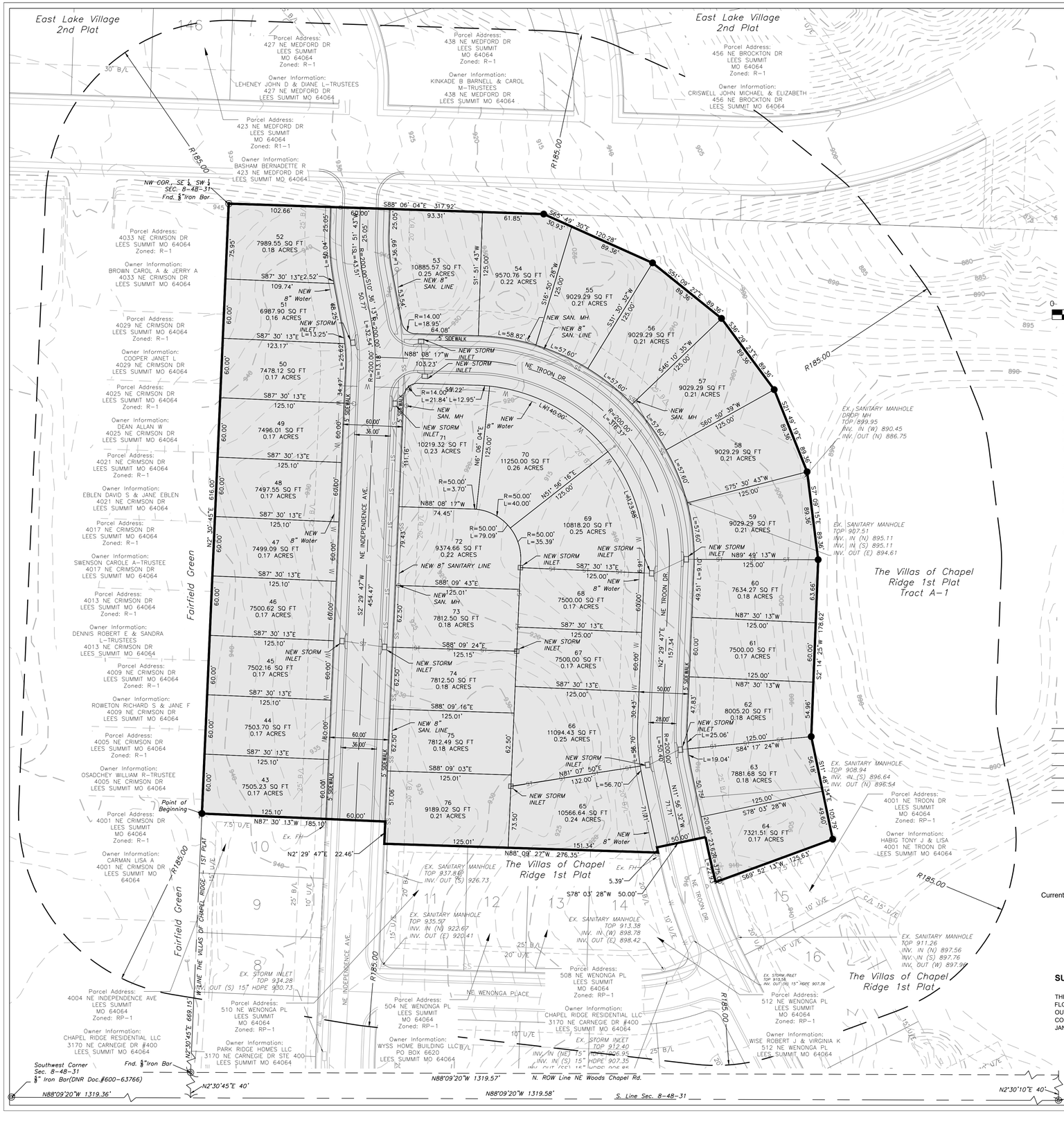
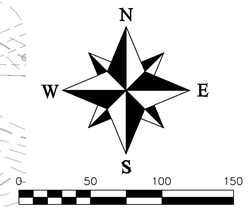
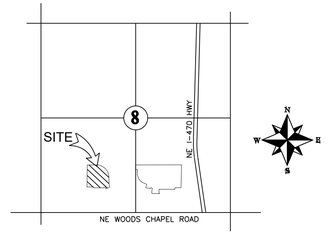
Preliminary Plat
THE VILLAS OF CHAPEL RIDGE 2ND PLAT

Section 8, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri







LOCATION MAP
SECTION 8-T48N-R31W

Not to Scale

THE VILLAS OF CHAPEL RIDGE - 2ND PLAT BOUNDARY DESCRIPTION

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

COMMENCING AT THE SE CORNER OF THE SW QUARTER OF SECTION 8, TOWNSHIP 48, RANGE 31; THENCE N 2° 30' 10" E, A DISTANCE OF 40.00 FEET TO A POINT ON THE N ROW LINE OF NE WOODS CHAPEL ROAD, AS NOW ESTABLISHED; THENCE N 88°09'20" W ALONG SAID N ROW LINE, A DISTANCE OF 1319.57 FEET TO THE SW CORNER OF THE VILLAS OF CHAPEL RIDGE - 1ST PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT; THENCE N 2°30'45" E ALONG THE W LINE OF SAID SUBDIVISION, 669.15 FEET TO THE POINT OF BEGINNING: THENCE N 2°30'45" E, A DISTANCE OF 616.00 FEET TO THE NW CORNER OF THE SE QUARTER OF THE SW QUARTER OF SAID SECTION 8; THENCE S 88°06'04" E, A DISTANCE OF 317.92 FEET; THENCE S 65°49'30" E, A DISTANCE OF 120.29 FEET; THENCE S 51°09'27"E, A DISTANCE OF 89.36 FEET; THENCE S 36°29'23" E, A DISTANCE OF 89.36 FEET; THENCE S 21°49'19" E, A DISTANCE OF 89.36 FEET; THENCE S 7°09'15" E, A DISTANCE OF 89.36 FEET; THENCE S 2°14'25" W, A DISTANCE OF 178.62 FEET; THENCE S 11°48'34" E, A DISTANCE OF 105.79 FEET; THENCE S 69°52'13" W, A DISTANCE OF 125.63 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 15°26'44" W AND A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 22.93 FEET; THENCE N 11°56'32" W, A DISTANCE OF 23.62 FEET; THENCE S 78°03'28" W, A DISTANCE OF 50.00 FEET; THENCE S 11°56'32" E, A DISTANCE OF 5.39 FEET; THENCE N 88°09'27" W, A DISTANCE OF 276.35 FEET; THENCE N 2°29'47" E, A DISTANCE OF 22.46 FEET; THENCE N 87°30'13" W, A DISTANCE OF 185.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 360,587.31 SQUARE FEET (8.28 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

Proposed Preliminary Plat

Villas Development Area

Proposed	
Site Area	360,587.31 sf (8.28 Acres
Lots	34
Density	4.11 lots per acre

Existing Preliminary Plat

Villas Development Area

Proposed	
Site Area	360,587.31 sf (8.28 Acres
Lots	32
Density	3.86 lots per acre

LEGEND

These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap
- ◎ Found Survey Monument (As Noted)
- (#) Exception Document Location
- X——X——X—— Existing Fence Line – Chain Link
- X-W/M- – – – – Existing Water Line
- X-SAN- – – – – Existing Sanitary Sewer Main
- X-STM- – – – – Existing Storm Sewer
- GAS—— Existing Gas Line
- UT—— Existing Underground Telephone
- E—— Existing Underground Electric

UTILITIES:
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

Current Zoning: RP-1 - Planned Single Family Residential

SURVEY AND PLAT NOTES:

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. MAP, COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of The Estates of Chapel Ridge 1st Plat
(B). Final Plat of The Townhomes of Chapel Ridge 1st Plat
(C). Final Plat of The Villas of Chapel Ridge 1st Plat
(D). Final Plat of East Lake Village 2nd Plat
(E). Final Plat of East Lake Village 10th Plat
(F). Final Plat of Fairfield Green

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
3). No Title report was furnished
4). Bearings shown hereon are based upon bearings described in the legal description
5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071179, 150071171
7). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

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Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE VILLAS OF CHAPEL RIDGE 2ND PLAT
Section 8, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Project: VILLAS OF CHAPEL RIDGE, LSMO
Issue Date: October 12, 2019

PRELIMINARY PLAT
THE VILLAS OF CHAPEL RIDGE 2ND PLAT
Section 8, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.102