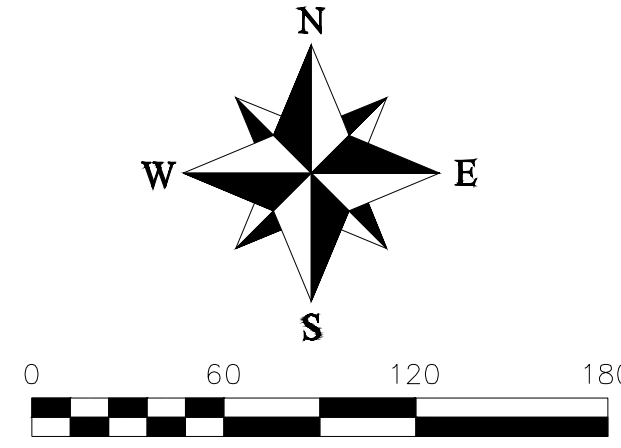
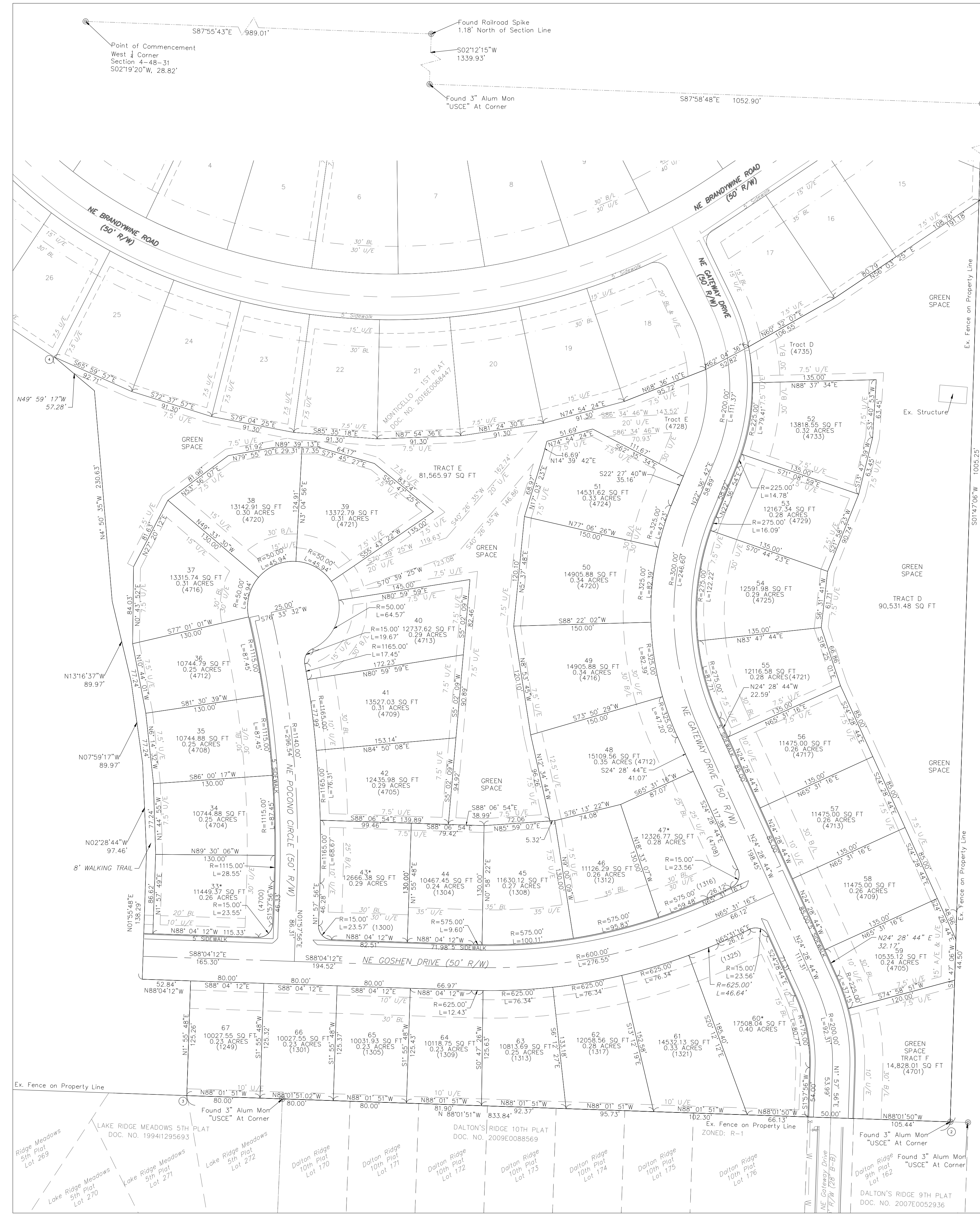
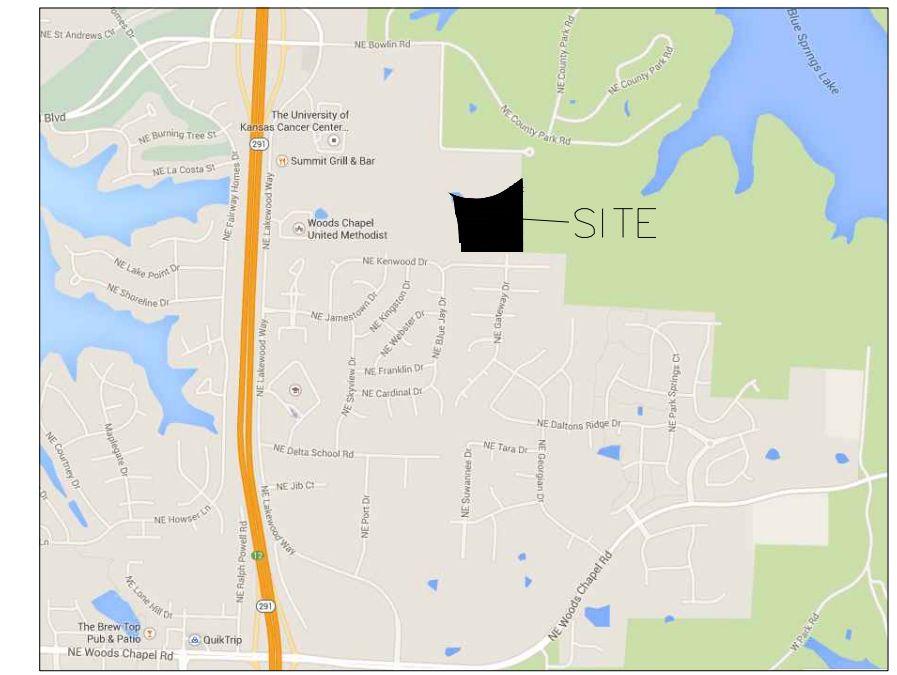
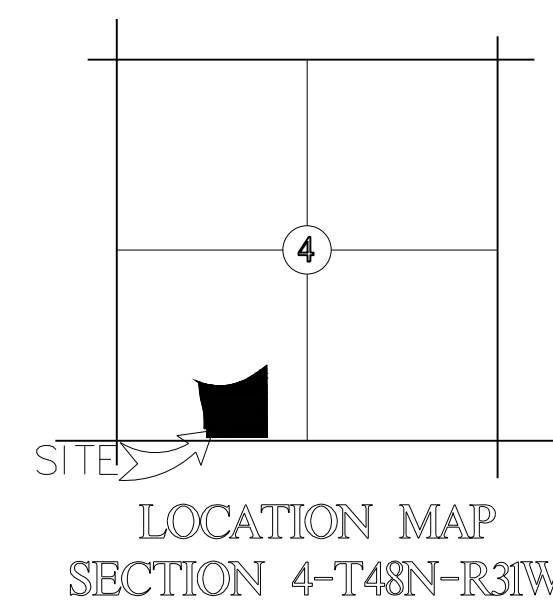


Final Plat of Monticello - 2nd Plat Lots 33 - 67 & Tract D - F Section 4, Township 48N, Range 31W Lee's Summit, Jackson County, Missouri



LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
 - ⊙ Found Survey Monument (As Noted)
 - U/E Utility Easement
 - BL Building Setback Line
 - W/E Water Easement
 - A/E Access/Pedestrian Easement



UNITED STATES OF AMERICA CORPUS OF ENGINEERS

OWNER/DEVELOPER:
Silverstone Development, LLC
Troy Bellah
PO Box 346
Lee's Summit, MO 64063

APPROVED:
PUBLIC WORKS / ENGINEERING

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

PLANNING & CODES ADMINISTRATION

ROBERT G. MCKAY, AICP, DATE
DIRECTOR OF PLANNING AND CODES ADMINISTRATION

PLANNING COMMISSION

FRED DeMORO, SECRETARY DATE

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF MONTICELLO 2ND PLAT, LOTS 33-67 AND TRACTS D-F 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

IN TESTIMONY WHEREOF:
SILVERSTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 2017.

SILVERSTONE DEVELOPMENT, L.L.C.
TROY BELLAH
MEMBER

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY BELLAH, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF SILVERSTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE AGENT AND DEED OF SAID COMPANY.

I IN WITNESS THEREOF:
I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____ DATE

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

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: **MONTICELLO 2ND PLAT - LOTS 33 - 67 & TRACTS D - F**

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.

ACCESS EASEMENT:

AN ACCESS EASEMENT "A/E" IS HEREBY GRANTED TO THE RESIDENTS OF THE MONTICELLO PROPERTY OWNER'S ASSOCIATION, TO ACCESS THE TRAIL FOR RECREATIONAL USE.

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.

SIDEWALKS

THE SIDEWALK ADJACENT TO TRACTS D - F SHALL BE INSTALLED, BY DEVELOPER, AT THE TIME OF THE INSTALLATION OF INFRASTRUCTURE.

COMMON AREA

TRACTS D - F ARE COMMON AREA TO BE OWNED AND MAINTAINED BY MONTICELLO PROPERTY OWNER'S ASSOCIATION. THESE AREA ARE TO BE USED FOR COMMON AREAS AND TRAIL.

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
 - A) Final Plat of Dalton's Ridge 10th Plat, Doc. No. 2009E008869
 - B) Minor Plat of Executive Lakes Center Lots 9-A & 9-B, Doc. No. 2002I0025209
 - C) Final Plat of Lake Ridge Meadows 1st Plat
 - D) Final Plat of Lake Ridge Meadows 5th Plat
 - E) Final Plat of Lake Ridge Meadows 2nd Plat
 - F) Final Plat of Dalton Ridge 9th Plat, Doc. No. 2007E0052936
 - G) Minor Plat of Executive Lakes Center
- No title report was furnished.
- The subject property lies within a flood zone designation of (X), defined as areas to be outside of the 100 year floodplain, as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for the City of Lee's Summit, Jackson County, Missouri, Community Map No. 2909SC0305F and 2909SC0188F, with an effective date of September 29, 2006
- Bearings shown hereon are based the Missouri State Plane Coordinate System (West Zone) utilizing GPS observations. Distances shown hereon are ground distances in U.S. Survey Feet.
- 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.
- The surveyed parcel has ingress/egress to Bowlin Road
- 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 May, JR., P.E., 1995.

NOTE:

- HOA WILL MAINTAIN ALL TRACTS.
- *LOT 33 SHALL HAVE NO ACCESS TO NE GOSHEN DRIVE, LOT 43 SHALL HAVE NO ACCESS TO ACCESS TO NE POCONO CIRCLE, AND LOTS 47 AND 60 SHALL HAVE NO ACCESS TO NE GATEWAY DRIVE.

PROPERTY DESCRIPTION:

A tract of land located in part of the Southwest 1/4 of Section 4, Township 48 North, Range 31 West, more particularly described as follows: Commencing at the West 1/4 corner of said Section 4, thence South 87° 55' 43" East, along the north line of said Southwest 1/4 a distance of 989.01 feet; thence South 02° 12' 15" West, along the west line of property owned by the United States Army Corps of Engineers, a distance of 1339.93 feet; thence South 73° 58' 48" East, a distance of 1052.90 feet; thence South 01° 47' 06" West, a distance of 313.68 feet, to the Point of Beginning; thence South 01° 47' 06" West, a distance of 1005.25 feet; thence North 88° 01' 51" West, a distance of 833.84 feet; thence North 01° 55' 48" East, a distance of 125.26 feet; thence North 88° 04' 12" West, a distance of 52.84 feet; thence North 01° 55' 48" East, a distance of 138.29 feet; thence North 02° 28' 44" West, a distance of 97.46 feet; thence North 07° 59' 17" West, a distance of 89.97 feet; thence North 13° 16' 37" West, a distance of 89.97 feet; thence North 04° 50' 35" West, a distance of 230.63 feet; thence North 49° 59' 17" West, a distance of 57.28 feet; thence South 65° 59' 57" East, a distance of 92.71 feet; thence South 72° 37' 57" East, a distance of 91.30 feet; thence South 79° 04' 25" East, a distance of 91.30 feet; thence South 85° 35' 18" East, a distance of 91.30 feet; thence North 87° 54' 36" East, a distance of 230.63 feet; thence North 81° 24' 30" East, a distance of 91.30 feet; thence North 74° 54' 24" East, a distance of 91.30 feet; thence North 86° 36' 10" East, a distance of 95.72 feet; thence North 62° 04' 36" East, a distance of 52.82 feet; thence North 60° 32' 07" East, a distance of 106.55 feet; thence North 68° 03' 25" East, a distance of 191.18 feet, returning to the Point of Beginning.

Containing 719,275.11 sq. ft. 16.51 acres more or less

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor: 0.9998997

POINT	NORTHING	EASTING
1	314409.6471	863420.9327
2	314103.3955	863411.3887
3	314112.9665	863133.0127
4	314357.7502	863113.2903

Coordinates Shown in Meters

REVISIONS

DATE	DESCRIPTION

Final Plat of
Monticello - 2nd Plat
Section 4, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	4	48 N	31 W	Jackson	Monticello
DATE OF PREPARATION	March 23, 2016				
DRAWN BY	M. Schlicht, PLS., PE				
SCALE	1" = 60'				

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
 50 SE 10TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 625-9888 F: (816) 625-9849