

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)

TRACT 1:

THE NORTH 24.73 ACRES OF THE WEST 1/2 OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THE EAST 16.5 FEET THEREOF.

TRACT 2:

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

TRACT 1 AND TRACT 2 ARE ALSO DESCRIBED AS:

ALL THAT PART OF THE WEST HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 N, RANGE 32 W, IN LEE SUMMIT, JACKSON COUNTY, MISSOURI; EXCEPT THE EAST 16.5 FEET, AND EXCEPT THAT PART IN EXISTING STREET RIGHTS OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 86°41'55" E 150.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY OF VIEW HIGH DRIVE AND THE SOUTH LINE OF THE EXISTING RIGHT OF WAY LINE OF CHIPMAN ROAD, THENCE S 86°41'55" E PARALLEL WITH THE NORTH LINE OF SAID CHIPMAN ROAD, A DISTANCE OF 1420.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CHIPMAN ROAD, THENCE S 86°41'55" E A DISTANCE OF 945.57 FEET; THENCE S 93°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 DISTANCE OF 1420.00 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF SAID LOT 2; THENCE N 87°16'57" W SAID SOUTH LINE, A DISTANCE OF 1282.27 FEET; THENCE N 83°16'59" E ALONG A LINE, EAST OF, PARALLEL WITH AN

TRACT 2:

A STRIP ONE ROD WIDE OFF THE EAST END OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP
RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
CONTAINING 1,755,611.06 SQ FT, OR 40.30 ACRES MORE OR LESS.

SURVEYOR'S SUGGESTED DESCRIPTION

ALL THAT PART OF THE WEST ONE HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 N, RANGE 32 E, IN LEE SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER SAID SECTION 3; THENCE S 86°41'58" E ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 30.00 FEET; THENCE S 86°41'58" E ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 30.00 FEET; THENCE S 86°41'58" E ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING CURVE AND HAVING A RADIUS OF 555.00 FEET, AN ARC DISTANCE OF 158.6 FEET; THENCE S 86°32'12" E, A DISTANCE OF 347.23 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF LOT 2, NW 1/4 OF SAID SECTION 3; THENCE S 3°22'20" W ALONG SAID EAST LINE, A DISTANCE OF 1419.90 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S 86°41'58" E ALONG SAID SOUTH LINE, A DISTANCE OF 1298.76 FEET; THENCE N 3°16'58" E, A DISTANCE OF 1412.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,834,509.59 SQUARE FEET OR 42.11 ACRES

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"THE SUMMIT CHURCH, LOTS 1 - 3"

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, CABLES, 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 PLAN AS "UTILITY EASEMENTS" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAN. 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 527.18, RSMo. (2006), 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 29095C0531G, 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.

DETENTION BASINS:

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.

REFERENCES

THE UNITED METHODIST CHURCH OF LEE'S SUMMIT, A MISSOURI NONPROFIT CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 20__.

LORI ALLISON, CHIEF FINANCIAL OFFICER DATE

NOTES ON CONTRIBUTORS

NOTARY CERTIFICATE
STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LORI ALLISON, CHIEF FINANCIAL OFFICER OF THE UNITED METHODIST CHURCH OF 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.

DID ACKNOWLEDGE THAT

IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

NOTARY PUBLIC MY COMMISSION EXPIRES _____

CERTIFICATION:

I hereby certify that the Minor Plat of "THE SUMMIT CHURCH, LOTS 1 - 3", a subdivision is based on an act made on the ground by me or under my direct supervision and that said plat meets or exceeds the Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Surveying. I further certify that I have complied with all statutes, rules and regulations governing the practice of land surveying and all plotting of subdivisions as established by the Missouri Board of Architects, Professional Engineers and Professional Land Surveyors to the best of my knowledge and abilities.


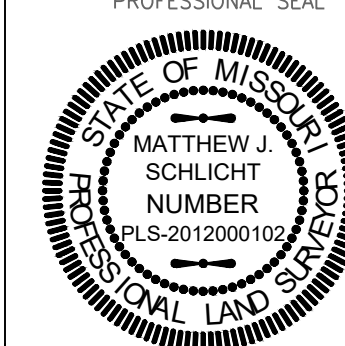
J. Schlicht, MOPLS 2012000102
ring Solutions, LLC LS-2005008139-D

REVISIONS	
DATE	
4/8/25	City Comments dated 1/31/24
4/17/25	City Comments dated 4/16/25
4/28/25	City Comments dated 4/25/25

The Summit Church, Lots 1 - 3
Section 3, Township 47 North, 32 West
Lee's Summit, Jackson County, Missouri

SHEET 1 OF 1		SECTION 3	TOWNSHIP 47 N	RANGE 32 W	COUNTY The Summit Jackson	JOB NO.
DRAWN BY			SCALE		DATE OF PREPARATION	

PROFESSIONAL SEAL



ENGINEERING
— ENGINEERING & SURVEYING —
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082