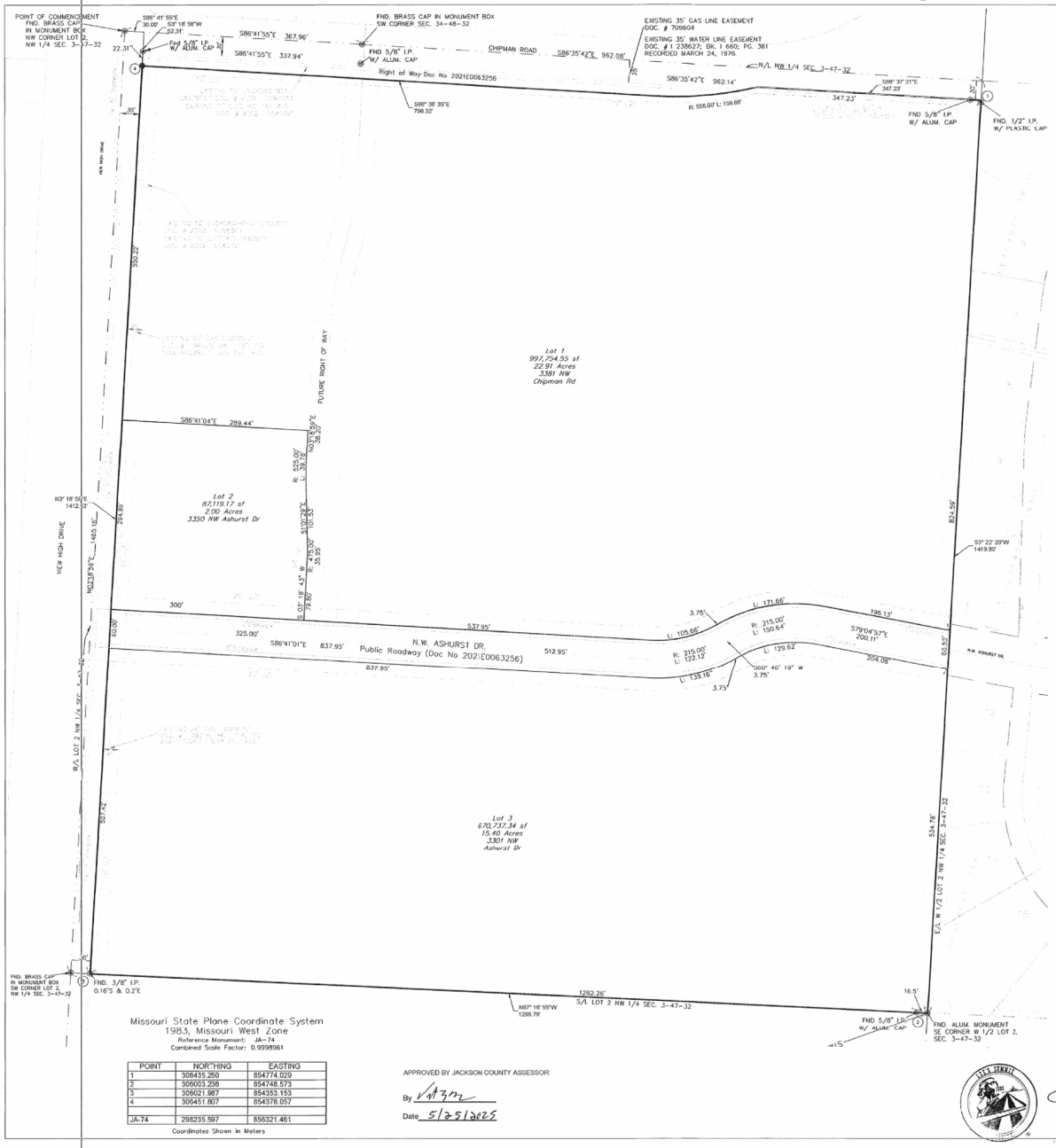
2025E0035903




Missouri State Plane Coordinate System
1983, Missouri West Zone
Reference Monument: JA-74
Combined Scale Factor: 0.9998961

| POINT | NORTHING | EASTING |
|---|---|---|
| 1 | 308435.250 | 854774.029 |
| 2 | 308003.238 | 854748.573 |
| 3 | 308021.987 | 854353.153 |
| 4 | 306451.807 | 854378.057 |
| | | |
| JA-74 | 298235.597 | 856321.461 |

Coordinates Shown in Meters

APPROVED BY JACKSON COUNTY ASSESSOR:

By

Date 5/25/2025

# Minor Plat
# The Summit Church
# Lots 1 - 3

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

N W E S

0 80 160 240

## 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 EAS" 16.5 FEET THEREOF.

TRACT 1 AND 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 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 ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 30.00 FEET; THENCE S 03°18'59" W, A DISTANCE OF 30.00 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 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°22'20" W, WEST OF, PARALLEL WITH A HD 16.5 FEET DISTANT FROM THE EAST LINE OF THE WEST HALF OF SAID LOT 2, A DISTANCE OF 1420.69 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF SAID LOT 2; THENCE N 87°16'55" 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 1454.84 FEET TO THE POINT OF BEGINNING.

TRACT 3:

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.

## SURVEYOR'S SUGGESTED DESCRIPTION

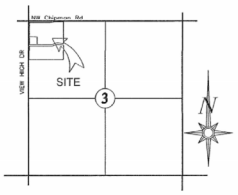
ALL THAT PART OF THE WEST ONE HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 N, RANGE 32 W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 86°41'55" E ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 30.00 FEET; THENCE S 03°18'56" W, A DISTANCE OF 52.31 FEET TO THE POINT OF BEGINNING; THENCE S 86°36'35" E, A DISTANCE OF 796.32 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 555.00 FEET, AN ARC DISTANCE OF 158.68 FEET; THENCE S 86°35'21" 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 N 87°16'55" W ALONG SAID SOUTH LINE, A DISTANCE OF 1298.76 FEET; THENCE N 3°18'56" E, A DISTANCE OF 1412.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,834,509.59 SQUARE FEET OR 42.11 ACRES±

## LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- Found Survey Monument (As Noted)
- Exception Document Location




LOCATION MAP
SECTION 3-T47-R32
(N.T.S.)

**DEDICATION:**
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"**

**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, G/S, 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" (UE) 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:**
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.

Filed for Record this day of
May 28th, 2025
At 10 o'clock 03 Minutes A M.
Recorded in Book I223 At Page 69
Instrument Number 2025E0035903
Director Recorder of Deeds
By A Houck
Deputy .
Recorder's Fee $ 66.00

**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.

By 5-23-25
Aimee Nassif, AICP — Date
Interim Director of Development Services

By 5-23-25
Trisha Fowler Arcuri, City Clerk — Date

By 5-23-2025
George M Binger, III P.E., City Engineer — Date

**IN TESTIMONY THEREOF:**

THE UNITED METHODIST CHURCH OF LEE'S SUMMIT, A MISSOURI NONPROFIT CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS 19 DAY OF May 2025

5/19/2025
LORI ALLISON, CHIEF FINANCIAL OFFICER — DATE

**NOTARY CERTIFICATION**
STATE OF Missouri
ss
COUNTY OF Lafayette

ON THIS 19 DAY OF May 2025 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.

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

MY COMMISSION EXPIRES 9/22/2021
NOTARY PUBLIC

ADAM MURRY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for LAFAYETTE County
My Commission Expires: 9/22/2021
ID. #16826948

*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 plotting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional ability, knowledge and beliefs.*

Date: 5/19/2025
*Matthew J. Schlicht, MOPLS 2012000102*
*Engineering Solutions, LLC LS-2005008319-D*

REVISIONS

| DATE | |
|---|---|
| 4-8-25 | City Comments (dated 1-31-24) |
| 4-11-25 | City Comments (dated 4-10-25) |
| 4-28-25 | City Comments (dated 4-22-25) |

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

Minor Plat

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|---|---|---|---|---|---|
| 1 OF 1 | 3 | 47 N | 32 W | Jackson | The Summit |
| | DRAWN BY | | SCALE | | DATE OF PREPARATION |
| | M. Schlicht, PLS, PE | | 1"=60' | | January 9, 2024 |

MISSOURI PROFESSIONAL SEAL
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2012000102
LAND SURVEYOR

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P (816) 623-8888 F (816) 623-9889