

WILSHIRE HILLS - 4TH PLAT, LOT 5, LOT 6 & TRACT A

FINAL PLAT
JUNE 21, 2024

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
09/16/2024 2:11 PM
NON-STANDARD FEE: EXEMPT FEE: \$166.00 5 PGS
INSTRUMENT NUMBER / BOOK & PAGE
2024E0062737
Book: 219 Page: 46
Diana Smith, Recorder of Deeds

COPY

Jackson County
Recorder of Deeds
Exempt Document

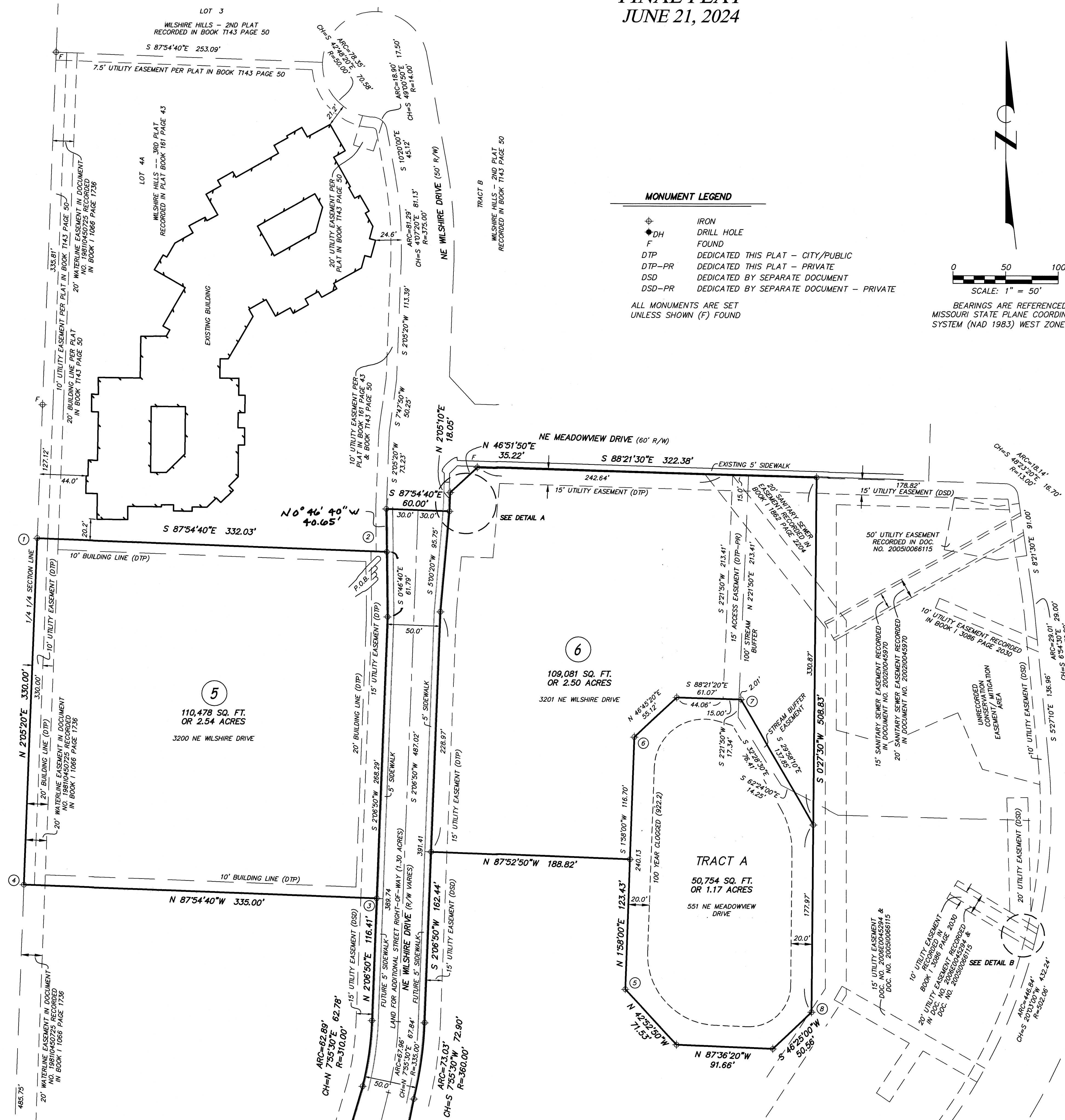
MONUMENT LEGEND

- IRON
- DRILL HOLE
- FOUND
- DTP - DEDICATED THIS PLAT - CITY/PUBLIC
- DTP-PR - DEDICATED THIS PLAT - PRIVATE
- DSD - DEDICATED BY SEPARATE DOCUMENT
- DSD-PR - DEDICATED BY SEPARATE DOCUMENT - PRIVATE

ALL MONUMENTS ARE SET
UNLESS SHOWN (F) FOUND

0 50 100
SCALE: 1" = 50'

BEARINGS ARE REFERENCED TO
MISSOURI STATE PLANE COORDINATE
SYSTEM (NAD 1983) WEST ZONE.



CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "WILSHIRE HILLS, 4TH PLAT, LOT 5, LOT 6 & TRACT A", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI.

THIS 3rd DAY OF September, 2024, BY ORDINANCE NO. 9976.

BY William A. Baird 9/12/24
MAYOR DATE

BY George M. Binger, III P.E. 9/9/2024
CITY ENGINEER DATE

BY Josh Johnson, AICP 9-11-24
DIRECTOR OF DEVELOPMENT SERVICES DATE

BY Terry Trafton 9-12-24
PLANNING COMMISSION SECRETARY DATE

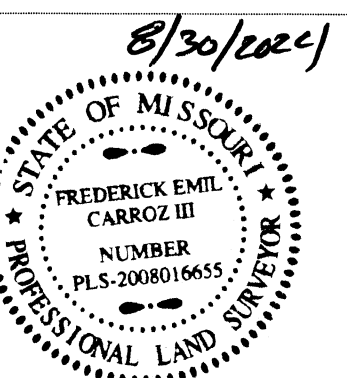
BY Trisha Fowler Arcuri 9-13-24
CITY CLERK DATE

APPROVED BY JACKSON COUNTY ASSESSOR

BY Vincent E. Bice

DATE 9/16/2023

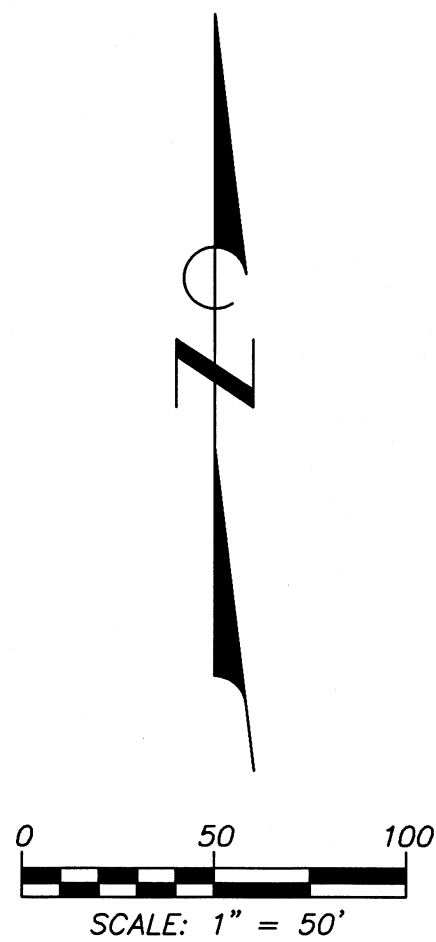
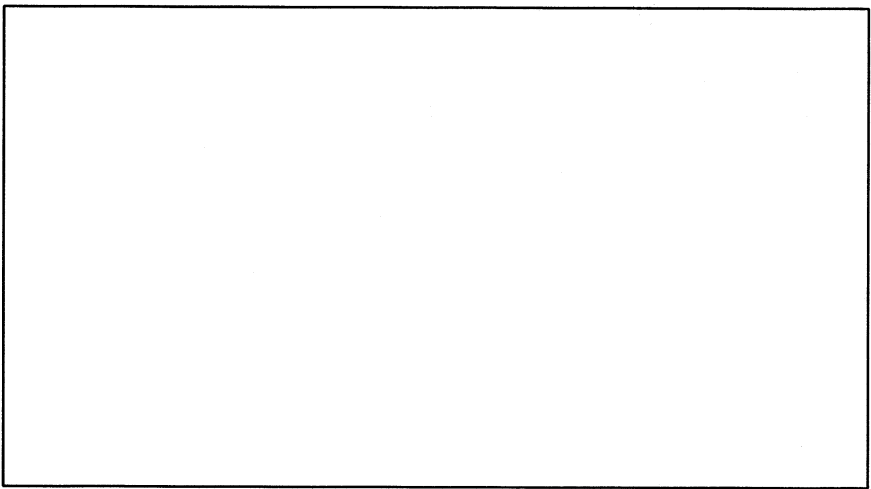
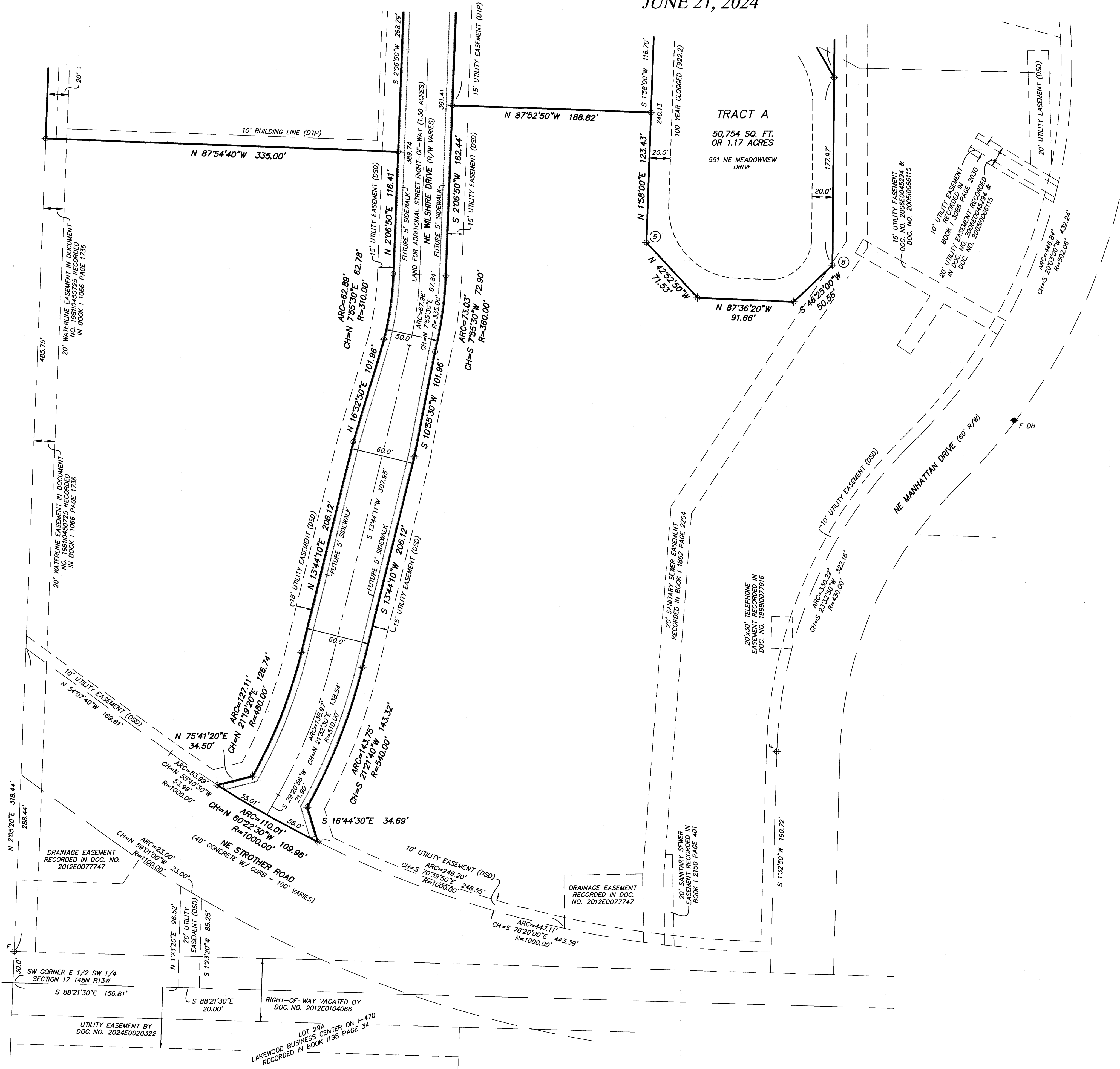
ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655



WILSHIRE HILLS - 4TH PLAT
SW 1/4 SECTION 17 T48N R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WILSHIRE HILLS - 4TH PLAT, LOT 5, LOT 6 & TRACT A

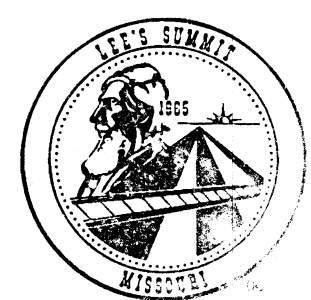
FINAL PLAT
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CITY OF LEE'S SUMMIT, MISSOURI,
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BY William A. Baird 9/12/24
MAYOR
DATE
BY George M. Binger, III P.E. 9/9/2024
CITY ENGINEER
DATE
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DIRECTOR OF DEVELOPMENT SERVICES
DATE
BY Terry Trifon 9-12-24
PLANNING COMMISSION SECRETARY
DATE
BY Trisha Fowler Arcuri 9-13-24
CITY CLERK
DATE



APPROVED BY JACKSON COUNTY ASSESSOR

BY Vincent Boice
DATE 9/16/2023

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Frederick E. Carroz III
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

8/24/2024

STATE OF MISSOURI
FREDERICK E. CARROZ III
NUMBER
PLS-2008016655
PROFESSIONAL LAND SURVEYOR

WILSHIRE HILLS - 4TH PLAT
SW 1/4 SECTION 17 T48N R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WILSHIRE HILLS - 4TH PLAT, LOT 5, LOT 6 & TRACT A

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DEVELOPMENT NOTES

- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE EXISTING DRAINAGE FLOW LINES OR PATHS ON THE LOT UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEERS.
- UPON REVIEWING THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DATABASE MAINTAINED BY THE DIVISION OF GEOLOGY AND LAND SURVEY, NO ABANDONED OIL OR GAS WELLS WERE NOTED ON THE DESCRIBED LOT.
- TRACT A OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL STORMWATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OF WILSHIRE HILLS ECR. PRIOR TO THE RECORDING OF THE PLAT OR CONVEYANCE OF ANY OWNERSHIP INTEREST IN THIS PROPERTY, SUBDIVIDER SHALL RECORD COVENANTS THAT ARE REVIEWED AND APPROVED BY THE CITY WHICH COMPLY WITH SECTION 4.290 OF THE UDO, AS APPLICABLE TO THIS PROPERTY AND TRACT A. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE OWNER 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.

- IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 33 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND TO KEEP AND MAINTAIN SUCH LAND IN ITS NATURAL VEGETATIVE STATE AND TO TEND, MAINTAIN AND MOW SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 18 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCOMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER. A WAIVER OR MODIFICATION TO THIS STREAM BUFFER EASEMENT, OR RELEASE OF THIS STREAM BUFFER EASEMENT, MAY BE GRANTED BY THE CITY ENGINEER ON BEHALF OF THE CITY AS TO ANY OR ALL AREAS SO DESIGNATED ON THIS PLAT, WHICH WAIVER, MODIFICATION, OR RELEASE SHALL BE RECORDED IN THE LAND RECORDS FOR JACKSON COUNTY.

OWNER & DEVELOPER

JEFFREY E. SMITH INVESTMENT CO., L.C.
206 PEACH WAY
COLUMBIA, MO 65203

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD" AS SHOWN BY FIRM COMMUNITY PANEL NUMBER 29095C0430G, DATED JANUARY 20, 2017.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT, JEFFREY E. SMITH INVESTMENT CO., L.C., BEING THE OWNER OF LOT 5, LOT 6 AND TRACT A, AND THE REMAINING ACREAGE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS, ONE TRACT AND STREET DEDICATION AS SHOWN ON THE PLAT, AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS WILSHIRE HILLS - 4TH PLAT, LOT 5, LOT 6 & TRACT A.

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 OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" 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 RIGHTS TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

STREET: ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

PRIVATE EASEMENTS: A 25 FOOT STORM SEWER EASEMENT, 15 FOOT ACCESS EASEMENT AND DRAINAGE EASEMENT NOTED WITH (DTP-PR) DEDICATED THIS PLAT - PRIVATE ARE HEREBY DEDICATED FOR USE BY THE OWNERS OF LOT 5, LOT 6 & TRACT A AND THEIR SUCCESSORS AND ASSIGNS.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNER HAS HEREUNTO SET HIS HAND THIS 30th DAY OF August, 2024.

JEFFREY E. SMITH INVESTMENT CO., L.C.

BY: Jeffrey E. Smith
JEFFREY E. SMITH, MANAGER

STATE OF Missouri } SS
COUNTY OF Boone

ON THIS 30th DAY OF August, 2024 BEFORE ME APPEARED JEFFREY E. SMITH TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF JEFFREY E. SMITH CO., L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND SAID JEFFREY E. SMITH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES July 20, 2025

BRIDGET NELSON
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires July 20, 2025
Commission #21941886

Bridget Nelson, NOTARY PUBLIC

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THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "WILSHIRE HILLS, 4TH PLAT, LOT 5, LOT 6 & TRACT A", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI,

THIS 30th DAY OF September, 2024 BY ORDINANCE NO. 9976

BY: William A. Baird 9/12/24
WILLIAM A. BAIRD
MAYOR DATE

BY: George M. Binger, III P.E. 9/9/2024
GEORGE M. BINGER, III P.E.
CITY ENGINEER DATE

BY: Josh Johnson 9-11-24
JOSH JOHNSON, AICP
DIRECTOR OF DEVELOPMENT SERVICES DATE

BY: Terry Trafton 9-12-24
TERRY TRAFTON
PLANNING COMMISSION SECRETARY DATE

BY: Trisha Fowler Arcuri 9-13-24
TRISHA FOWLER ARCURI
CITY CLERK DATE



APPROVED BY JACKSON COUNTY ASSESSOR

BY: Robert E. Bice
ROBERT E. BICE

DATE 9/16/2023

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, FURTHER DESCRIBED AS FOLLOWS:

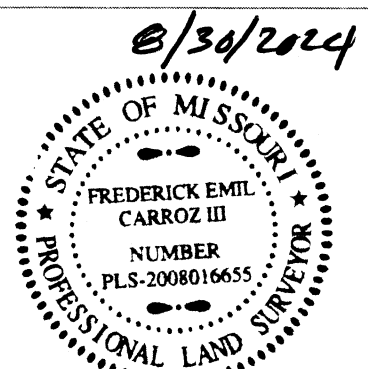
BEGINNING AT THE SOUTHEAST CORNER OF LOT 4A OF WILSHIRE HILLS -- 3RD PLAT, DOCUMENT NUMBER 2016E022915, RECORDED IN BOOK 161 PAGES 43, THENCE ALONG THE EAST LINE OF SAID LOT, N 0°46'40"W 40.65 FEET; THENCE LEAVING SAID LINE, S 87°54'40"E 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE WILSHIRE DRIVE; THENCE ALONG SAID LINE, N 2°05'10"E 18.05 FEET; THENCE N 46°51'50"E 35.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NE MEADOWVIEW DRIVE; THENCE ALONG SAID LINE, S 88°21'30"E 322.38 FEET; THENCE LEAVING SAID LINE, S 0°27'30"W 508.83 FEET; THENCE S 46°25'00"W 50.56 FEET; THENCE N 87°36'20"W 91.66 FEET; THENCE N 42°52'50"W 71.53 FEET; THENCE N 1°58'00"E 123.43 FEET; THENCE N 87°52'50"W 188.82 FEET; THENCE S 2°06'50"W 162.44 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A DISTANCE OF 73.03 FEET, THE CHORD BEING S 7°55'30"W 72.90 FEET; THENCE S 10°55'30"W 101.96 FEET; THENCE S 13°44'10"W 206.12 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 143.75 FEET, THE CHORD BEING S 21°21'40"W 143.32 FEET; THENCE S 16°44'30"E 34.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NE STROTHER ROAD; THENCE ALONG SAID RIGHT-OF-WAY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A DISTANCE OF 110.01 FEET, THE CHORD BEING N 60°22'30"W 109.96 FEET; THENCE LEAVING SAID LINE, N 75°41'20"E 34.50 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A DISTANCE OF 127.11 FEET, THE CHORD BEING N 21°19'20"E 126.74 FEET; THENCE N 13°44'10"E 206.12 FEET; THENCE N 16°32'50"E 101.96 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, A DISTANCE OF 62.89 FEET, THE CHORD BEING N 7°55'30"E 62.78 FEET; THENCE N 2°06'50"E 116.41 FEET; THENCE N 87°54'40"W 335.00 FEET TO THE 1/4 1/4 SECTION LINE; THENCE ALONG SAID SECTION LINE, N 2°05'20"E 330.00 FEET TO THE SOUTHWEST CORNER OF LOT 4A OF WILSHIRE HILLS -- 3RD PLAT; THENCE LEAVING SAID SECTION LINE AND ALONG THE SOUTH LINE OF SAID LOT 4A, S 87°54'40"E 332.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.51 ACRES.

THIS TRACT IS SUBJECT TO A WATERLINE EASEMENT RECORDED IN BOOK 1 1066 PAGE 1736, DOCUMENT NO. 198110450725 AND A 20 FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 1 1862 PAGE 2204.

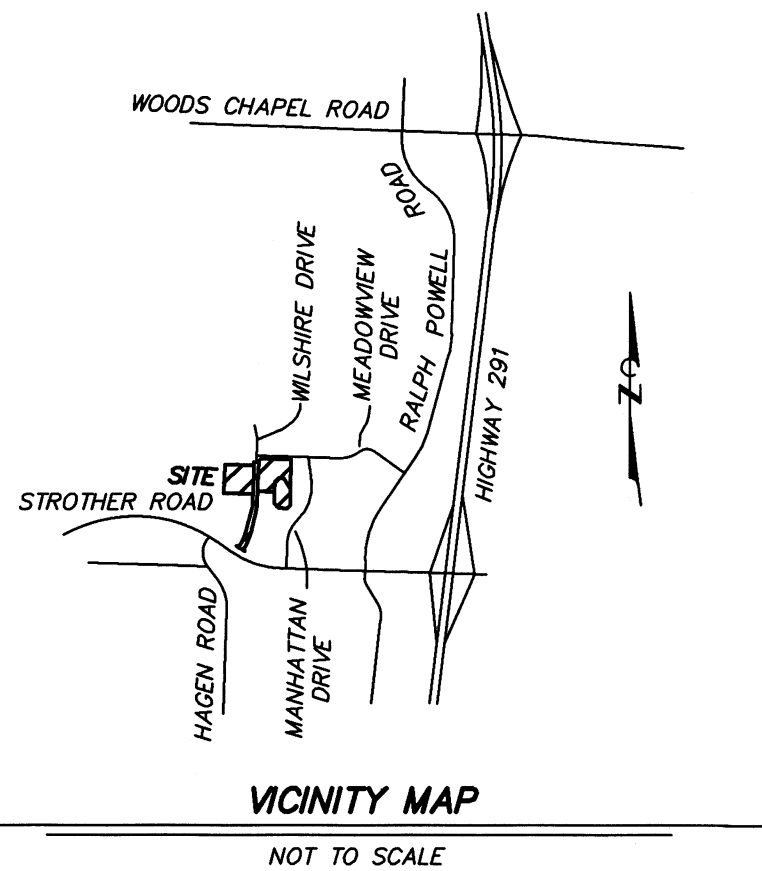
THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
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COLUMBIA, MO 65201
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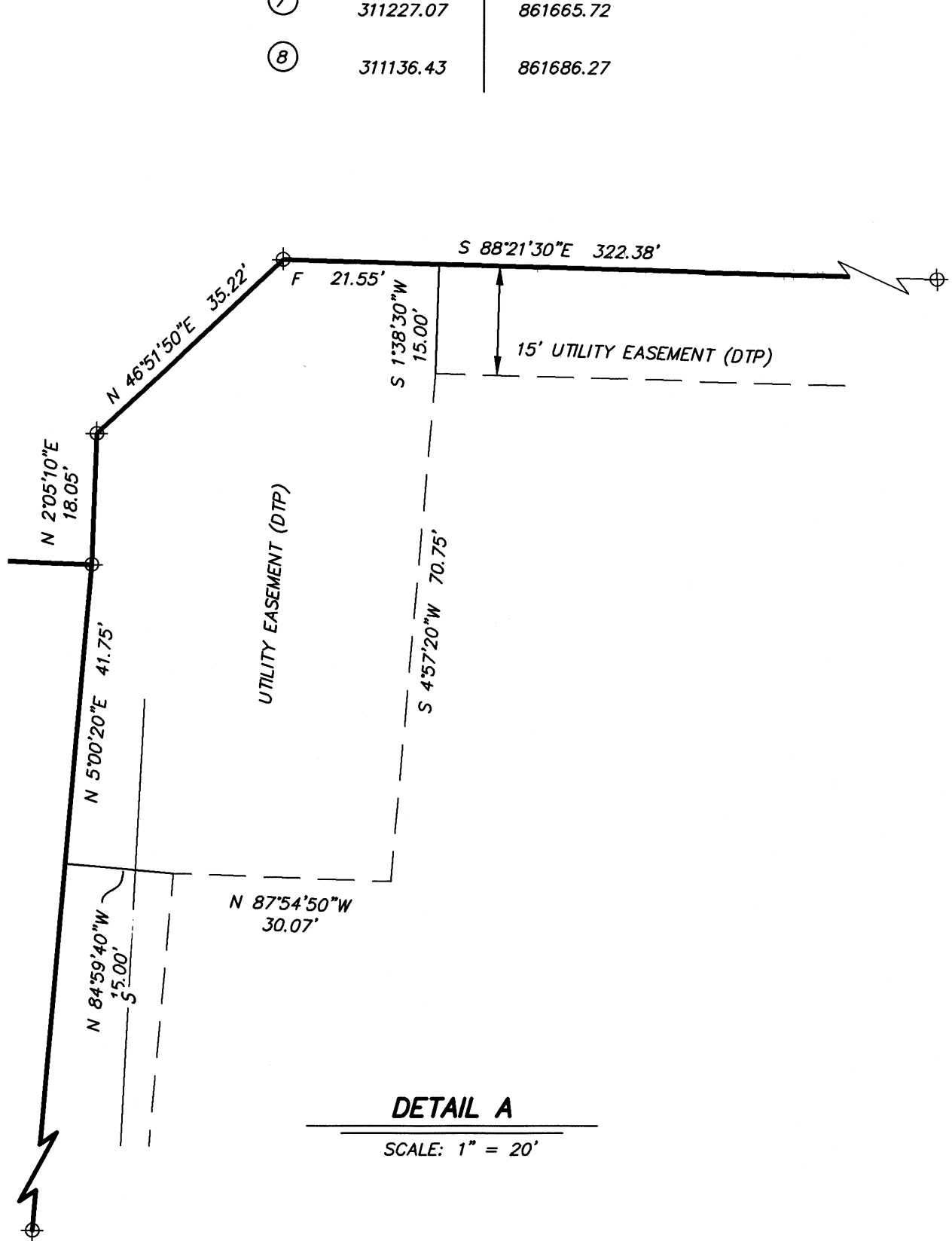


WILSHIRE HILLS - 4TH PLAT
SW 1/4 SECTION 17 T48N R31W
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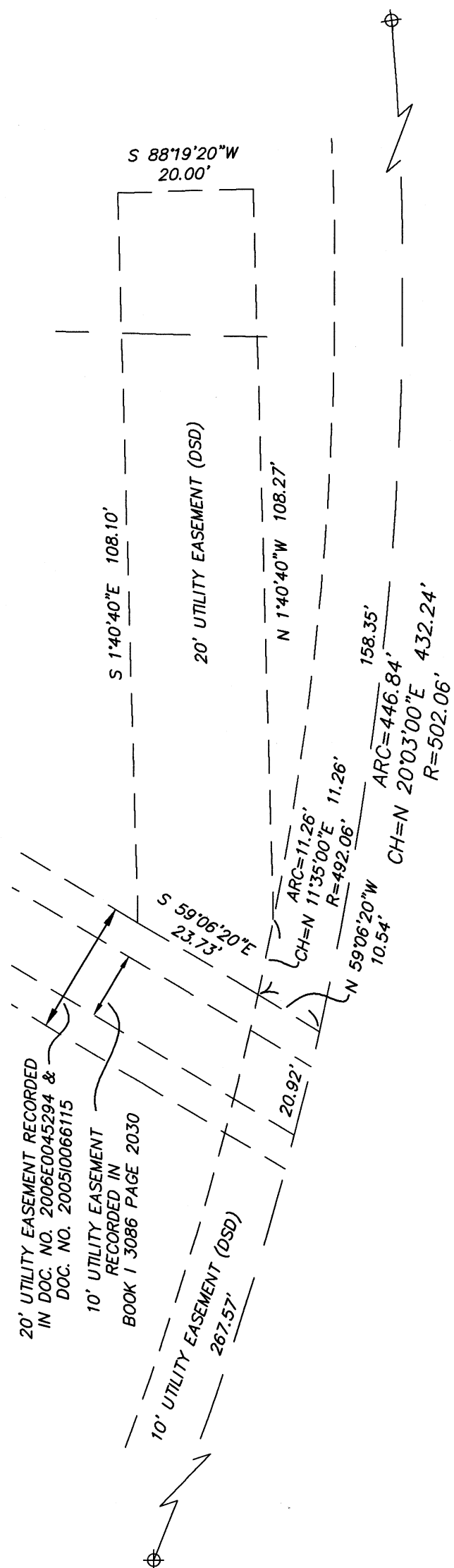
STATE PLANE COORDINATES (METERS)

	NORTH	EAST
①	311273.46	861462.01
②	311269.77	861563.15
③	311169.22	861560.39
④	311172.94	861458.35
⑤	311142.95	861632.36
⑥	311216.10	861634.87
⑦	311227.07	861665.72
⑧	311136.43	861686.27



DETAIL A

SCALE: 1" = 20'



DETAIL B

SCALE: 1" = 20'