

MINOR PLAT
SEQUOIA RESIDENTIAL
LOTS 1-3 AND TRACT 1A

A REPLAT OF SEQUOIA RESIDENTIAL, A SUBDIVISION IN
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

- NOTES:
1. THE SUBJECT PROPERTY CONTAINS 3.27 ACRES MORE OR LESS.
 2. THERE ARE NO OIL AND GAS WELLS ON SUBJECT PROPERTY, ACCORDING TO MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS MAPPING.

FLOOD STATEMENT:
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0417G, DATED JANUARY 20, 2017.

BASIS OF BEARINGS:
BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

COMMON AREA:
TRACT 1A AND ALL COMMON PROPERTY AND COMMON PROPERTY MAINTENANCE PLANS SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 5, DIVISION V OF THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE. THE HOMEOWNERS ASSOCIATION SHALL HAVE OWNERSHIP AND RESPONSIBILITY OF COMMON PROPERTY AND COMMON PROPERTY MAINTENANCE PLAN REVISIONS.

DRAINAGE NOTE:
ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE SEQUOIA RESIDENTIAL HOMES ASSOCIATION, IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE SEQUOIA RESIDENTIAL HOMES ASSOCIATION 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.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "SEQUOIA RESIDENTIAL, LOTS 1-3 AND TRACT 1A".

BUILDING LINES:
BUILDING LINES OR SETBACK LINES WILL BE ESTABLISHED BY THE DEVELOPMENT PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO

EASEMENT DEDICATION:
AN EASEMENT 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 EASEMENT" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. THE 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 RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

AN EASEMENT IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF SANITARY SEWER LINES, SANITARY SEWER STRUCTURES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" (SSE) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT, IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI. THE 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 RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

LEGAL DESCRIPTION:
ALL OF TRACT 1, SEQUOIA RESIDENTIAL, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

ACKNOWLEDGEMENT:
IN WITNESS WHEREOF, ORCHARD PARK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____ DAY OF ____, 20__.

MEMBER - SITE360 LLC

STATE OF MISSOURI

COUNTY OF JACKSON

ON THIS ____ DAY OF ____, 20__, BEFORE ME APPEARED DICK BURTON, MEMBER OF ORCHARD PARK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE
IN ____, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

CITY ACKNOWLEDGEMENT:
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "SEQUOIA RESIDENTIAL, LOTS 1-3 AND TRACT 1A" 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.

AIMEE NASSIF, AICP, DIRECTOR OF DEVELOPMENT SERVICES DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

GEORGE M BINGER III, PE, CITY ENGINEER DATE

JACKSON COUNTY ASSESSOR APPROVAL:

BY:
JACKSON COUNTY ASSESSMENT DEPARTMENT

DATE:

I HEREBY DECLARE THAT AN ACTUAL PROPERTY
BOUNDARY RE-SURVEY WAS MADE BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT SURVEY MEETS OR
EXCEEDS THE CURRENT MINIMUM STANDARDS FOR
PROPERTY BOUNDARY SURVEYS TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE, INFORMATION AND
BELIEF.

SURVEYOR: ROGER A. BACKUES - RLS NO. 2134

DATE: JULY 18, 2025

DEVELOPER

SITE360 LLC
1813 SW FOUNTAIN DRIVE
LEE'S SUMMIT MO. 64081

SEQUOIA RESIDENTIAL - LOTS 1-3 AND TRACT 1A
A REPLAT OF SEQUOIA RESIDENTIAL - TRACT 1,
A SUBDIVISION IN
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

BOUNDARY & CONSTRUCTION
SURVEYING, INC.

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.#
816/554-9798, FAX # 816/554-0337

PROJECT NO. 23-183 SHEET 1 OF 1
SEQUOIA RIDGE, LEE'S SUMMIT, MISSOURI

UNPLATTED

BENTON
HEIGHTS

TRACT 1A

HEARNE'S ADD.

SUMMIT GROVE

UNION PACIFIC RR

30 15 0 30 60

Scale In Feet
1" = 30'

LEGEND

M - MEASURED
R - RECORD
R - RADIUS
CH - CHORD LENGTH
U/E - UTILITY EASEMENT
L/E - LANDSCAPE EASEMENT
D/E - DRAINAGE EASEMENT
W/E - WATER EASEMENT
SSE - SEWER EASEMENT
S/B - BUILDING LINE
CL - CENTERLINE
RW - RIGHT OF WAY
ITB - INITIAL TANGENT BEARING
(200) - ADDRESS

A/E - ACCESS EASEMENT

MONUMENT LEGEND

SET 1/2" REBAR AND CAP
@ ALL REAR LOT CORNERS
RLS-2134, MO.
RLS-1069, KS.

CURB NOTCHES ARE ON AN
EXTENSION OF THE SIDE LOT
LINES.

MONUMENTATION WILL BE
COMPLETED WITHIN 6 MONTHS
AFTER COMPLETION OF ALL
STREETS AND UTILITIES.

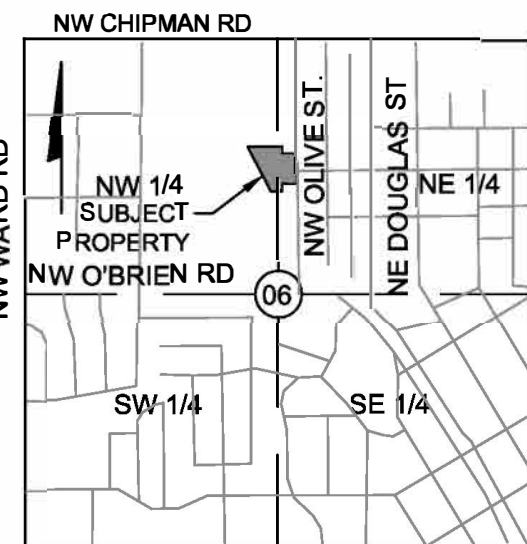
MISSOURI STATE PLANE
COORDINATES IN FEET

	NORTHING	EASTING
1	1003343.89	2821316.25
2	1003273.95	2821313.43
3	1003267.85	2821463.31
4	1002950.56	2821450.52
5	1002956.66	2821300.84
6	1002876.72	2821297.42
7	1002881.60	2821177.44
8	1003358.60	2820954.55

1 METER = 3.28083333'
KC METRO CONTROL STATION JA-43 WAS USED TO CREATE THE
COORDINATES AS SHOWN # AND IS BASED ON "MISSOURI
COORDINATE SYSTEM OF 1983, WEST ZONE" USING A
COMBINED GRID FACTOR OF 0.9999981.

Lot	Sq. Ft.	Acres
1A	1,265	0.03
1B	1,265	0.03
2A	1,265	0.03
2B	1,265	0.03
3A	1,265	0.03
3B	1,265	0.03
TRACT 1A	134,829	3.10

LINE	LENGTH	BEARING
L1	20.00'	S87°59'13"E
L2	20.00'	S87°59'13"E
L3	16.58'	S02°00'47"W
L4	4.10'	S87°59'13"E
L5	35.42'	S02°00'47"W
L6	24.10'	N87°59'13"W
L7	24.10'	N87°59'13"W
L8	35.42'	N02°00'47"E
L9	4.10'	S87°59'13"E
L10	16.58'	N02°00'47"E
L11	20.00'	S87°59'13"E
L12	20.00'	S87°59'13"E
L13	16.58'	S02°00'47"W
L14	4.10'	S87°59'13"E
L15	35.42'	S02°00'47"W
L16	24.10'	N87°59'13"W
L17	24.10'	N87°59'13"W
L18	35.42'	N02°00'47"E
L19	4.10'	S87°59'13"E
L20	16.58'	N02°00'47"E
L21	20.00'	S71°00'43"E
L22	20.00'	S71°00'43"E
L23	20.58'	S18°59'17"W
L24	4.10'	S71°00'43"E
L25	35.42'	S18°59'17"W
L26	24.10'	N71°00'43"W
L27	24.10'	N71°00'43"W
L28	35.42'	N18°59'17"E
L29	4.10'	S71°00'43"E
L30	20.58'	N18°59'17"E



LOCATION MAP
SCALE=1"=2000'
SECTION 6
TOWNSHIP 47 RANGE 31