

**FINAL PLAT OF  
ASH GROVE, TRACT A-1**  
A REPLAT OF TRACT A, THE ASH GROVE SECOND PLAT  
SW 1/4 OF THE NW 1/4 OF  
SECTION 5, TOWNSHIP 48 NORTH, RANGE 31 WEST,  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**CITY OF LEE'S SUMMIT APPROVED:**

This is to certify that the within plot of ASH GROVE, TRACT A-1, was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_ 2018 by Ordinance No. \_\_\_\_\_

RANDALL L. RHOADS, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

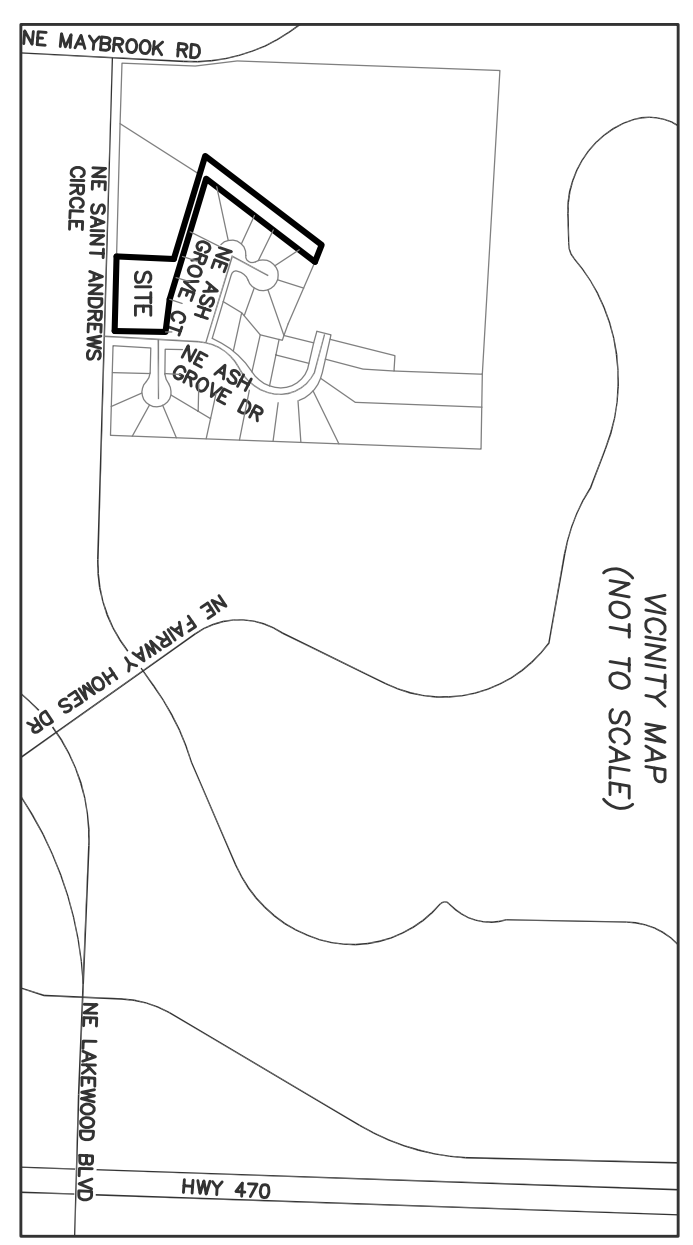
TRISHA FOWLER ARGURI, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

DANA ARTH, PLANNING COMMISSION SEC \_\_\_\_\_ DATE \_\_\_\_\_

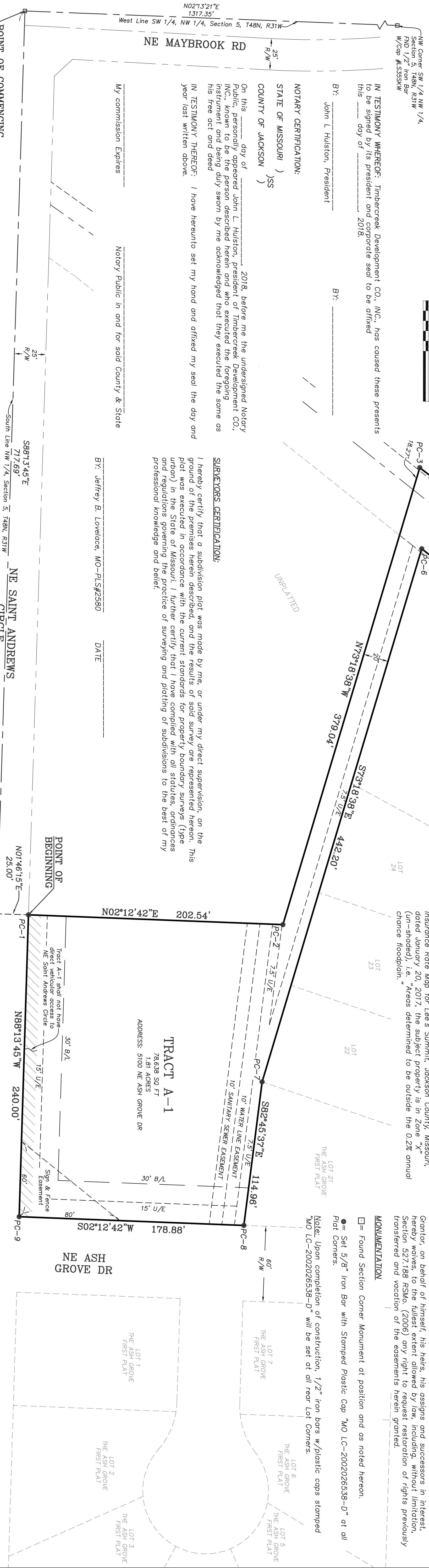
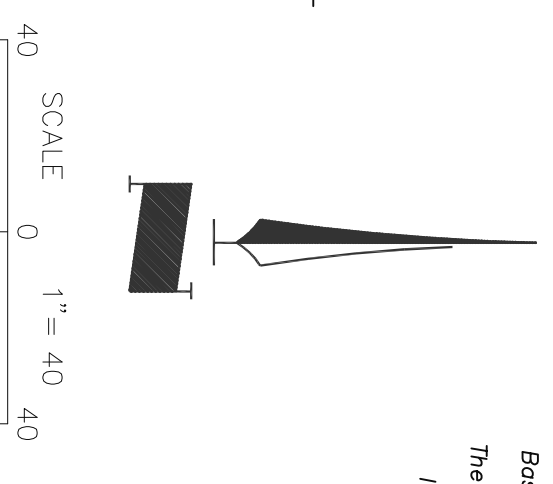
GEORGE W. BINGER III, P.E. - CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ROBERT G. JACKAY AICP  
DIRECTOR OF PLANNING AND  
SPECIAL PROJECTS \_\_\_\_\_ DATE \_\_\_\_\_

JACKSON COUNTY  
APPROVED: COUNTY ASSESSOR OR GIS DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)



**MISSOURI STATE PLANE COORDINATE TABLE**  
GEOCENTRIC DATA - MAD 1983 1 METER = 3,280,833.33 FEET  
GRID FACTOR USED: 0.9999030 (COMBINED PROJECT GRID FACTOR)

DESCRIPTION	POINT NUMBER	NORTH (Y)	EAST (X)
MOKI JA-29-2	JA29-2	1034478.205 ft	2829555.629 ft
PLAT CORNER 1	PC1	1033591.462 ft	2829169.315 ft
PLAT CORNER 2	PC2	1033593.854 ft	2829177.131 ft
PLAT CORNER 3	PC3	1033702.079 ft	2829145.091 ft
PLAT CORNER 4	PC4	1034083.906 ft	2828172.246 ft
PLAT CORNER 5	PC5	1033704.241 ft	2829378.516 ft
PLAT CORNER 6	PC6	1033572.259 ft	2828302.047 ft
PLAT CORNER 7	PC7	1033582.273 ft	2828416.080 ft
PLAT CORNER 8	PC8	1033584.044 ft	2828409.177 ft
PLAT CORNER 9	PC9	1033584.044 ft	2828409.177 ft

**GENERAL NOTES:**

1. A current Title Commitment had not been provided by the owners as of the date of issuance of this Plat of Survey. This company has made no investigation or independent search for easements of record, or any other facts that an accurate and current title search may disclose.
2. The Record Source for this plat is THE ASH GROVE 1ST PLAT, ASH GROVE 3RD PLAT, ASH GROVE 4TH PLAT, REPLAT OF LOT 38 ASH GROVE 4TH PLAT, Meritly Deed filed for record with the Jackson County Recorder of Deeds office as Instrument Number 200640119500.
3. Bearings shown herein are grid bearings based on the Missouri State Plane Coordinate System of 1983 (West Zone) of Jackson County Control Monument JA-29-2 (2003 Adjustment) using a Grid Factor of 0.9999030.
4. Coordinates shown herein are Grid Coordinates in Feet based on the above referenced Control Monument JA29-2.
5. Record Owner Timbercreek Development CO., Inc.
6. According to the Community Panel No. 20909SC0313G of the Flood Insurance Rate Map for Lee's Summit, Jackson County, Missouri, dated January 20, 2017, the subject property is in Zone "X" (un-shaded), i.e., "Areas determined to be outside the 0.2% annual chance floodplain."

**PROPERTY DESCRIPTION:** PLAT BOUNDARY  
Containing: 78,638 Square Feet or 1.81 Acres More or Less

All that part of the Southwest Quarter of the Northwest Quarter of Section 5, Township 48 North, Range 31 West of the Fifth Principal Meridian and all of Tract A, THE ASH GROVE SECOND PLAT, a subdivision in Lee's Summit, all being situated in the City of Lee's Summit, Jackson County, Missouri and more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 5; thence South 88°13'45" East along the South line of said Northwest Quarter a distance of 717.69 feet; thence North 01°46'15" East a distance of 25.00 feet to the Southwest corner of said Tract A, said Southwest corner being on the North right-of-way line of NE Saint Andrews Circle as now established and the POINT OF BEGINNING, thence North 02°12'42" East along the West line of said Tract A, a distance of 202.54 feet; thence North 73°18'38" West departing said West line and 20 feet South of and parallel with the South line of the ASH GROVE THIRD PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, a distance of 379.04 feet; thence North 37°44'05" East, 50 feet West of and parallel with the West line of said THE ASH GROVE THIRD PLAT, a distance of 51.60 feet to the Northwest corner of said subdivision plat; thence South 37°44'05" West along the West line of said THE ASH GROVE THIRD PLAT, a distance of 479.99 feet to the Southwest corner thereof; thence South 73°18'38" East along the South line of said THE ASH GROVE THIRD PLAT, a distance of 442.20 feet to the Southeast corner thereof; said Southeast corner also being the Southwest corner of Lot 21, THE ASH GROVE FIRST PLAT, a subdivision in said City county and state; thence South 82°45'37" East along the South line of said Lot 21 a distance of 178.88 feet to the Southeast corner of said Lot 21, said Southeast corner also being the Northeast corner of said Tract A; thence South 02°12'42" West along the East line thereof a distance of 178.88 feet to the Southeast corner of said Tract A; thence North 83°13'45" West along the South line thereof a distance of 240.00 feet to the POINT OF BEGINNING.

**DEDICATION:** The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown, which plat and subdivision shall hereafter be known as:

**"ASH GROVE, TRACT A-1"**

**TRACT A-1**  
78,638 SQ FT  
1.81 ACRES  
ADDRESS: 5100 NE ASH GROVE DR

**NOTARY CERTIFICATION:**  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me the undersigned Notary Public, personally appeared John L. Huston, president of Timbercreek Development CO., INC., known to be the person described herein and who executed the foregoing instrument (and being duly sworn by me acknowledged that they executed the same as his free act and deed  
IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

My commission Expires \_\_\_\_\_  
Notary Public in and for said County & State

By: Jeffrey B. Lovelace, MO-PLS#2550 \_\_\_\_\_ DATE \_\_\_\_\_

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By: Jeffrey B. Lovelace, MO-PLS#2550 \_\_\_\_\_ DATE \_\_\_\_\_

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By: Jeffrey B. Lovelace, MO-PLS#2550 \_\_\_\_\_ DATE \_\_\_\_\_

DATE	NUMBER	REVISION	BY:	APPROVED:
03/16/2018	1	PER COMMENTS	JWSJR	JBL

**FINAL PLAT OF  
ASH GROVE, TRACT A-1**  
A REPLAT OF TRACT A, THE ASH GROVE FIRST PLAT  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PREPARED FOR: **TIMBER CREEK DEVELOPMENT CO**  
P.O. BOX 10226  
KANSAS CITY, MO 64171

Project No: 17401  
Drawn By: JWSJR  
Checked By: JBL  
Date: 01/23/2018  
Scale: 1"=40'  
File Name: ASHGROVEREPLAT.DWG  
Certificate of Authority: Missouri - 2002026538  
Kansas - LS-154

**LOVELACE & ASSOCIATES**  
Land Surveying - Land Planning  
929 SE 3rd Street Lee's Summit, Missouri 64063  
Phone: (816) 347-9997 Fax: (816) 347-9979