

Minor Plat The Summit Church Lots 1 - 3

Section 3, Township 47 North, Range 32 West Lee's Summit, Jackson County, Missouri

PLAT BOUNDARY DESCRIPTION

(Note Errors exist in various calls of the Deed Description related to Section and Township, and should read Section 3, Township 47 N)

THE NORTH 24.73 ACRES OF THE WEST V2 OF LOT 2 OF THE NORTHWEST V4 OF SECTION 3, TOWNSHIP 47,RANGE 32, N LEE'S

THE WEST 1f2 OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47, RANGE 32, N LEE'S SUMMIT, JACKSON COUNTY,MISSOURI,EXCEPT THE NORTH 24.73 ACRES THEREOF,AND EXCEPT THE EAST 16.5 FEET THEREOF.

TRACT 1 A ND TRACT 2 ARE ALSO DESCRIBED AS:

ALL THAT PART OF THE WEST ONE HALF OF LOT 2 Of THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 N, RANGE 32 W,IN LEE'S

OF SAID QUARTER SECTION, A DISTANCE OF 30.00 FEET; THENCE S 03°18'59" W, A DISTANCE OF 30.00 FEET TO THE PO NT OF BEGINNING. EXIS11NG RIGHT OF WAY LINE OF CHIPMAN ROAD; THENCE S 86°41'55" E PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 337.94 FEET; THENCE S 86°35'42" E PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 945.57 FEET; THENCE S 03°22'09" W, WEST OF, PARALLEL WITH AND 16.5 FEET DISTANT FROM THE EAST LINE OF THE WEST HALF OF SAID LOT 2, A D STANCE OF 1420.09 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF SAID LOT 2; THENCE. N 87°16'57" W ALONG SAID SOUTH LINE, A DISTANCE OF 1282.27 FEET; THENCE N 03°18'59" E ALONG A LINE, EAST OF, PARALLEL WITH AND 30.00 FEET DISTANT FROM THE WEST OF SAID LOT 2, A DISTANCE OF 1434.84 FEET TO THE POINT OF BEGINNING.

A STRIP ONE ROD WIDE OFF THE EAST END OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 32. RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CONTAINING 1,755,611.06 SQ FT, OR 40.30 ACRES MORE OR LESS.

These standard symbols will be found in the drawing.

> Set 1/2" Rebar & Cap (LS-205008319-D) Found Survey Monument (As Noted) # Exception Document Location

LEGEND

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 SUMMIT CHURCH, LOTS 1 - 3"

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 (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

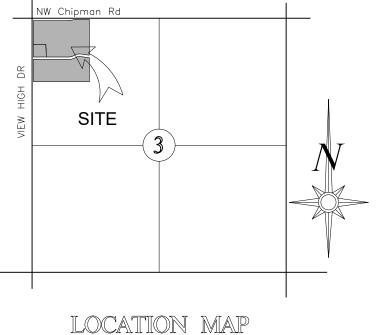
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET

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.

ACCORDING TO FIRM MAP 29095C0531G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

ALL STORM WATER DETENTION FACILITIES TO BE LOCATED ON LOT 1 SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OF LOT 1. THESE STORM WATER DETENTION FACILITIES SHALL BE INSPECTED BY THE OWNER ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEES 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 LEES SUMMIT PROPERTY MAINTENANCE CODE.



SECTION 3-T47-R32

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "THE SUMMIT CHURCH, LOTS 1 - 3", 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.

Ву		
Joshua Johnson, AICP,	Director of Development Services	Date
D		
- /	City Clark	Date
By Trisha Fowler Arcuri,	City Clerk	Date

IN TESTIMONY THEREOF:

THE UNITED METHODIST CHURCH OF LEE'S SUMMIT, A MISSOURI NONPROFIT CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF ____

NOTARY CERTIFICATION

COUNTY OF

, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE UNITED METHODIST CHURCH OF PERSONALLY APPEARED LEE'S SUMMIT, A MISSOURI NONPROFIT CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE 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.

EXPIRES

NOTARY PUBLIC PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "THE SUMMIT CHURCH, LOTS 1 - 3", 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.

Matthew J. Schlicht, MOPLS 2012000102 Engineering Solutions, LLC LS-2005008139-D



PROFESSIONAL SEAL