

SUMMIT ORCHARD, LOTS 4A-4E

REPLAT OF LOT 4, SUMMIT ORCHARD-FIRST PLAT, LOTS 1-4 & TRACT "A",
A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

DESCRIPTION:
THIS IS A REPLAT OF LOT 4, SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT "A", A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PLAT DEDICATION:
THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "SUMMIT ORCHARD, LOTS 4A-4E"

EASEMENT DEDICATION:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN, OR AUTHORIZE THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, 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 EASEMENT (U/E) OR WITHIN ANY STREETS OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT, INCLUDING A SANITARY SEWER EASEMENT (SS/E). GRANTOR, ON BEHALF OF ITSELF AND ITS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STREETS/ROAD, RIGHT-OF-WAY DEDICATION:
STREETS, ROADS, AND THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE SO HEREBY DEDICATED.

BUILDING/SETBACK LINES:
BUILDING 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 RIGHT-OF-WAY LINES.

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

OIL/GAS WELLS:
ACCORDING TO AN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, BY EDWARD ALTON MAY, JR., PE, THERE ARE NO OIL AND GAS WELLS WITHIN THE PROPERTY SHOWN HEREON.

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, 29095C0417G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

ACCESS EASEMENT:
THE LOTS WITHIN THIS PLAT ARE SUBJECT TO CERTAIN ACCESS EASEMENTS CREATED BY, AND IN ACCORDANCE WITH THE TERMS OF, THAT CERTAIN RECIPROCAL EASEMENT AND OPERATING AGREEMENT THAT IS BEING RECORDED AGAINST THE LOTS WITHIN THIS PLAT ON OR ABOUT THE DATE HEREOF.

PUBLIC COMMON AREA EASEMENT:
PUBLIC COMMON AREA EASEMENTS SHALL BE DEFINED AND MAINTAINED IN ACCORDANCE WITH THE SEPARATE DOCUMENT TITLED "ACCESS EASEMENT AGREEMENT" WHICH SHALL BE RECORDED WITH THE RECORDER OF DEEDS BY THE DEVELOPER. THE DEVELOPER SHALL MAINTAIN THE PUBLIC COMMON AREA EASEMENTS IN ACCORDANCE WITH SAID SEPARATE DOCUMENT.

IN TESTIMONY WHEREOF:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2019
BY: _____

STEVEN W RICH, VICE PRESIDENT
TOWNSEND SUMMIT, LLC

STATE OF _____)
)S.S.
COUNTY OF _____)

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVEN W RICH, TO ME PERSONALLY KNOWN, AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS THE VICE PRESIDENT OF TOWNSEND SUMMIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID TOWNSEND SUMMIT, LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC AND AS THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF:
I HAVE HERUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST ABOVE WRITTEN ABOVE

NOTARY PUBLIC MY COMMISSION EXPIRES _____

APPROVED:
PUBLIC WORKS / ENGINEERING

CITY OF LEE'S SUMMIT:
MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF "SUMMIT ORCHARD, LOTS 4A-4E", 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. _____

WILLIAM A BAIRD, MAYOR DATE _____

TRISHA FOWLER ARCURI, CITY CLERK DATE _____

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

DEVELOPMENT SERVICES DEPARTMENT

RYAN A. ELAM, P.E., DIRECTOR OF DEVELOPMENT SERVICES DATE _____

PLANNING COMMISSION

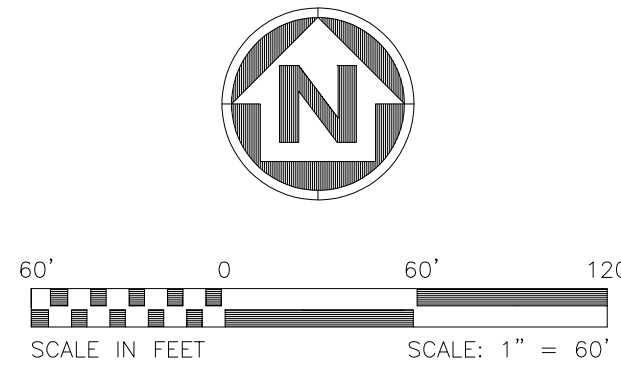
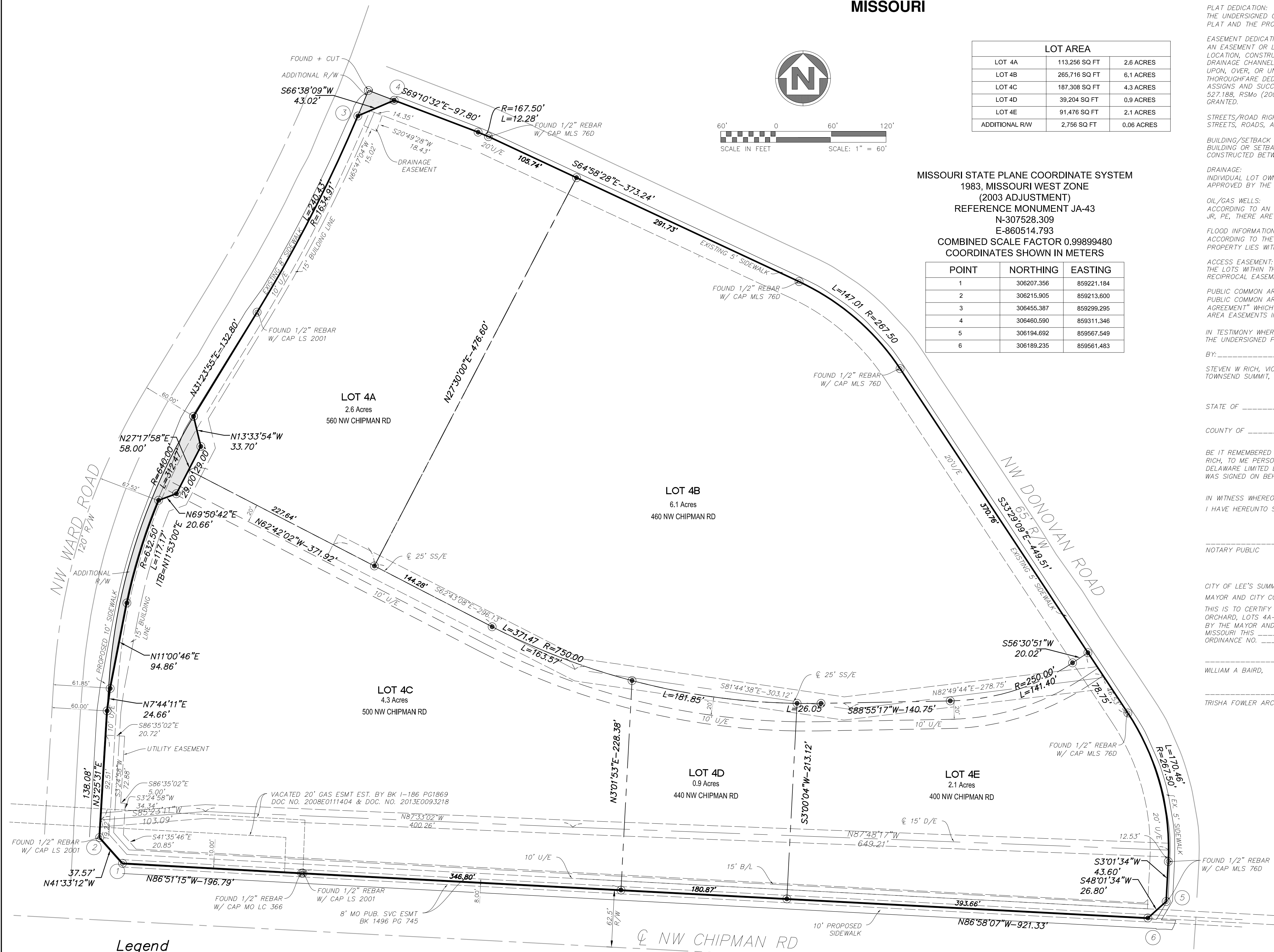
DANA ARTH, SECRETARY DATE _____

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE SHOWN HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

LOT AREA		
LOT 4A	113,256 SQ FT	2.6 ACRES
LOT 4B	265,716 SQ FT	6.1 ACRES
LOT 4C	187,308 SQ FT	4.3 ACRES
LOT 4D	39,204 SQ FT	0.9 ACRES
LOT 4E	91,476 SQ FT	2.1 ACRES
ADDITIONAL R/W	2,756 SQ FT	0.06 ACRES

MISSOURI STATE PLANE COORDINATE SYSTEM
1983, MISSOURI WEST ZONE
(2003 ADJUSTMENT)
REFERENCE MONUMENT JA-43
N-307528.309
E-860514.793
COMBINED SCALE FACTOR 0.99899480
COORDINATES SHOWN IN METERS


POINT	NORTHING	EASTING
1	306207.356	859221.184
2	306215.905	859213.600
3	306455.387	859299.295
4	306460.590	859311.346
5	306194.692	859567.549
6	306189.235	859561.483



Legend

- S — EXISTING SANITARY SEWER
- SW — PROPOSED SIDEWALK
- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = SET 1/2" IRON BAR W/ PLASTIC CAP STAMPED AE LC-62
- = ADDITIONAL RIGHT OF WAY
- SS/E = SANITARY SEWER EASEMENT
- U/E = UTILITY EASEMENT

FOR: TOWNSEND SUMMIT, LLC



ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
37	48N	31W	JACKSON	MISSOURI	03/15/19	19C010001
36	48N	32W	JACKSON	MISSOURI	03/15/19	19C010001

DRAWING NO. 19C010001 DRAWN BY: CM CHECKED BY: SC

SCOTT G CHRISMAN MO PLS 2594