet, a central angle of 42 degrees 27 minutes 44 seconds, an initial tangent bearing of North 37 degrees 06 minutes 40 seconds East, an arc distance of 166.75 feet; thence North 10 degrees 25 minutes 36 seconds West, a distance of 140.99 feet; thence North 02 degrees 15 minutes 12 seconds East, a distance of 10.00 feet; thence North 87 degrees 44 minutes 48 seconds West, a distance of 540.78 feet; thence South 02 degrees 15 minutes 12 seconds West, a distance of 154.40 feet; thence North 87 degrees 44 minutes 48 seconds West, a distance of 50.00 feet; thence South 47 degrees 15 minutes 12 seconds West, a distance of 35.36 feet; thence North 87 degrees 44 minutes 48 seconds West, a distance of 110.67 feet; thence South 02 degrees 32 minutes 36 seconds West, a distance of 1463.06 feet to a point on the north right-of-way line of Missouri Highway 150; thence South 87 degrees 54 minutes 12 seconds East, a distance of 1111.70 feet to the point of beginning. The above described tract contains 1,745,473 square feet or 40.07 acres.

SURVEYOR'S GENERAL NOTES

Bearings & coordinates shown are based on the Missouri State Plane Coordinate System of 1983, West Zone (NSRS 2011).

This survey meets or exceeds the accuracy standards of an urban class survey as defined by the Missouri Standards for Property Boundary Surveys (20 CSR 2030-16.040).

Plat boundary corners will be monumented with 5/8" x 24" rebar with caps stamped LC-62.

All lots, parcels and properties in this subdivision shall be subject to the declaration of restrictions for Cobey Creek as filed in the Office of the Recorder of Deeds in Jackson County, Missouri.

The subject property lies in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map 2901740551G, revised January 20, 2017.

DEDICATION

The undersigned owner(s) of the property described herein has/have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as Cobey Creek 2ND Plat.

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, 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 public use on this plat. 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 storm sewer, upon over or under the areas outlined or designated as drainage easements (D/E).

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.

STREETS

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

MASTER DRAINAGE PLAN

Individual lot owners shall not change or obstruct the flow path on lots, as shown on the Master Drainage Plan for Cobey Creek 2nd Plat, unless specific application is made and approved by the City Engineer.

Track K is to be used as a storm water detention facility.

BUILDING SETBACK 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.

COMMON AREA

Tracts A, B and K are storm water detention tracts to be owned and maintained by the Cobey Creek homes association. Tract C, D, E, F, G, H, I and J are to be used as private open space, owned and maintained by the Cobey Creek homes association

OIL AND GAS WELLS

No abandoned oil or gas wells have been identified within the property limits of the proposed construction activities, per the Missouri Department of Natural Resources (MDNR) permitted oil and gas database, dated June 2, 2020.

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the Cobey Creek Homes Association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions filed simultaneously with this plat. These stormwater detention facilities shall be inspected by the Cobey Creek 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.

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.

In testimony whereof, the undersigned owners have hereunto set their hands this _____ day of _____, 2024.

Brad Kempf, Member
Clayton Properties Group, Inc.

State of Missouri

County of Jackson

on this _____ day of _____, 2024, before me personally appeared Brad Kempf, Member, Clayton Properties Group, Inc., to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. in witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in said county and state the date and year last written above.

Notary Public _____ my commission expires: _____

This is to certify that the within plat of Cobey Creek – 2nd Plat was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of_____, 2024, by Ordinance No._____.

William A. Baird – Mayor Date

Trisha Fowler Arcuri – City Clerk Date

Cynda Rader – Planning Commission Secretary Date

Ryan A. Elam, P.E. – Director of Development Services Date

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

Vincent E. Brice – Jackson County Assessor Date

CERTIFICATION

I hereby certify that the plat of Cobey Creek – 2nd Plat is based on an actual survey by me and is subdivided as shown hereon and that said survey meets or exceeds the current standards for property boundary surveys as established by the Missouri Board for Architects,Professional Engineers and Land Surveyors and the Department of Agriculture, Division of Land Surveys. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Samuel J. DePriest, MO PLS 2013000041
Anderson Engineering, Inc., LC-62

SURVEYOR
OWN, Inc
8455 College Boulevard
Overland Park, KS 66210

DEVELOPER
Summit Homes
120 SE 30TH Street,
Lee's Summit, MO 64082

OWNER
Clayton Properties Group, Inc.
DBA Summit Homes
120 SE 30th Street
Lee's Summit, MO 64082

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Engineering beyond.™
8455 College Boulevard
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816.777.0400
weareown.com
FORMERLY ANDERSON ENGINEERING

COBEY CREEK 2ND PLAT

JACKSON COUNTY
LEES SUMMIT, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24KC10002
DRAWN BY: AS
CHECK BY: SD
ISSUED DATE: 0X/XX/2024

ISSUED BY: SAMUEL J. DEPRIEST
LICENSE NO: PLS No. # 2013000041

A licensed Missouri
Surveying Corporation
COA# 00062

SHEET TITLE

FINAL PLAT

SHEET NUMBER

G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\02 SURVEY\DRAWINGS\Cobey Creek 2nd Plat\21KC10060 Cobey Creek 2nd Plat Revised 11.15.2024.dwg

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2 OF 4

G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\02 SURVEY\DRAWINGS\Cobey Creek 2nd Plat\21KC10060 Cobey Creek 2nd Plat Revised 11.15.2024.dwg

SUNSET RIDGE
INDIGO STREET
KINGS TREE DRIVE
SE COBEY CREEK DRIVE
GREENWAY STREET
CARTER ROAD
GILLETTE STREET
MISSOURI HIGHWAY 150
TRACT A
1.39 AC
TRACT D
107,025 SQ. FT.
LOT 297
162.964 SQ. FT.
TRACT J
12,334
SQ. FT.
SEE DETAIL "A"
SEE DETAIL "B"
POINT OF BEGINNING
N87°54'12"W 531.43'
N87°54'10"W 286.08'
N47°05'50"E 35.36'
N02°05'50"E 0.26'
N02°05'50"E 7.07'
682.00'
92.44'
51.28'
33.95'
S02°23'03"E
N02°18'09"E 616.95'
N02°05'50"E 815.77'
S02°32'36"W 1463.06'
N02°15'12"E 1139.38'
S87°44'48"E 443.60'
S87°44'48"E 115.60'
S87°44'48"E 109.14'
N87°44'48"W 196.35'
N87°44'48"W 78.01'
S87°44'48"E 29.40'
S02°15'12"W 96.07'
S02°15'12"W 171.22'
S02°15'12"W 433.68'
S02°05'50"E 625.74'
473.67'
S87°54'10"E
453.92'
S65°14'47"E
260.87'
N71°50'29"E
71.19'
143.04'
193.04'
218.37'
L=224.93'
L=142.86'
L=103.71'
L=11.51'
L=115.22'
R=225.00' Δ=35°14'33" L=138.49'
R=175.00' Δ=37°43'25"
R=200.00' Δ=37°43'25"
R=510.00' Δ=37°46'14"
R=200.00' Δ=90°00'00"
L=314.16'
R=300.00' Δ=25°23'03"
L=132.91'
R=200.00' Δ=25°23'03"
L=88.61'
R=200.00' Δ=45°42'31"
L=163.04'
R=250.00' Δ=48°51'52"
L=204.48'
R=475.00' Δ=20°49'38"
L=172.64'
R=550.00' Δ=19°36'43"
L=174.57'
R=31.00' Δ=74°42'26"
L=96.17'
R=450.00' Δ=20°42'40"
L=162.68'
R=550.00' Δ=18°49'27"
L=180.73'
R=550.00' Δ=20°42'40"
L=198.82'
R=200.00' Δ=45°42'31"
L=163.04'
R=200.00' Δ=45°42'31"
L=163.04'
R=200.00' Δ=90°00'00"
L=314.16'
R=510.00' Δ=37°46'14"
L=335.98'
R=200.00' Δ=37°43'25"
L=131.65'
R=200.00' Δ=90°00'00"
L=314.16'
R=200.00' Δ=90°00'00"
L=314.16'
R=200.00' Δ=45°42'31"
L=163.04'
R=200.00' Δ=45°42'31"
L=163.04'
R=200.00' Δ=45°42'31"
L=163.04

This is to certify that the within plat of Cobey Creek – 2nd Plat was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of_____, 2024, by Ordinance No._____.

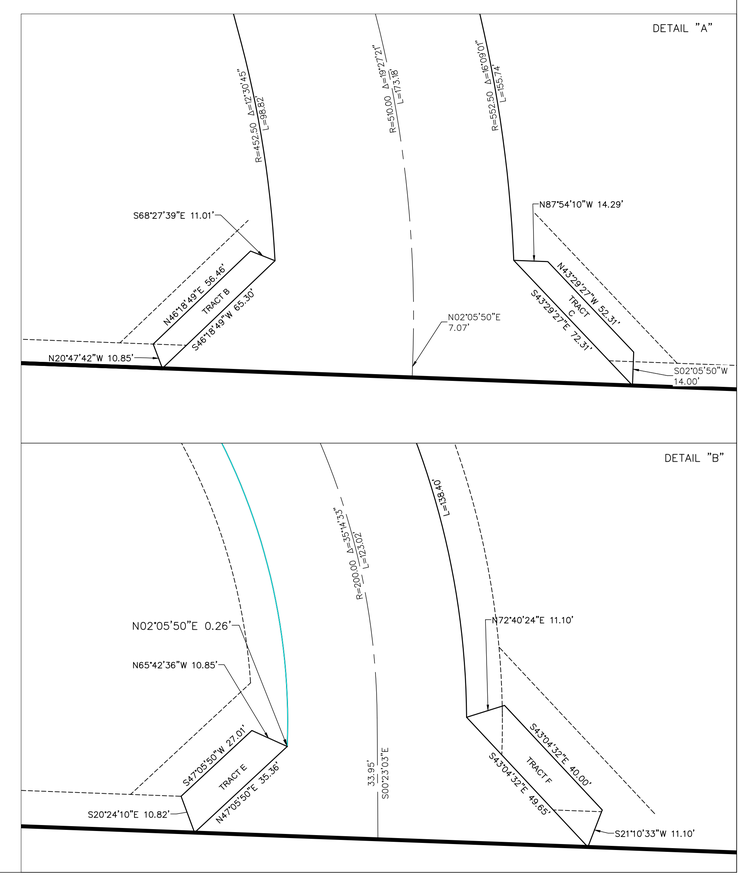
MISSOURI STATE PLANE COORDINATE TRAVERSE

STATION	NORTHING	EASTING	
1	300640.584	860945.139	JA-46
2	298036.783	862043.183	
3	298059.552	862044.181	
4	298065.478	861882.325	POINT OF BEGINNING
5	298068.633	861883.546	
6	298077.539	861875.222	
7	298076.532	861871.991	
8	298116.016	861859.158	
9	298149.035	861849.211	
10	298156.370	861857.104	
11	298153.179	861944.234	
12	298341.055	861951.788	
13	298339.568	861992.385	
14	298399.468	861995.009	
15	298407.413	861987.730	
16	298412.533	861870.849	

STATION	NORTHING	EASTING	
17	298405.658	861842.232	
18	298393.112	861820.080	
19	298437.492	861794.945	
20	298456.726	861776.334	
21	298474.810	861746.722	
22	298485.492	861722.391	
23	298500.141	861726.589	
24	298494.871	861741.163	
25	298497.889	861752.286	
26	298523.955	861794.560	
27	298566.215	861786.784	
28	298569.260	861786.903	
29	298575.740	861622.218	
30	298528.720	861620.368	
31	298529.319	861605.141	
32	298522.005	861597.228	
33	298523.331	861563.525	
34	298077.875	861543.740	

AREA USAGE TABLE

	SQUARE FEET	ACRES	USE
TRACTS A–J	298,891	6.86	DETENTION
LOTS 31–50 & 171–192	884,503	20.31	RESIDENTIAL
LOT 297	162,964	3.74	COMMERCIAL
RIGHT–OF–WAY	399,115	9.16	
TOTAL	1,745,473	40.07	



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