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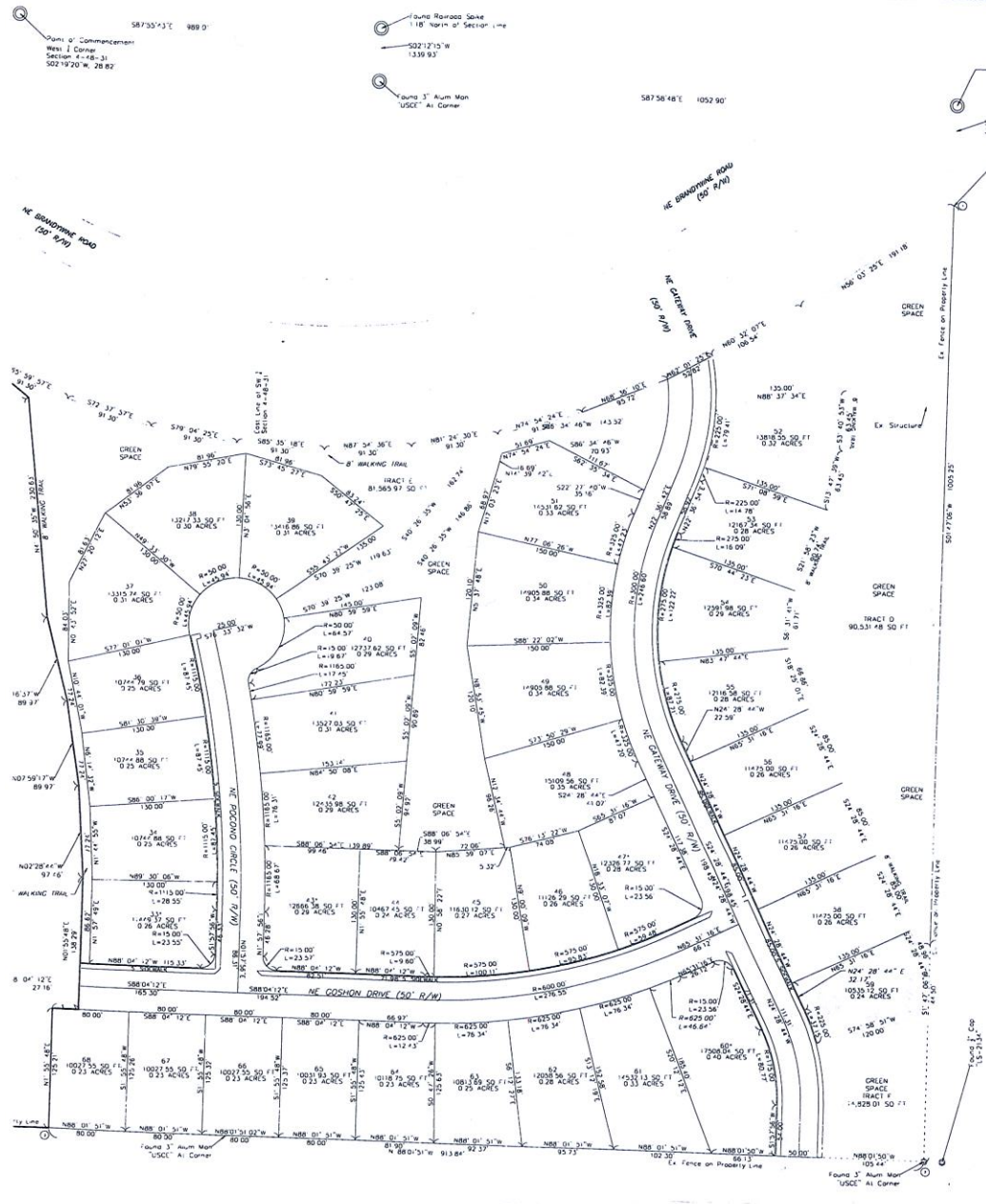
Planning & Codes Admin

Final Plat of Monticello - 2nd Plat
Lots 33 - 69 & Tract D - F
Section 4, Township 48N, Range 31W
Lee's Summit, Jackson County, Missouri

-2016-062-



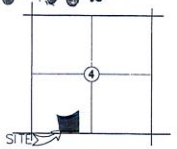
0 60 120 180

LEGEND

These standard symbols will be found in the drawing

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- Found Survey Monument (As Noted)
- (#) Exception Document Location

U/E Utility Easement
BL Building Setback Line
W/E Water Easement
P/E Access/Pedestrian Easement



LOCATION MAP
SECTION 4-T48N-R31W

VICINITY LOCATION MAP

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 33-69 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:
SILVER STONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 2016.

SILVER STONE DEVELOPMENT, L.L.C.

TROY BELLAH
MEMBER

NOTARY CERTIFICATION:
STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2016, 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, LLC, A MISSOURI LIMITED LIABILITY COMPANY, 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: _____

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.

_____ DATE _____
MATTHEW J. SCHLICHT, MOPLS 2012000102

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 KNOW AS **MONTICELLO 2nd PLAT - LOTS 33 - 69 & 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 527.1868 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED

ACCESS EASEMENT:
AN ACCESS EASEMENT "P/E" IS HEREBY GRANTED TO THE RESIDENTS OF THE LAKE SIDE AT CHAPMAN FARMS HOME 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 HOME ASSOCIATION
THESE AREA ARE TO BE USED FOR COMMON AREAS AND TRAIL

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 Dalton's Ridge 10th Plat, Doc No. 2009E0086569
- 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

2) No Title report was furnished
3) 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 by the Federal Emergency Management Agency for the City of Lee's Summit, Jackson County, Missouri. Community Map No. 29095C0305F and 29095C0185F, with an effective date of September 29, 2006
4) 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.
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.
6) The surveyed parcel has ingress/egress to Bowlin Road
7) 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:
1. HOA WILL MAINTAIN ALL TRACTS
2. "LOT 33 SHALL HAVE NO ACCESS TO NE GOSHON DRIVE, LOT 43 SHALL HAVE NO ACCESS TO NE POCONO DRIVE, AND LOTS 47 AND 61 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 87° 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 913.8784 feet; thence North 01° 55' 48" East, a distance of 125.48 feet; thence South 88° 04' 12" East, a distance of 27.16 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° 55' 16" 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 91.30 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 68° 36' 10" East, a distance of 95.72 feet; thence North 62° 04' 37" East, a distance of 52.81 feet; thence North 60° 32' 07" East, a distance of 106.55 feet; thence North 56° 08' 25" East, a distance of 82.42 feet; thence North 56° 08' 25" East, a distance of 108.77 feet, returning to the Point of Beginning.

Containing 729,294.01 sq. ft. 16.74 acres more or less

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor 0.9998897

POINT	NORTHING	EASTING
1	314409.6471	863420.9327

REVISIONS

DATE	

Final Plat of Monticello - 2nd Plat

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
DRAWN BY			SCALE	DATE OF PREPARATION	
M. Schlicht, P.L.S. PE			1" = 60'	March 23, 2016	

PROFESSIONAL SEAL

ENGINEERING
- ENGINEERING & SURVEYING -
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MISSOURI 64082
P (816) 623-0888 F (816) 623-0889