

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-90
Combined Scale Factor: 0.9999023

POINT	NORTHING	EASTING
1	304409.566	866722.046
2	304381.519	866706.577
3	304400.415	866707.314
4	304406.953	866711.297
5	304409.822	866721.581
JA-90	305121.519	867342.086

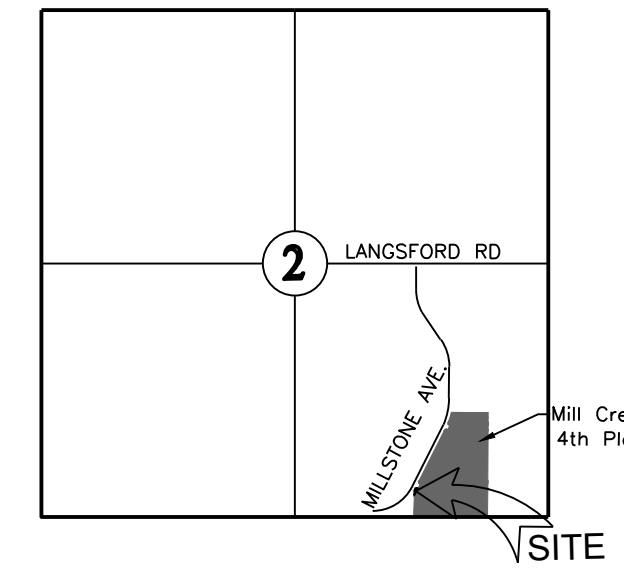
Coordinates Shown in Meters

Final Plat

Mill Creek of Summit Mill 7th Plat

Tract U

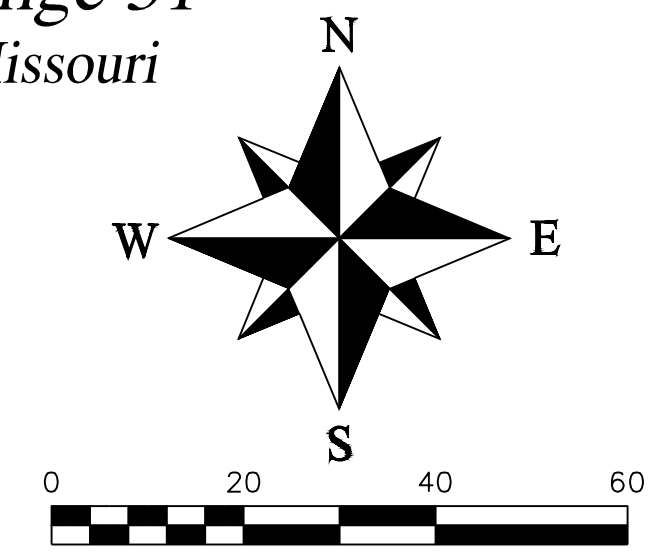
Section 2, Township 47, Range 31
Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 2-T.47-R.31
Not to Scale

LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
 - ◎ Found Survey Monument (LS-2005008319-D)



DESCRIPTION:

A tract of land being located in Section 2, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri. Beginning at the Northwest corner of Lot 149, Mill Creek of Summit Mill - 4th Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence South 28°52'44" West, along the West line of said Lot 149, a distance of 105.08 feet, to a point on the East line of Tract S, Mill Creek of Summit Mill - 2nd Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence North 02°13' 49" East, along the East line of said Tract S, a distance of 62.04 feet, to a point on the East Right of Way of SE Millstone Avenue; thence along a curve to the left and along the said East Right of Way, having an initial tangent bearing of North 32°46'09" East, a radius of 507.50 feet and an arc distance of 25.12 feet; thence along a reverse curve, having a radius of 25.00 feet and an arc distance of 38.81 feet, to a point on the South Right of Way line of SE Mill Creek Lane; thence South 61°07'16" East, along said South Right of Way line, a distance of 1.76 feet, returning to the Point of Beginning. (Tract contains 1,975.59 Sq. Ft. (0.045 Acres))

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

MILL CREEK OF SUMMIT MILL 7TH PLAT, TRACT U

EASEMENTS:

AN EASEMENT OR LICENSE 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 EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO 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 LIMITATION, SECTION 527.1888 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT 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.

STREETS:

THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

LIMIT OF NO ACCESS (L.N.A.)

SE MILLSTONE AVENUE IS A LIMITED ACCESS COLLECTOR STREET AND NO ACCESS SHALL BE ALLOWED FROM TRACT U.

COMMON AREA

TRACT U IS COMMON AREA TO BE UTILIZED FOR STORM WATER MANAGEMENT AND OWNED AND MAINTAINED BY THE HOMES ASSOCIATION

IN TESTIMONY WHEREOF:

CMH PARKS, INC. A TENNESSEE CORPORATION, d.b.a. SUMMIT CUSTOM HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 2017.

CMH PARKS, INC. A TENNESSEE CORPORATION, d.b.a. SUMMIT CUSTOM HOMES

DAVID PRICE, ASSISTANT SECRETARY
CMH PARKS, INC. A TENNESSEE CORPORATION, d.b.a. SUMMIT CUSTOM HOMES

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID PRICE, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS THE ASSISTANT SECRETARY OF CMH PARKS, INC. A TENNESSEE CORPORATION, d.b.a. SUMMIT CUSTOM HOMES, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEVELOPER/OWNER:

CMH PARKS, INC. A TENNESSEE CORPORATION,
d.b.a. SUMMIT CUSTOM HOMES
120 SE 30th Street
Lee's Summit, MO 64082

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF MILL CREEK OF SUMMIT MILL 7TH PLAT, TRACT U, WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

RANDALL L. RHOADS, MAYOR DATE _____

DENISE R. CHISUM, MMC CITY CLERK DATE _____

APPROVED: PUBLIC WORKS / ENGINEERING

GEORGE M. BINGER III, P.E., CITY ENGINEER DATE _____

PLANNING & SPECIAL PROJECTS

ROBERT G. MCKAY, AICP, DIRECTOR OF PLANNING & SPECIAL PROJECTS DATE _____

PLANNING COMMISSION

DANA ARTH, SECRETARY DATE _____

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE _____

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - SEMI-PERMANENT MONUMENTS:
SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
 - PERMANENT MONUMENTS:
SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.
- THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)
- NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI". BY EDWARD ALTON, JR., P.E., 1995.

REVISIONS
DATE

Final Plat
Mill Creek of Summit Mill 7th Plat
Tract U
Section 2, Township 47, Range 31
Lee's Summit, Jackson County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	2	47	31	Jackson	Mill Creek 7th
DRAWN BY					DATE OF PREPARATION
M. Schlicht, PLS., PE					August 17, 2017

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (616) 623-9888 F: (616) 623-9849