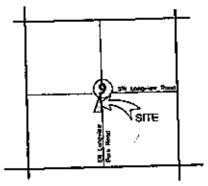
Goddard School
Lot 1 & Tract A
Section 9, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

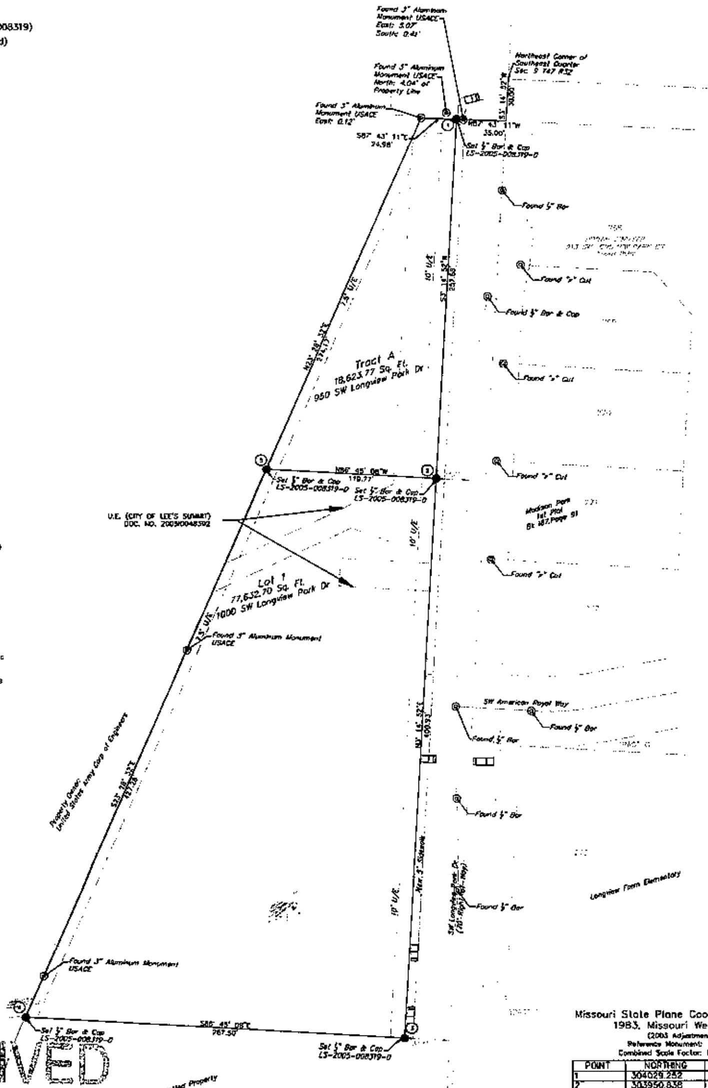
LEGEND

These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap (LS-2005008319)
- ◎ Found Survey Monument (As Noted)
- ◆ Utility Pole
- —X— Existing Fence Line – Chain Link
- —W— Existing Water Line
- —SS— Existing Sanitary Sewer Main
- —STORM— Existing Storm Sewer
- ——— Existing Gas Line
- —T— Existing Underground Telephone
- ——— Existing Underground Electric



LOCATION MAP
SECTION 9-T47N-R32W



PROPERTY DESCRIPTION:

Tract A
A tract of land in the Southeast Quarter of Section 9, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South 03°14'52" West, along the East line of said Southeast Quarter, 30.00 feet; thence North 87°43'11" West, 35.00 feet to a point on the West line of MADISON PARK - 1ST PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri, said point also being the Westerly right-of-way line of SW Longview Park Drive, as now established, said point being the Point of Beginning; thence South 03°14'52" West, along said Westerly right-of-way line, 257.68 feet; thence North 86°45'08" West, 119.77 feet; thence North 23°28'32" East, 274.17 feet; thence South 87°43'11" East, 24.98 feet to the Point of Beginning. (Containing 18,623.82 Sq. Ft. 0.43 Acres)

Lot 1
A tract of land in the Southeast Quarter of Section 9, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South 03°14'52" West, along the East line of said Southeast Quarter, 30.00 feet; thence North 87°43'11" West, 35.00 feet to a point on the West line of MADISON PARK - 1ST PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri, said point also being the Westerly right-of-way line of SW Longview Park Drive, as now established; thence South 03°14'52" West, along said Westerly right-of-way line, 257.68 feet, said point being the Point of Beginning; thence continuing along said Westerly right-of-way South 03°14'52" West, 400.93 feet; thence North 86°45'08" East, 267.50 feet; thence South 23°28'32" East, 427.28 feet; thence South 86°45'08" East, 119.77 feet to the Point of Beginning. (Containing 77,633.72 Sq. Ft., 1.78 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 KNOW AS

Goddard School, Lot 1 & Tract A

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 527.188 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.

COMMON AREA
TRACT A IS COMMON AREA TO BE OWNED AND MAINTAINED BY LAND OWNER AND WILL BE TRANSFERRED TO NEW LONGVIEW HOMES ASSOCIATION.
THIS AREA TO BE USED FOR COMMON OPEN SPACE.

IN TESTIMONY WHEREOF, LOT 1 OWNER:
PADLINE III, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ______ DAY OF ____________________, 2016.

PADLINE III, LLC

____
WILLIAM G. SEYMOUR, MEMBER

NOTARY CERTIFICATION:
STATE OF MISSOURI)SS
COUNTY OF JACKSON)

ON THIS ______ DAY OF ______________, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM G. SEYMOUR, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF PADLINE III, 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:______________

IN TESTIMONY WHEREOF, TRACT A OWNER:
M-III LONGVIEW, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ______ DAY OF ____________________, 2016.

M-III LONGVIEW, LLC

____
MEMBER

NOTARY CERTIFICATION:
STATE OF MISSOURI)SS
COUNTY OF JACKSON)

ON THIS ______ DAY OF ______________, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ______________, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF M-III LONGVIEW, 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:______________

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "GODDARD SCHOOL - LOT 1 & TRACT A" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF LEE'S SUMMIT, MISSOURI. THIS _____ DAY OF __________ 2016 BY ORDINANCE No. __________

RANDALL L. RHOADS, MAYOR DATE

DENISE R. CHISUM, MMC CITY CLERK DATE

PLAT CERTIFICATION:

I hereby certify that the Final Plat of "GODDARD SCHOOL - Lot 1 & Tract A", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and of platting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

______________________________ Date: ______________
Matthew J. Schlicht, MOPLS 2012000102
Engineering Solutions, LLC LS-2005008319-D

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

JACKSON COUNTY ASSESSOR/GIS DEPT. DATE

Missouri State Plane Coordinate System 1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-96
Combined Scale Factor: 0.9999002

POINT	NORTHING	EASTING
1	304029.252	854300.057
2	303950.838	854285.608
3	303828.832	854288.684
4	303833.451	854207.280
5	303952.906	854259.160
JA-96	305051.017	851640.795

Coordinates Shown in Meters

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 Madison Park 1st Plat

2). The following standard monuments will be set:
a.) Semi-Permanent Monuments:
-Set 1/2" Iron Bar with plastic cap marked "LS-2005008319-D" at all lot corners.

3). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). NO Title report was furnished by

4). Bearings and coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-96 (2003 Adjustment) (Meters)
N: 305051.017 E: 851640.795
Grid Factor: .9999002

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 those locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #

6). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

7. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 500 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, PANEL NO. 29095C0297 F EFFECTIVE DATE: SEPTEMBER 29, 2006.

8. 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., 1991

REVISIONS	
DATE	CITY COMMENTS
7-12-16	CITY COMMENTS

Final Plat
Goddard School
Lot 1 & Tract A
Section 9, Township 47 N, Range 32 West
Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	9	47N	32W	Jackson	Goddard
DRAWN BY			SCALE	DATE OF PREPARATION	
M. Schlicht, PLS, PE			1"=40'	May 18, 2016	

STATE OF MISSOURI — MATTHEW J. SCHLICHT — NUMBER PLS-2012000102 — PROFESSIONAL LAND SURVEYOR

ENGINEERING SOLUTIONS — ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849

RECEIVED
JUL 12 2016
Planning & Codes Admin

-2016-119