

SECTION 01-T46-R32
VICINITY MAP
SCALE 1" = 2000'

LOT #	AREA (SF)
279	12,457.61
280	8,590.99
281	8,580.00
282	8,911.32
283	9,253.79
284	9,410.82
285	9,057.47
286	9,181.02
287	9,715.24
288	11,543.54
289	9,318.02
290	12,150.19
291	8,515.36
292	8,375.00
293	8,375.00
294	8,375.00
295	12,485.51
296	12,390.53
297	10,221.85
298	8,840.08
299	8,840.08
300	11,677.30
301	15,519.41
302	11,432.23
303	10,579.13
304	11,193.71
305	12,671.98
306	9,488.50
307	14,519.80
308	16,136.10
309	14,775.01
310	14,696.03
311	12,287.55
312	14,408.67
313	12,204.98
314	9,909.62
315	9,058.14
316	9,463.27
317	8,902.05
318	9,012.63
319	11,630.58
320	9,547.37
321	8,580.00
322	9,264.04
323	9,640.15
324	11,985.81

BUILDING LINE:

FRONT YARD 25'
STREET SIDE YARD 20'
REAR YARD 20'
SIDE YARD 5'

LEGEND:

- (####) - LOT NUMERICAL ADDRESS
- BL - BUILDING LINE
- (P) - PLATTED
- R/W - RIGHT-OF-WAY
- SW/E - SIDEWALK EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- EXISTING LOT AND PROPERTY LINES
- - - EXISTING PLAT AND R/W LINES
- - - 5' SIDEWALK

- FOUND 1/2" REBAR
- ▲ FOUND CURB CUT
- SET 1/2" REBAR W/LS-8859-F CAP
- PERMANENT MONUMENTS
- SET 2" ALUMINUM CAP W/ MO LS2002200859 ON 24" LONG 5/8" BAR

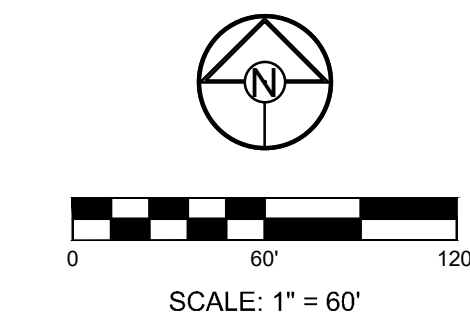
SIGHT DISTANCE NOTE:

No landscaping or screening materials, signs, parked vehicles, or other objects other than essential directional signs, traffic control devices, and utility structures approved by the city shall interfere with the line of sight between a height of two feet and eight feet above the adjoining street or driveway pavement, within the triangular area formed by:

Lines 25 feet in length along the edges of the pavement of intersecting streets or a driveway intersecting a street, from their point of intersection and any other areas designated as "Site Triangle".

SURVEYORS NOTES:

- A title commitment has not been provided for this survey. Existing easements shown have been taken from the recorded plat.
- The bases of bearing and coordinates are based on KENSINGTON FARMS - 2ND PLAT, LOTS 102 thru 199, TRACTS A-2 thru H-2 and J-2 thru M-2. Missouri Coordinate System of 1983, West Zone, Reference Monument: CA-08 (2003 Adjustment) with a Grid Factor of 0.9998997. Coordinate in U.S. feet: North 967923.82, East 2813665.26.
- Area: 581,140.53 of measured. Platted 581,128 sf.
- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curb are notched at the prolongation of each interior lot line.
- FLOOD NOTE: Subject Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain per FIRM map no. 29095C0535G, revised January 20, 2017.
- GAS AND OIL WELL NOTE: Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.



Point #	Northing	Easting
1	971045.2888	2816759.7672
2	970821.9019	2815750.5501
3	971333.4540	2815708.7410

FINAL PLAT OF
KENSINGTON FARMS - 7TH PLAT
LOTS 279 thru 324
A REPLAT OF PART OF ALL OF TRACT A-2, KENSINGTON FARMS - 2ND PLAT
IN THE NE 1/4 OF SEC. 01-T46-R32
IN THE CITY OF LEE'S SUMMIT, CASS COUNTY, MISSOURI

DESCRIPTION:

A replat of all of **TRACT A-2, KENSINGTON FARMS - 2ND PLAT**, LOTS 102 thru 199, TRACTS A-2 thru H-2 and J-2 thru M-2, a subdivision in the City of Lee's Summit, Cass County, Missouri, in the Southwest One-Quarter of Section 10, Township 47 North, Range 32 West, File Number 367934 and containing 581,140.53 square feet (platted: 581,128 square feet) or 13.3412 acres more or less.

DEDICATIONS:

The undersigned owners of the property described herein have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "KENSINGTON FARMS - 7TH PLAT, LOTS 279 thru 324".

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

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 on this plat as "Utility Easements" (U/E) or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E" 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 right to request restoration of rights previously transferred and vacation of the easement herein granted.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of water lines over and under those areas outlined and designated on this plat as "WATERLINE EASEMENT" or "W/E" is hereby granted to Cass County PWS# #3. Should Cass County PWS# #3 need to excavate/maintain the water main, Cass County PWS# #3 will restore the cover condition to the pre-existing condition and that cover conditions shall be limited to grass and pavement.

Sidewalk Easements: An easement or license is hereby granted to the City Lee's Summit, Missouri, and their authorized representative thereof, to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SW/E".

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.

RESTRICTIONS:

The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Cass County, Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

Drainage Note: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots as shown by the master drainage plan for "KENSINGTON FARMS - 7TH PLAT, LOTS 279 thru 324", unless specific application is made and approved by the city engineer.

All storm water conveyance, retention or detention facilities if any to be located on common property shall be owned and maintained by the property owners association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

OWNERSHIP AFFIDAVIT:

STATE OF _____)
COUNTY OF _____) ss.

Before me personally appeared _____, who being by me sworn did say that he is an authorized signatory for INSPIRED HOMES LLC and owner of the property identified on this plat, and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this _____ day of _____, 202_. By _____

Subscribed and sworn to before me this _____ day of _____, 202_.

Notary Public _____

Print Name _____

My Commission Expires: _____

This is to certify that the within plat of "KENSINGTON FARMS - 7TH PLAT, LOTS 279 thru 324" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 20__ by Ordinance No. _____

William A. Baird, - Mayor _____ Date _____

Trisha Fowler Arcuri - City Clerk _____ Date _____

Chip Touzinsky - Planning Commission Sec. Date _____

George M. Binger, III, P.E. - City Engineer _____ Date _____

- Director of Development Services

Cass County Assessor Office Date _____

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 08-19-2024 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David Allen Rinne, P.L.S.
MO# PLS-2014000198

OWNER/DEVELOPER:
INSPIRED HOMES LLC
1300 BRIARCLIFF PKWY, SUITE 250
KANSAS CITY, MO 64116

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

DATE	11/08/2024	FINAL PLAT OF KENSINGTON FARMS - 7TH PLAT, LOTS 279 thru 324
DRAWN BY	JWT	
CHECKED BY	SCH	
PROJ. NO.	23-229	
SHEET NO. 1		