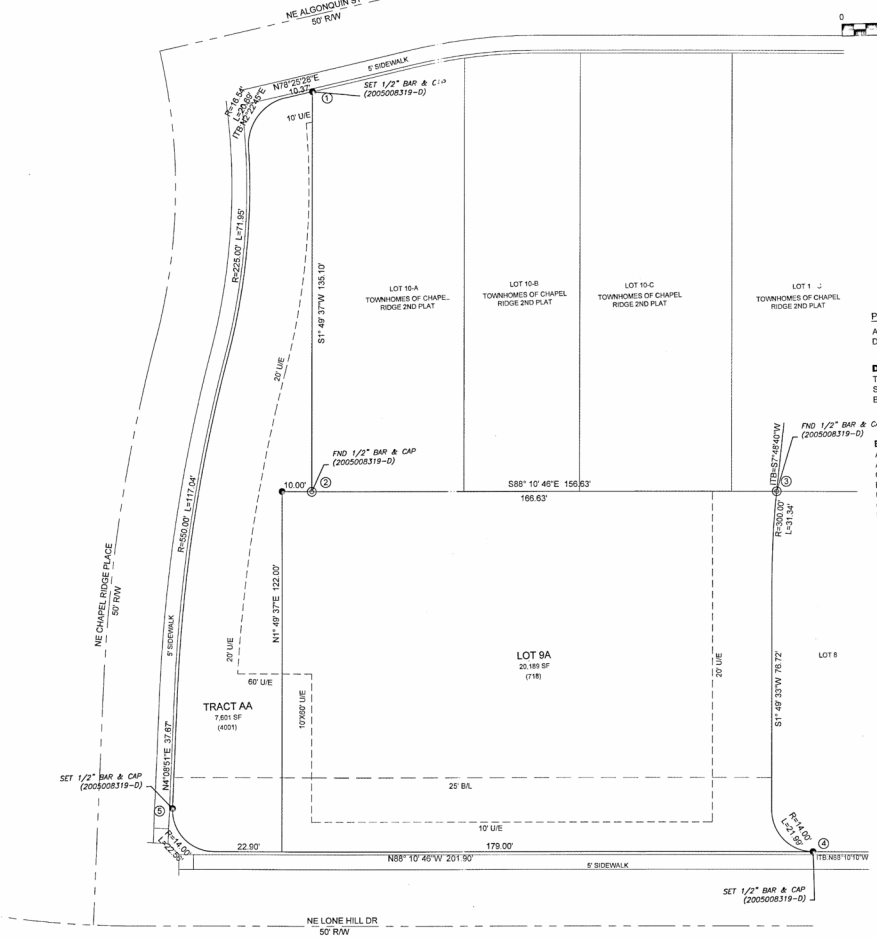
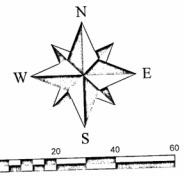
2024E0087 20 11-21-2024

Minor Plat
THE TOWNHOMES OF CHAPEL RIDGE
Lot 9-A & Tract AA

A Replat of Lot 9 & Tract A,
The Townhomes of Chapel Ridge-2nd Plat
Section 8, Township 48, Range 31
Lee's Summit, Jackson County, Missouri





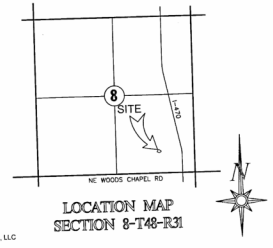
LEGEND

These standard symbols will be found in the drawing.

- ◎ Found Survey Monument (As Noted)
- ● Set 1/2" 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

PLAT BOUNDARY DESCRIPTION

All of Lot 9 & Tract A, The Townhomes of Chapel Ridge - 2nd Plat, as recorded in the Office of the Recorder, Jackson County, Missouri, as Document No. 2021E0047487. Containing 0.64 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, LOT 9-A & TRACT AA"

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 (2008), 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.

OWNER LOT 9:

IN TESTIMONY THEREOF:
KEVIN HIGDON CONSTRUCTION, LLC , HAS CAUSED THESE PRESENT TO BE SIGNED THIS 6 DAY OF November 2024.

KEVIN HIGDON - MANAGING MEMBER

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

ON THIS 6 DAY OF November 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 9-22-2025

ADAM HIGLEY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for LAFAYETTE County
My Commission Expires 9-22-2025
Commission # 22-1-00-1-1-0-0-0

APPROVED BY JACKSON COUNTY ASSESSOR:
By Walter G. Gillis
Date 11/27/2024

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 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.

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF THE TOWNHOMES OF CHAPEL RIDGE, LOT 9-A & TRACT AA, 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 11-19-24
Hector Soliman, AICP, Director of Development Services — Date

By
Trisha Fowler Arcuri, City Clerk — Date

By George M Binger III P.E. 11-21-2024
George M Binger, III P.E., City Engineer — Date

OWNER TRACT A

IN TESTIMONY WHEREOF:
CHOYCE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 6 DAY OF November 2024

CHOYCE LLC.

KEVIN HIGDON, MANAGING MEMBER

NOTARY CERTIFICATION:
STATE OF Missouri)SS
COUNTY OF Lafayette)

ON THIS 6 DAY OF November 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN HIGDON OF CHOYCE, LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-22-2025

ADAM HIGLEY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for LAFAYETTE County
My Commission Expires 9-22-2025
Commission # 22-1-00-1-1-0-0-0

Missouri State Plane Coordinate System
1983, Missouri West Zone
Reference Monument: JA-134
Combined Scale Factor: 0.9999319

POINT	NORTHING	EASTING
1	312765.373	B: 2063.892
2	312724.219	B:2092.582
3	312722.701	B:2110.298
4	312685.415	B:2112.880
5	312691.943	B: 2047.253
JA-134	312470.096	B: 2368.275

Coordinates Shown in Meters

PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "The Townhomes of Chapel Ridge, Lot 9-A & Tract AA", 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 all 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.

Date: 11-19-24

Matthew J. Sohlich, MDPLS 2012000102
Engineering Solutions, LLC LS-2005008139-D

REVISIONS

DATE	

Minor Plat
The Townhomes of Chapel Ridge, Lot 9 A & Tract AA
Replat of Lot 9 & Tract A,
The Townhomes of Chapel Ridge 2nd Plat

Minor Plat

JOB NO. | COUNTY | RANGE | TOWNSHIP | LOCATION

PROFESSIONAL ENGINEER — STATE OF MISSOURI — MATTHEW J. SOHLICH — NUMBER — 2012000102 — 03-20-2025

ENGINEERING
ENGINEERING & SURVEYING