

Final Plat

THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT

LOTS 20-42 & TRACTS E-I

Section 8, Township 48 North, Range 31 West

Lee's Summit, Jackson County, Missouri

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
  - SEMI-PERMANENT MONUMENTS:
    - SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
  - PERMANENT MONUMENTS:
    - SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.
- THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY ( 4 CSR 30-17.0020)
- BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT JA-134 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.999903519. COORDINATES DETERMINED BY GPS METHODS.
- NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" BY EDWARD ALTON MAY, JR., P.E., 1995.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. COMMUNITY PANEL NO. 28095C0430 G EFFECTIVE DATE: JANUARY 20, 2017.
- ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY(BMP) FACILITIES 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
- LOTS 32 AND TRACT E SHALL HAVE NO DIRECT VEHICLE ACCESS TO OLD MISSOURI ROUTE 291.
- LOTS 27-34 DO NOT MEET THE 140 FOOT MINIMUM LOT WIDTH FOR A 4-UNIT TOWNHOME AND THEREFORE NO MORE THAN A 3-UNIT TOWNHOME IS ALLOWED ON SAID LOTS.
- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

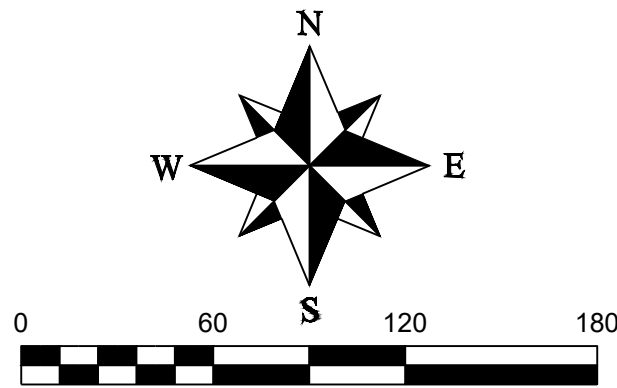
BEGINNING AT THE NORTHEAST CORNER OF LOT 15 OF "THE TOWNHOMES OF CHAPEL RIDGE-2ND PLAT", A SUBDIVISION IN SAID LEE'S SUMMIT AS RECORDED IN DOCUMENT NUMBER 2021E004787; THENCE N 88°10'46" W, ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 192.29 FEET; THENCE S 1°49'14" W, A DISTANCE OF 10.00 FEET; THENCE N 88°10'46" W, A DISTANCE OF 140.90 FEET; THENCE N 86°27'20" W, A DISTANCE OF 140.06 FEET; THENCE N 82°38'16" W, A DISTANCE OF 140.66 FEET; THENCE N 85°37'33" W, A DISTANCE OF 140.14 FEET; THENCE N 88°10'46" W, A DISTANCE OF 24.10 FEET; THENCE S 1°48'44" W, A DISTANCE OF 76.44 FEET; THENCE N 88°11'04" W, A DISTANCE OF 95.00 FEET; THENCE S 50°30'29" W, A DISTANCE OF 50.00 FEET; THENCE S 39°29'35" E, A DISTANCE OF 26.45 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 170.53 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 40.90 FEET; THENCE N 77°33'53" W, A DISTANCE OF 133.84 FEET; THENCE S 25°40'09" W, A DISTANCE OF 93.41 FEET; THENCE N 43°27'11" W, A DISTANCE OF 226.60 FEET; THENCE N 46°32'49" E, A DISTANCE OF 120.00 FEET; THENCE N 43°27'11" W, A DISTANCE OF 90.00 FEET; THENCE N 21°35'06" W, A DISTANCE OF 135.47 FEET; THENCE N 1°45'08" E, A DISTANCE OF 161.19 FEET; THENCE N 88°14'52" W, A DISTANCE OF 45.25 FEET; THENCE N 1°45'08" E, A DISTANCE OF 130.59 FEET TO THE NORTHEAST CORNER OF LOT 15 OF THE ESTATES OF CHAPEL RIDGE 1ST PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS DOCUMENT NUMBER 2006E0130148; THENCE S 88°14'10" E, A DISTANCE OF 1282.36 FEET TO THE SOUTHEAST CORNER OF LOT 390 OF SOUTHPONTE AT EAST LAKE VILLAGE, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS DOCUMENT NUMBER 2001I0096828; THENCE S 3°25'54" W, A DISTANCE OF 350.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 533,258.87 SQUARE FEET (12.24 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

Missouri State Plane Coordinate System  
1983, Missouri West Zone  
(2003 Adjustment)  
Reference Monument: JA-134  
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	312924.919	862309.010
2	312936.656	861918.478
3	312896.874	861917.261
4	312896.452	861931.046
5	312847.349	861929.544
6	312808.958	861944.732
7	312789.046	861963.597
8	312744.000	861955.889
9	312739.418	861996.874
10	312730.635	862036.707
11	312797.877	862024.640
12	312807.568	862036.402
13	312806.652	862065.345
14	312829.938	862066.082
15	312816.950	862244.067
16	312819.996	862244.164
17	312818.134	862302.743
JA 134	312470.096	862368.275

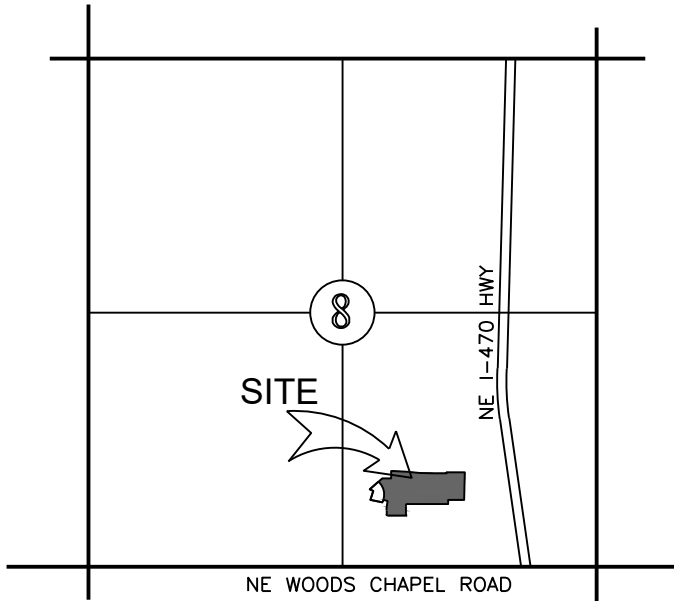
Coordinates Shown in Meters



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- U/E Utility Easement
- B/L Building Setback Line
- S/E Sidewalk Easement
- ////// Street Address



LOCATION MAP  
SECTION 8-T48N-R31W

Not to Scale

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

"THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT LOTS 20-42 & TRACTS E-I"

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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" (U/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 527.1888 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

SIDEWALK EASEMENT:

A PERMANENT EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR PEDESTRIAN ACCESS OVER, ALONG AND ACROSS THE STRIPS OF LAND DESIGNATED AS "SIDEWALK EASEMENT" OR BY THE ABBREVIATION "S/E" ON THE ACCOMPANYING PLAT. THE SEGMENTS OF SIDEWALK ALONG THE FRONTAGE OF ANY COMMON AREA TRACT SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF INFRASTRUCTURE CONSTRUCTION.

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.

STREETS:

THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

COMMON AREA:

TRACTS E - I SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS E AND H ARE INCLUDED IN THE "S/E" OR SIDEWALK EASEMENT.

IN TESTIMONY WHEREOF:

CHOYCE LLC, A MISSOURI LIMITED LIABILITY CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHOYCE LLC, A MISSOURI LIMITED LIABILITY CORPORATION.

KEVIN HIGDON, MEMBER

NOTARY CERTIFICATION:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ JSS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN HIGDON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF CHOYCE LLC, A MISSOURI LIMITED LIABILITY CORPORATION, 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.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102  
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

DATE	CITY COMMENTS
6-6-24	CITY COMMENTS 5-29-24
4-22-25	CITY COMMENTS 6-19-24
4-30-25	CITY COMMENTS 5-30-25
5-27-25	CITY COMMENTS 5-27-25

Final Plat

The Townhomes of Chapel Ridge-3rd Plat

Section 8, Township 48 N, Range 31 West

Lee's Summit, Jackson County, Missouri

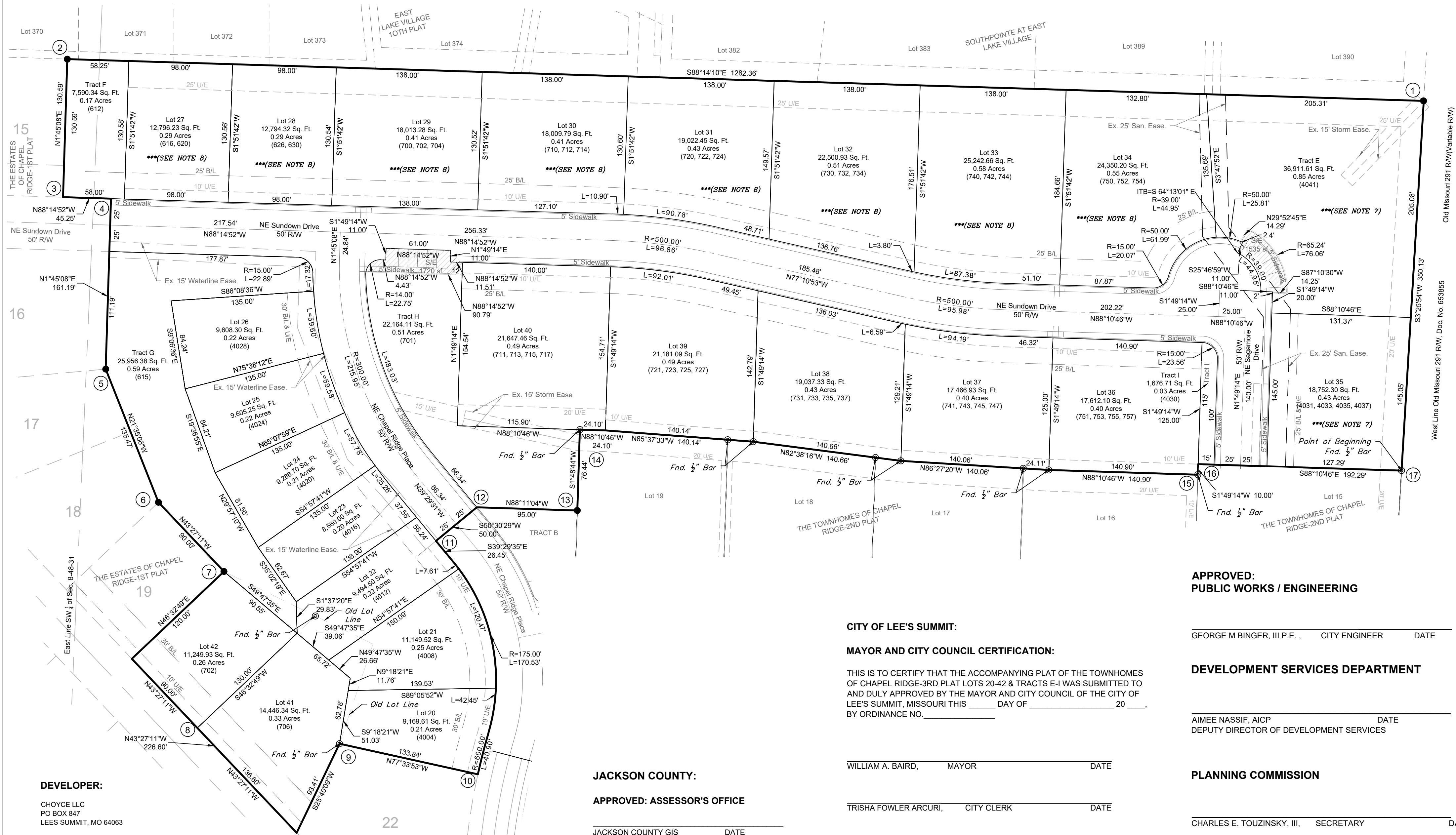
Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	8	48N	31W	Jackson	Chapel Ridge
DRAWN BY					DATE OF PREPARATION
M. Schlicht, PLS., PE					May 3, 2024

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS

50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849



DEVELOPER:

CHOYCE LLC  
PO BOX 847  
LEES SUMMIT, MO 64083

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY GIS

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT LOTS 20-42 & TRACTS E-I 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

TRISHA FOWLER ARCURI, CITY CLERK