

RECEIVED

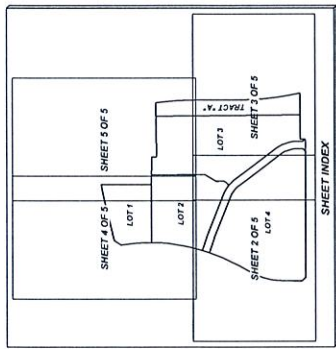
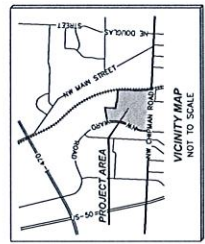
AUG - 1 2016

Planning & Codes Admin

SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 3E WEST AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 3E WEST

Table with 3 columns: LOT, SQUARE FEET, ACRES. Rows include LOT 1, LOT 2, LOT 3, LOT 4, TRACT A, and TOTALS.



- 2016 - 120 -

DESCRIPTION: LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

PLAT DEDICATION: THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2041221, DATED 11/11/2014.

PLAT DEDICATION: THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2041221, DATED 11/11/2014.

FLOOD INFORMATION: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20090002P, DATED SEPTEMBER 29, 2006, SHOWS THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X-1, A SPECIAL FLOOD HAZARD AREA.

STREETS AND RIGHT OF WAY DEDICATION: THE CITY OF LEES SUMMIT, MISSOURI, HAS HEREBY GRANTED TO THE CITY OF LEES SUMMIT, MISSOURI, THE RIGHT OF WAY AND RIGHT OF EASE FOR THE CONSTRUCTION AND MAINTENANCE OF PAVEMENT, CURBS, GUTTERS, AND OTHER STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SUBURBAN TRUNK LINE, AND OTHER UTILITIES, AND FOR THE CONSTRUCTION AND MAINTENANCE OF PAVEMENT, CURBS, GUTTERS, AND OTHER STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SUBURBAN TRUNK LINE, AND OTHER UTILITIES.

COMMON AREA: THE COMMON AREAS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

APPROVER: I HEREBY CERTIFY THAT THE WITHIN PLAT OF SUMMIT ORCHARD WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEES SUMMIT, MISSOURI, THIS 1st DAY OF AUGUST, 2016 BY ORDINANCE NO. 2016-120.

MAYOR: KENNETH L. BERKUS, DATE: [Signature]

PLANNING COMMISSION SECRETARY: GEORGE W. HINCHER III, DATE: [Signature]

PAUL R. SHELTON, DATE: [Signature]

TOWNSHIP CLERK: JENNIFER L. BERKUS, DATE: [Signature]

CITY ENGINEER: GEORGE W. HINCHER III, DATE: [Signature]

CITY CLERK: JENNIFER L. BERKUS, DATE: [Signature]

CITY ENGINEER: GEORGE W. HINCHER III, DATE: [Signature]

CITY CLERK: JENNIFER L. BERKUS, DATE: [Signature]

CITY ENGINEER: GEORGE W. HINCHER III, DATE: [Signature]

CITY CLERK: JENNIFER L. BERKUS, DATE: [Signature]

CITY ENGINEER: GEORGE W. HINCHER III, DATE: [Signature]

CITY CLERK: JENNIFER L. BERKUS, DATE: [Signature]

CITY ENGINEER: GEORGE W. HINCHER III, DATE: [Signature]

CITY CLERK: JENNIFER L. BERKUS, DATE: [Signature]

CITY ENGINEER: GEORGE W. HINCHER III, DATE: [Signature]

CITY CLERK: JENNIFER L. BERKUS, DATE: [Signature]

CITY ENGINEER: GEORGE W. HINCHER III, DATE: [Signature]

CITY CLERK: JENNIFER L. BERKUS, DATE: [Signature]

CITY ENGINEER: GEORGE W. HINCHER III, DATE: [Signature]

CITY CLERK: JENNIFER L. BERKUS, DATE: [Signature]

CITY ENGINEER: GEORGE W. HINCHER III, DATE: [Signature]

THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 1st DAY OF AUGUST, 2016, BY STEVEN W. RECH, VICE PRESIDENT OF TOWNSHIP SURVEY, LLC.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN JACKSON COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: JACOBSON COUNTY ASSESSOR, GIS DEPARTMENT, DIRECTOR OF PLANNING & CODES ADMINISTRATION.

OWNER: TOWNSHIP SURVEY, LLC, 1311 N. MAIN STREET, LEES SUMMIT, MISSOURI 64063.

STATE OF MISSOURI, COUNTY OF JACKSON.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN JACKSON COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: JACOBSON COUNTY ASSESSOR, GIS DEPARTMENT, DIRECTOR OF PLANNING & CODES ADMINISTRATION.

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OWNER: TOWNSHIP SURVEY, LLC, 1311 N. MAIN STREET, LEES SUMMIT, MISSOURI 64063.

STATE OF MISSOURI, COUNTY OF JACKSON.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN JACKSON COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: JACOBSON COUNTY ASSESSOR, GIS DEPARTMENT, DIRECTOR OF PLANNING & CODES ADMINISTRATION.



ROBERT J. ANDERSON, PLS. PROFESSIONAL SURVEYOR

DATE PLAT PREPARED: JUNE 17, 2016. 2016-120-1

31-AUG-21 10:30 AM '16

MISSOURI STATE OFFICE OF SURVEYORS, 600015

RECEIVED

PLANNING & CODES ADMINISTRATION

FINAL PLAT OF SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI
PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST
AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

APPROVED: THAT THE WITHIN PLAT OF "SUMMIT ORCHARD" WAS SUBMITTED TO AND FULLY APPROVED BY THE MAJOR AND CITY COUNCIL OF THE CITY OF LEES SUMMIT, MISSOURI, THIS _____ DAY OF _____, 2016 BY ORDINANCE NO. _____

MAYOR: _____ DATE: _____

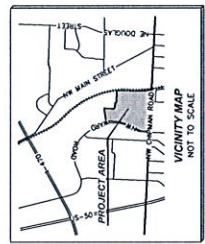
CITY CLERK: _____ DATE: _____

CITY ENGINEER: _____ DATE: _____

CITY ASSESSOR: _____ DATE: _____

CITY COMMISSION SECRETARY: _____ DATE: _____

DIRECTOR OF PLANNING & CODES ADMINISTRATION: _____ DATE: _____



POINT NO.	NORTHING	EASTING
1	80201.00	80201.00
2	80201.00	80201.00
3	80201.00	80201.00
4	80201.00	80201.00
5	80201.00	80201.00
6	80201.00	80201.00
7	80201.00	80201.00
8	80201.00	80201.00
9	80201.00	80201.00
10	80201.00	80201.00
11	80201.00	80201.00
12	80201.00	80201.00
13	80201.00	80201.00
14	80201.00	80201.00
15	80201.00	80201.00
16	80201.00	80201.00
17	80201.00	80201.00
18	80201.00	80201.00
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39	80201.00	80201.00
40	80201.00	80201.00
41	80201.00	80201.00
42	80201.00	80201.00
43	80201.00	80201.00
44	80201.00	80201.00
45	80201.00	80201.00
46	80201.00	80201.00
47	80201.00	80201.00
48	80201.00	80201.00
49	80201.00	80201.00
50	80201.00	80201.00

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.E. = SEWER EASEMENT
- B.L. = BUILDING SETBACK LINE
- INGRESS/EGRESS EASEMENT TO BE DEDICATED BY THIS PLAT
- DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT
- SEWER EASEMENT TO BE DEDICATED BY THIS PLAT
- UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT

THE BEARING AND COORDINATE SYSTEM SHOWN HEREON IS BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WEST ZONE, IN FEET.

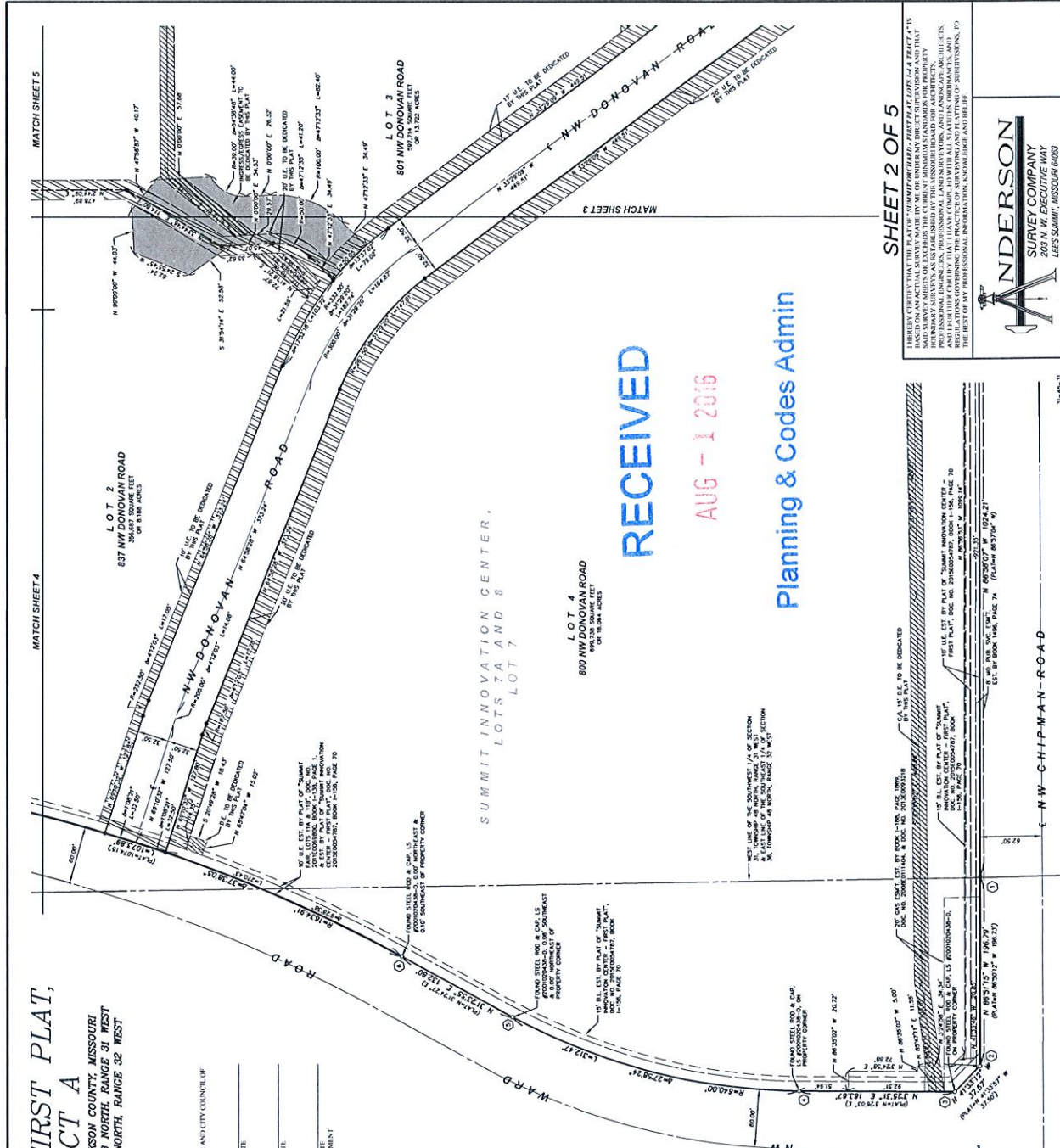
SCALE 1 INCH = 50 FEET

SCALE IN FEET

0 50 100 150

FOUND MONUMENT AS NOTED

- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED



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AUG - 1 2016

Planning & Codes Admin

SHEET 2 OF 5

ANDERSON SURVEY COMPANY
LEES SUMMIT, MISSOURI 64083
(816) 246-5200

MISSOURI STATE CONTRACT OF AUTHORITY: 000018

ROBERT J. ANDERSON
PLS. PROFESSIONAL SEAL

RECEIVED

AUG - 1 2016

SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

FINAL PLAT OF



CONTROL STATION	NORTHING	EASTING
1	89021.00	89021.00
2	89021.00	89021.00
3	89021.00	89021.00
4	89021.00	89021.00
5	89021.00	89021.00
6	89021.00	89021.00
7	89021.00	89021.00
8	89021.00	89021.00
9	89021.00	89021.00
10	89021.00	89021.00
11	89021.00	89021.00
12	89021.00	89021.00
13	89021.00	89021.00
14	89021.00	89021.00
15	89021.00	89021.00
16	89021.00	89021.00
17	89021.00	89021.00
18	89021.00	89021.00
19	89021.00	89021.00
20	89021.00	89021.00
21	89021.00	89021.00
22	89021.00	89021.00

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.E. = SEWER EASEMENT
- B.L. = BUILDING SETBACK LINE
- INGRESS/EGRESS EASEMENT TO BE DEDICATED BY THIS PLAT
- DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT
- SEWER EASEMENT TO BE DEDICATED BY THIS PLAT
- UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT
- INGRESS/EGRESS EASEMENT TO BE DEDICATED BY THIS PLAT
- DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT
- SEWER EASEMENT TO BE DEDICATED BY THIS PLAT
- UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT

THE DESIGN AND CONSTRUCTION SYSTEM DESIGN HEREON IS BASED UPON THE MISSOURI CORPORATE SYSTEM 1983, WEST ZONE, IN FEET.

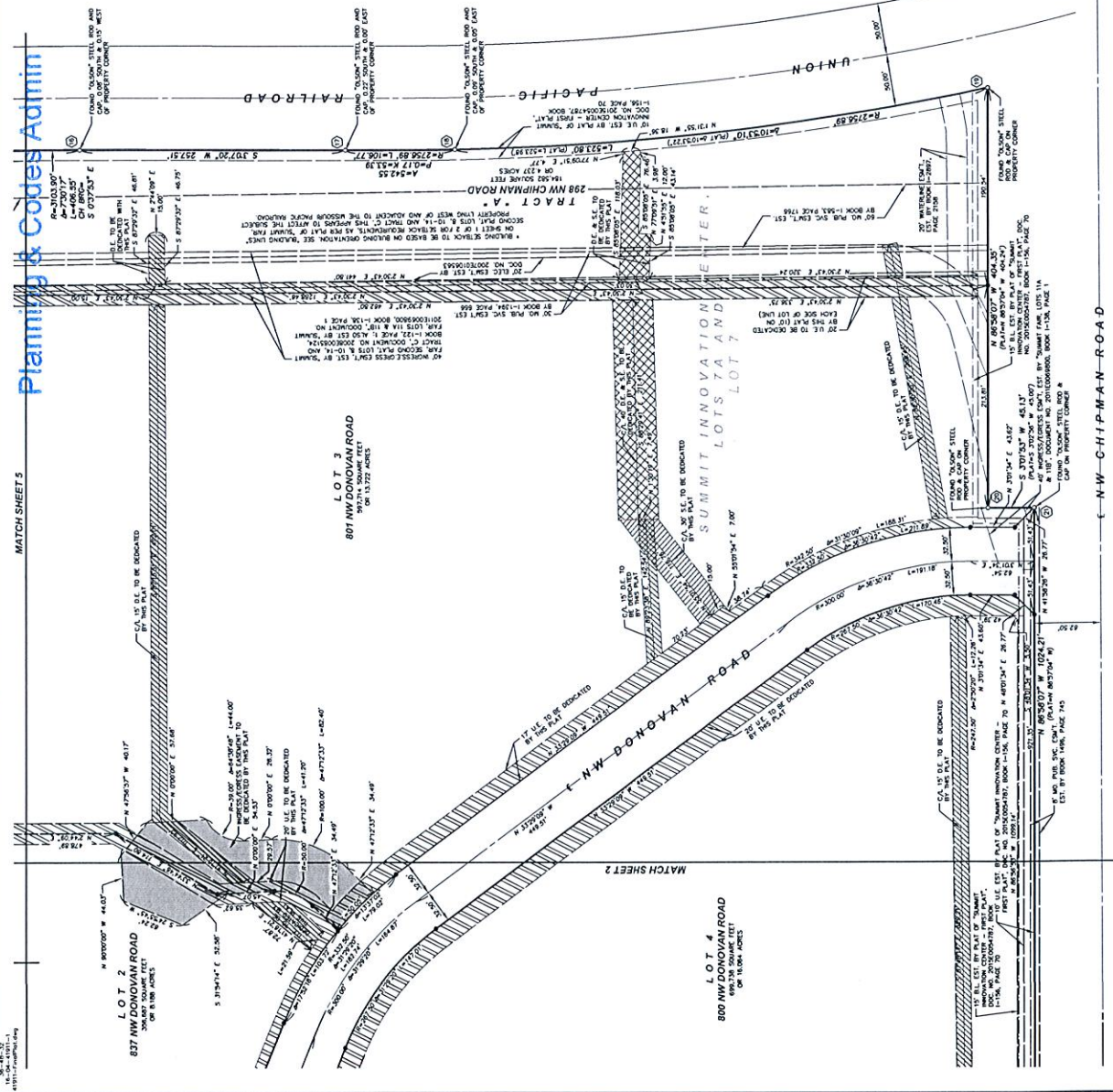
SCALE 1 INCH = 50 FEET

SCALE IN FEET

50 25 0 50 100 150

FOUND WORKMAN AS NOTED

1/2" STEEL ROD AND PLASTIC CAP, STAMPED ASCE M-2700-1983, TO BE SET AT THE CORNER OF CONSTRUCTION.



APPROVED: THIS PLAT WAS SUBMITTED TO AND FULLY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS DAY OF _____, 2016 BY ORDINANCE NO. _____

MAYOR: _____ DATE: _____

CITY CLERK: _____ DATE: _____

CITY ENGINEER: _____ DATE: _____

JACKSON COUNTY ASSESSOR: _____ DATE: _____

DIRECTOR OF PLANNING & CODES ADMINISTRATION: _____ DATE: _____

SHEET 3 OF 5

ANDERSON SURVEY COMPANY
203 N W EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64603
(816) 246-5050
MISSOURI STATE CORP. OF AUTHORITY: 000079

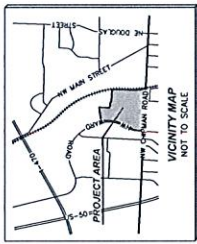
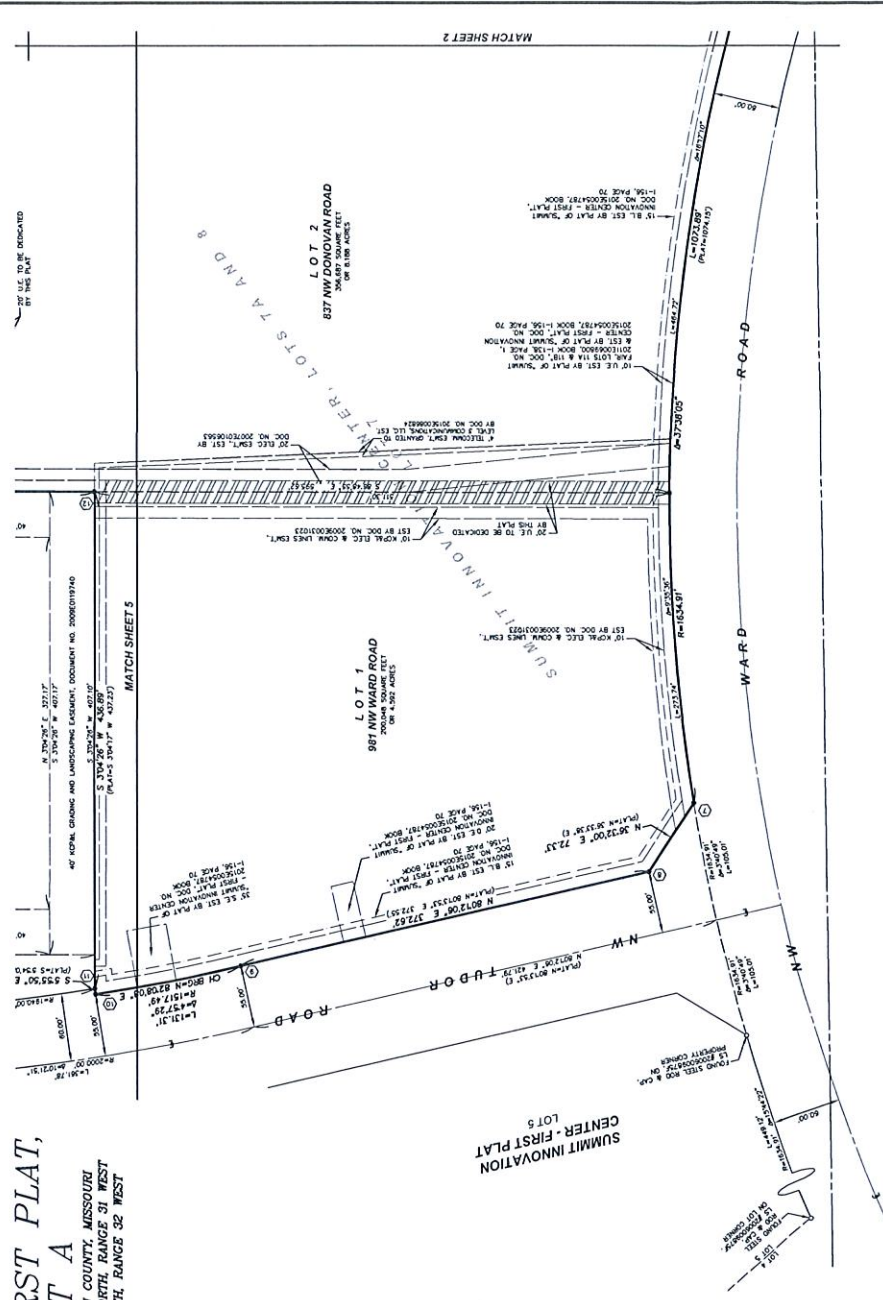


DATE PLAT PREPARED: JUNE 1, 2016, 4:10 PM (1:00:00) PM
DRAWN BY: J.P.C.
CHECKED BY: D.K.
APP'D BY: _____

2016-120-

**FINAL PLAT OF
SUMMIT ORCHARD - FIRST PLAT,
LOTS 1-4 & TRACT A
A MAJOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST
AND THE SOUTHEAST 1/4 OF SECTION 38, TOWNSHIP 48 NORTH, RANGE 32 WEST**

31-48-31
18-38-4-1-1
4/11/17 - modified.dwg



MISSOURI STATE PLANE COORDINATES	EASTING
1	890215.77
2	890215.77
3	890215.77
4	890215.77
5	890215.77
6	890215.77
7	890215.77
8	890215.77
9	890215.77
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12	890215.77
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94	890215.77
95	890215.77
96	890215.77
97	890215.77
98	890215.77
99	890215.77
100	890215.77

LEGEND
 U.C. = UTILITY EASEMENT
 D.C. = DRAINAGE EASEMENT
 S.C. = SHEET EASEMENT
 B.L. = BUILDING SETBACK LINE
 [Symbol] = UTILITY EASEMENT TO BE DEMONSTRATED BY THIS PLAT

THE BEARING AND COORDINATE SYSTEM SHOWN HEREON IS BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WEST ZONE, IN FEET.
 SCALE 1" = 50 FEET
 SCALE IN FEET
 0 25 50 75 100 125 150

○ FOUND MONUMENT AS NOTED
 * 1/2" = 10' PER APPROXIMATE SCALE SHOWN ON THIS MAP

APPROVED:
 THIS SUBDIVISION WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS _____ DAY OF _____, 2016 BY ORDINANCE NO. _____

MAYOR: _____ DATE: _____
 TENSIN K. CHESSALAK
 CITY CLERK

PLANNING COMMISSION SECRETARY: _____ DATE: _____
 GEORGE M. BENDER III, P.E.
 CITY ENGINEER

DIRECTOR OF PLANNING & CODES ADMINISTRATION: _____ DATE: _____
 PAUL R. SHELTON
 JACKSON COUNTY ASSESSOR'S OFFICE

RECEIVED

AUG - 1 2016

Planning & Codes Admin

SHEET 4 OF 5

THESE PLATS AND THE PLAT OF "SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A" IN THIS SUBDIVISION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MISSOURI. I HAVE CONDUCTED THE SURVEY AND THE PLAT IS ACCURATE AND CORRECT. I HAVE BEEN ASSISTED BY ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS WHOSE SERVICES I HAVE EMPLOYED WITH ALL STATUS, EMPLOYMENTS, AND COMPENSATIONS. I HAVE CONDUCTED THE SURVEY AND THE PLAT IS ACCURATE AND CORRECT. I HAVE BEEN ASSISTED BY ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS WHOSE SERVICES I HAVE EMPLOYED WITH ALL STATUS, EMPLOYMENTS, AND COMPENSATIONS. I HAVE CONDUCTED THE SURVEY AND THE PLAT IS ACCURATE AND CORRECT. I HAVE BEEN ASSISTED BY ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS WHOSE SERVICES I HAVE EMPLOYED WITH ALL STATUS, EMPLOYMENTS, AND COMPENSATIONS.



MISSOURI STATE CONTRACT # A-0000000000000000

DATE PLAT PREPARED: JUNE 2, 2016. BY: [Signature]

DRN. P.W. P.C. DRK. APP

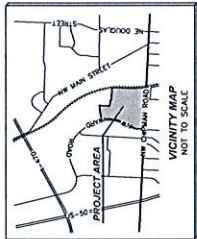
-2016-120-

30' x 40' x 50'
 30' x 40' x 50'
 41911-1-1.mxd (1/1)

SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST
 AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

MISSOURI STATE PLANE COORDINATES	
CONTROL STATION	EASTING
1	400000.00
2	400000.00
3	400000.00
4	400000.00
5	400000.00
6	400000.00
7	400000.00
8	400000.00
9	400000.00
10	400000.00
11	400000.00
12	400000.00
13	400000.00
14	400000.00
15	400000.00
16	400000.00
17	400000.00
18	400000.00
19	400000.00
20	400000.00
21	400000.00
22	400000.00



RECEIVED
 AUG - 1 2016
 Planning & Codes Admin

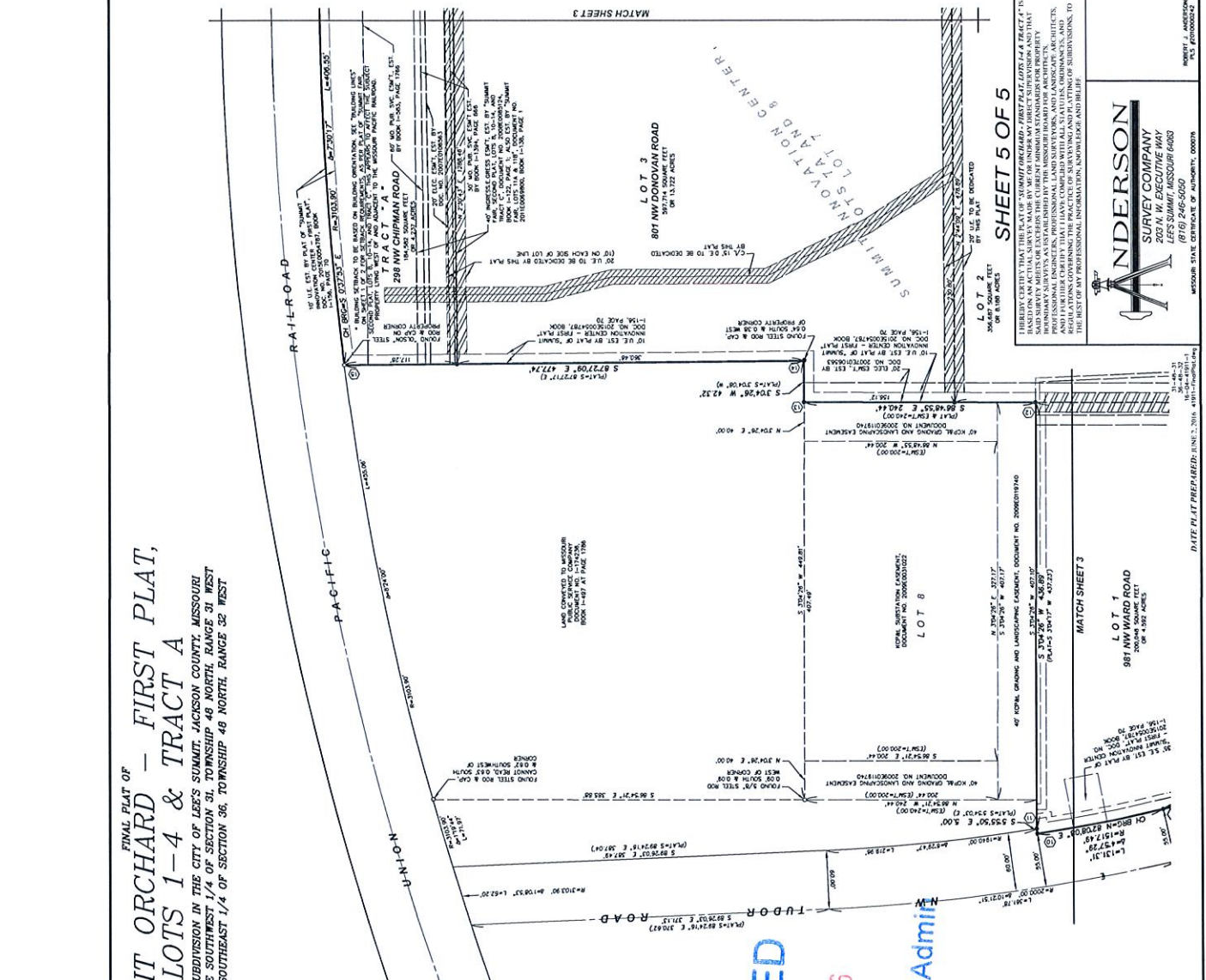
APPROVED: THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "SUMMIT ORCHARD" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS _____ DAY OF _____, 2016 BY ORIGINATOR'S NO. _____

APPROVED: _____ DATE _____
 MAYOR

APPROVED: _____ DATE _____
 CITY CLERK

APPROVED: _____ DATE _____
 PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
 DIRECTOR OF PLANNING & CODES ADMINISTRATION



ANDERSON
 SURVEY COMPANY
 203 N W EXECUTIVE WAY
 LEE'S SUMMIT, MISSOURI 64663
 (816) 246-5050
 MISSOURI STATE CERTIFICATE OF AUTHORITY: 000078
 ROBERT J. ANDERSON
 PLS. #2010000242

DATE PLAT PREPARED: JUNE 2, 2016, 4:11:11 PM (1/1)