

FINAL PLAT OF
SUMMIT ORCHARD - FIRST PLAT,
LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST
AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

RECEIVED

AUG - 1 2016

Planning & Codes Admin

AREAS		
	SQUARE FEET	ACRES
LOT 1	200,048	4.592
LOT 2	156,687	3.588
LOT 3	997,714	22.922
LOT 4	699,738	16.064
TRACT "A"	184,292	4.237
TOTALS	2,038,769	46.803

DESCRIPTION:

LOT 1-4, SUMMIT INNOVATION CENTER - 2ND PLAT, LOTS 1-4 AND A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 20161221, DATED APRIL 29, 2016.

THIS SUBDIVISION CONTAINS 2,038,769 SQUARE FEET (PLAT = 2,128,656 SQUARE FEET +/-) OR 46.803 ACRES (PLAT = 46.803 ACRES +/-), MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS 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 - FIRST PLAT, LOTS 1-4 & TRACT A."

FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2809C02927, DATED SEPTEMBER 29, 2006, THIS PROPERTY IS LEE'S WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

STREET/ROAD RIGHT OF WAY DEDICATION:

ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

UTILITY EASEMENT DEDICATION:

AN EASEMENT OR LICENSURE IS HEREBY GRANTED TO THE 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 THE/OF AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS UTILITIES (AS SHOWN IN BLUE) OR WITHIN ANY STRIP 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 57.106, RSMo, CHAPTER 209, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

DRAINAGE:

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

ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE "COVENANTS, CONDITIONS AND RESTRICTIONS".

COMMON AREA:

DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNERS ASSOCIATION.

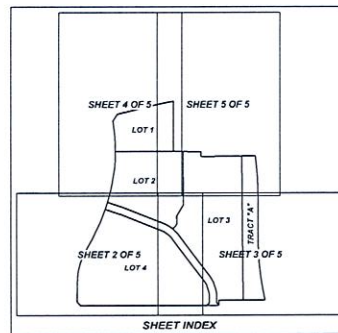
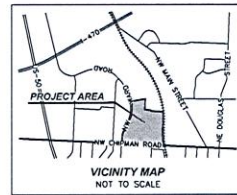
APPROVED:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "SUMMIT ORCHARD" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS ___ DAY OF _____, 2016, BY ORDINANCE NO. _____.

RANDALL L. RHODES, MAYOR DATE: _____ DENISE R. CHISLUM, MBE, CITY CLERK DATE: _____

FRED DAMBERO, PLANNING COMMISSION SECRETARY DATE: _____ GEORGE M. HINGER III, P.E., CITY ENGINEER DATE: _____

ROBERT G. McAVAY, SR., DATE: _____ PAUL R. SHELTON DATE: _____



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.

THE FOLLOWING WAS ESTABLISHED BY THE PLAT OF "SUMMIT INNOVATION CENTER - FIRST PLAT", DOCUMENT NO. 201506054787, BOOK 14156, PAGE 70:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

MAJOR STREET: 15 FEET ARTERIAL (THIS PERTAINS TO WARD ROAD, CHIPMAN ROAD, AND TUDOR ROAD. ALL SETBACKS ALONG THESE STREETS SHALL BE 15 FEET MINIMUM).

ALL OTHER STREETS: 0 FEET OTHER STREETS IF MAIN ENTRY AND ANY DISPLAY WINDOWS FACE STREET, OTHERWISE 15 FEET (THIS PERTAINS TO INNOVATION PARKWAY AND SHALL BE BASED ON BUILDING TYPE (I.E., RETAIL, OFFICE, COMMERCIAL, ETC.) AND BUILDING ORIENTATION ON THE LOT. NO BUILDING SHALL BE ALLOWED TO EXTEND INTO ANY EASEMENTS ALONG STREET RIGHT-OF-WAYS).

SIDE YARDS: 10 FEET, 0 FEET FOR INTERIOR LOT LINES (THIS PERTAINS TO ALL LOTS AND SHALL BE BASED ON BUILDING ORIENTATION ON THE LOT. NO BUILDING SHALL BE ALLOWED TO EXTEND INTO ANY EASEMENTS ALONG LOT LINES).

REAR YARDS: 20 FEET (THIS PERTAINS TO ALL LOTS AND SHALL BE BASED ON BUILDING ORIENTATION ON THE LOT. NO BUILDING SHALL BE ALLOWED TO EXTEND INTO ANY BASEMENTS ALONG LOT LINES).

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., P.E., THERE ARE NO OIL AND GAS WELLS WITHIN THE PROPERTY SHOWN HEREON.

GENERAL NOTES:

- NW TUDOR ROAD WAS ESTABLISHED BY THE PLAT OF "SUMMIT INNOVATION CENTER - FIRST PLAT", RECORDED AS DOCUMENT NO. 201506054787 IN PLAT BOOK 156 AT PAGE 64.
- NW WARD ROAD WAS ESTABLISHED BY THE PLAT OF "SUMMIT FAIR, SECOND PLAT LOTS 8, 10-14, AND TRACT C", RECORDED AS DOCUMENT NO. 20080085124 IN PLAT BOOK 122 AT PAGE 1.
- TRACT A, AS SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY TOWNSEND SUMMIT, LLC, ITS SUCCESSORS AND/OR ASSIGNS.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ___ DAY OF _____, 2016.

BY:

STEVEN W. RICH, VICE PRESIDENT
TOWNSEND SUMMIT, LLC
STATE OF _____)
COUNTY OF _____)

ON THIS ___ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVEN W. RICH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY KNOWN TO 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 SAID STEVEN W. RICH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID TOWNSEND SUMMIT, LLC.

IN WITNESS WHEREOF:

I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

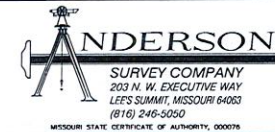
MY COMMISSION EXPIRES _____ NOTARY PUBLIC: _____ PRINT NAME: _____
DIRECTOR OF PLANNING & CODES ADMINISTRATION JACKSON COUNTY ASSESSOR / GIS DEPARTMENT

OWNER:
TOWNSEND SUMMIT, LLC
1311 MCCORMICK ROAD
SUITE 200
HUNT VALLEY, MARYLAND 21081

SURVEYOR:
ANDERSON SURVEY COMPANY
203 N.W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64063
(816) 246-5050

SHEET 1 OF 5

I HEREBY CERTIFY THAT THE PLAT OF "SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY 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 I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.



ROBERT J. ANDERSON, PLS #201005242

DATE PLAT PREPARED: 31/06/2016 4:19:11-1

- 2016 - 120 -

31-48-31
36-48-32
16-84-4911-1
41911-FindPlot.dwg

FINAL PLAT OF SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST
AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

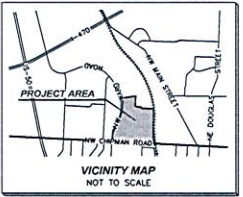
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RANDALL L. RHODES MAYOR	DATE _____	DENISE R. CHISUM, MMC CITY CLERK	DATE _____
FRED IKAWO PLANNING COMMISSION SECRETARY	DATE _____	GEORGE M. HUNGER III, P.E. CITY ENGINEER	DATE _____
ROBERT G. MCKAY, ACP DIRECTOR OF PLANNING & CODES ADMINISTRATION	DATE _____	PAUL R. SHELTON JACKSON COUNTY ASSESSOR / GIS DEPARTMENT	DATE _____

MISSOURI STATE PLANE COORDINATES

CONTROL STATION
FA-43
N 10752.349
E 18004.791
C28-4999981
3001 ADJUSTMENT

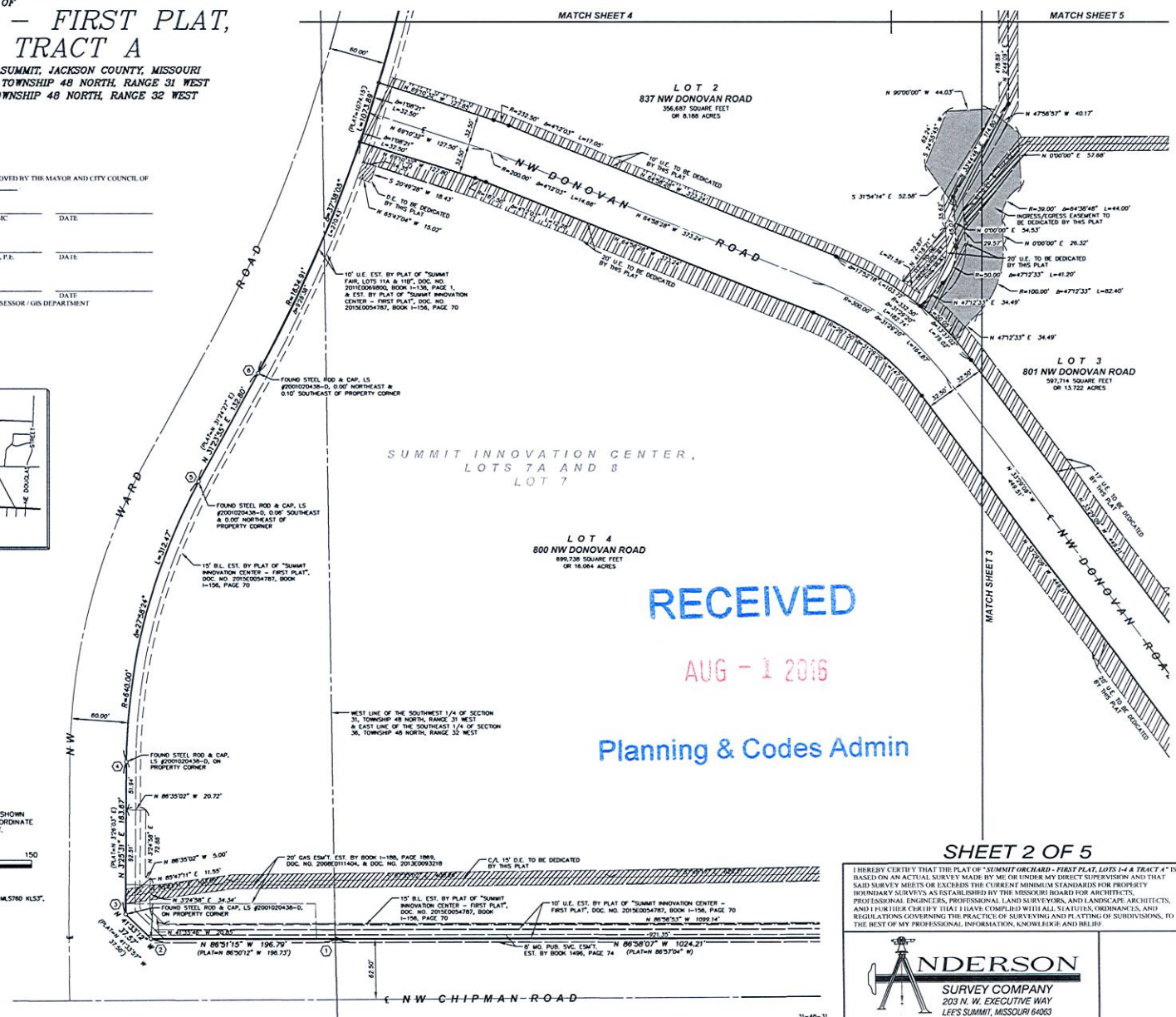
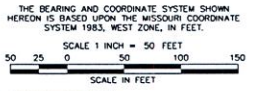
POINT NO.	NORTHING	EASTING
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3	89221.913	859213.539
4	89205.798	859216.500
5	89155.872	859234.724
6	89196.218	859265.861
7	89205.956	859335.828
8	89271.890	859289.032
9	89249.876	859469.939
10	89246.451	859483.542
11	89244.974	859493.699
12	89461.975	859475.559
13	89467.905	859466.725
14	89499.826	859466.031
15	89468.534	859711.890
16	89494.747	859712.854
17	89386.380	859708.281
18	89315.878	859707.669
19	89344.762	859716.500
20	89201.282	859993.580
21	89197.547	859992.772



LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.E. = SEWER EASEMENT
- B.L. = BUILDING SETBACK LINE
- [Hatched Box] = INGRESS/EGRESS EASEMENT TO BE DEDICATED BY THIS PLAT
- [Diagonal Lines] = DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT
- [Cross-hatched Box] = SEWER EASEMENT TO BE DEDICATED BY THIS PLAT
- [Dotted Box] = UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT

● FOUND MONUMENT AS NOTED
● 1/2" STEEL ROD AND PLASTIC CAP, STAMPED "ASC M5780 KLS", TO BE SET AT THE COMPLETION OF CONSTRUCTION.



RECEIVED

AUG - 1 2016

Planning & Codes Admin

SHEET 2 OF 5

I HEREBY CERTIFY THAT THE PLAT OF "SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE, AND BELIEF.

ANDERSON
SURVEY COMPANY
203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64083
(816) 246-5050

ROBERT J. ANDERSON, PLS #010000242

DRN JPW P.C. OK APP

DATE PLAT PREPARED: JUNE 7, 2016 41911-FindPlot.dwg

-2016-120-

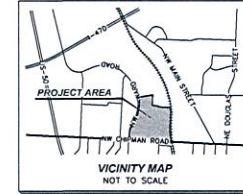
AUG - 1 2016

Planning & Codes Admin

FINAL PLAT OF SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

MISSOURI STATE PLANE COORDINATES CONTROL STATION table with columns for POINT NO., NORTHING, and EASTING.



LEGEND defining symbols for U.E., D.E., S.E., B.L., and various easement types. Includes a scale bar (1 inch = 50 feet) and a north arrow.

APPROVED: THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "SUMMIT ORCHARD" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS ___ DAY OF ___, 2016 BY ORDINANCE NO. ___

Signatures and titles for RANDALL L. RHODAS (MAYOR), FRED DUMORO (PLANNING COMMISSION SECRETARY), ROBERT G. MCKAY, AICP (DIRECTOR OF PLANNING & CODES ADMINISTRATION), DENISE R. CHESLUM, MMR. (CITY CLERK), GEORGE M. BINGER, III, P.E. (CITY ENGINEER), and PAUL R. SHELTON (JACKSON COUNTY ASSESSOR / GIS DEPARTMENT).

SHEET 3 OF 5

I HEREBY CERTIFY THAT THE PLAT OF "SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY 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 I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.



ROBERT J. ANDERSON, PLS #201000242



DRN, JPW, P.C., OK, APP table.

DATE PLAT PREPARED: JUNE 7, 2016 41911-FinalPlat.dwg

-2016-120-

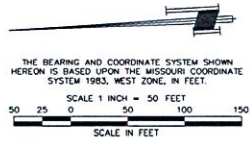
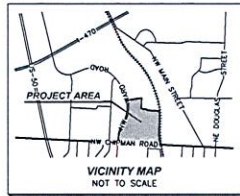
31-48-31
36-48-32
16-04-4191-1
41911-7.mxd Plat.dwg

FINAL PLAT OF SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A

A MAJOR SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST
AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

MISSOURI STATE PLANE COORDINATES

CONTROL STATION		
1A-43		
N 80528.33M		
E 46014.731		
CHZ=40.9999981		
2013 ADJUSTMENT		
POINT NO.	NORTHING	EASTING
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2	83637.444	859211.175
3	836315.613	859211.179
4	836355.766	859216.540
5	836355.622	859214.774
6	836390.218	859205.864
7	836370.946	859195.878
8	836321.650	859189.002
9	836349.976	859180.309
10	836316.491	859160.512
11	836343.816	859160.099
12	836411.925	859193.159
13	836407.265	859166.725
14	836395.026	859166.013
15	836368.554	859211.890
16	836463.745	859212.254
17	836386.380	859208.581
18	836353.828	859207.019
19	836398.765	859216.540
20	836371.262	859191.540
21	836387.545	859197.772



THE BEARING AND COORDINATE SYSTEM SHOWN
HEREON IS BASED UPON THE MISSOURI COORDINATE
SYSTEM 1983, WEST ZONE, IN FEET.

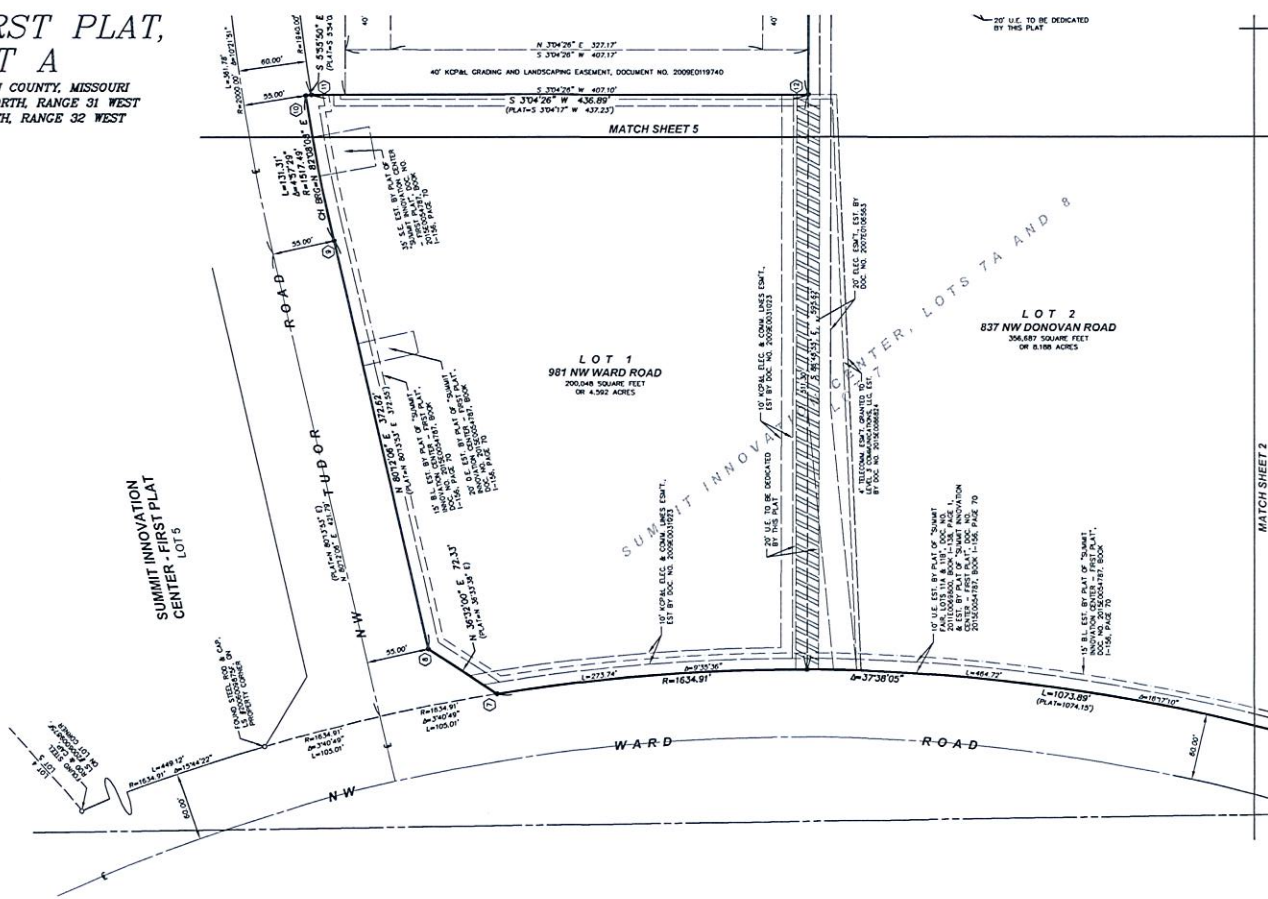
- FOUND MONUMENT AS NOTED
- 1/2" STEEL ROD AND PLASTIC CAP, STAMPED "ASC M4370 KLSJ", TO BE SET AT THE COMPLETION OF CONSTRUCTION.

LEGEND	
— U.E. —	UTILITY EASEMENT
- - - D.E. - - -	DRAINAGE EASEMENT
- - - S.E. - - -	SEWER EASEMENT
- - - B.L. - - -	BUILDING SETBACK LINE
	UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT

APPROVED:
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "SUMMIT ORCHARD" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS ___ DAY OF _____, 2016 BY ORDINANCE NO. _____

KANDALL L. REIDARS MAYOR	DATE _____	DENISE R. CHESNALL,MMC CITY CLERK	DATE _____
FRED DAMORO PLANNING COMMISSION SECRETARY	DATE _____	GEORGE M. RINGER III, P.E. CITY ENGINEER	DATE _____
ROBERT G. MCKAY, ACP DIRECTOR OF PLANNING & CODES ADMINISTRATION	DATE _____	PAUL R. SHELTON JACKSON COUNTY ASSESSOR / GIS DEPARTMENT	DATE _____

DRN JPW P.C. OK APP



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AUG - 1 2016

Planning & Codes Admin

SHEET 4 OF 5

I HEREBY CERTIFY THAT THE PLAT OF "SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY 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 I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.



203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64063
(816) 246-5050

DATE PLAT PREPARED: JUNE 2, 2016 41911-7.mxd Plat.dwg

31-48-31
36-48-32
16-04-4191-1

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

ROBERT J. ANDERSON, P.L.S. 6010000242

-2016-120-

31-48-31
36-48-32
16-06-41811-1
41911-Final Plat.dwg

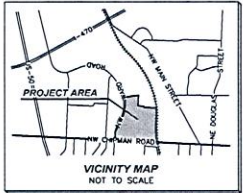
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AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST

MISSOURI STATE PLANE COORDINATES

CONTROL STATION
JA-13
N 89726.849
E 86041.797
CUT 40 (999881)
300 ADJUSTMENT

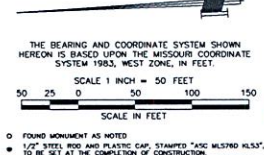
POINT NO	NORTHING	EASTING
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2	89836.344	859221.175
3	89823.913	859213.579
4	89835.702	859218.560
5	89799.622	859241.174
6	89790.718	859205.361
7	89800.076	859105.878
8	89721.600	859169.812
9	89740.076	859460.909
10	89746.471	859498.542
11	89741.925	859508.669
12	89661.975	859491.539
13	89667.707	859566.225
14	89695.026	859566.033
15	89768.554	859711.140
16	89646.214	859712.554
17	89686.360	859708.581
18	89653.828	859703.019
19	89676.261	859716.560
20	89626.282	859691.500
21	89687.543	859592.772



LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
B.L. = BUILDING SETBACK LINE

DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT
 UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT



○ FOUND MONUMENT AS NOTED
● 1/2" STEEL ROD AND PLASTIC CAP STAMPED "MO M5780 PLST" TO BE SET AT THE COMPLETION OF CONSTRUCTION.

RECEIVED

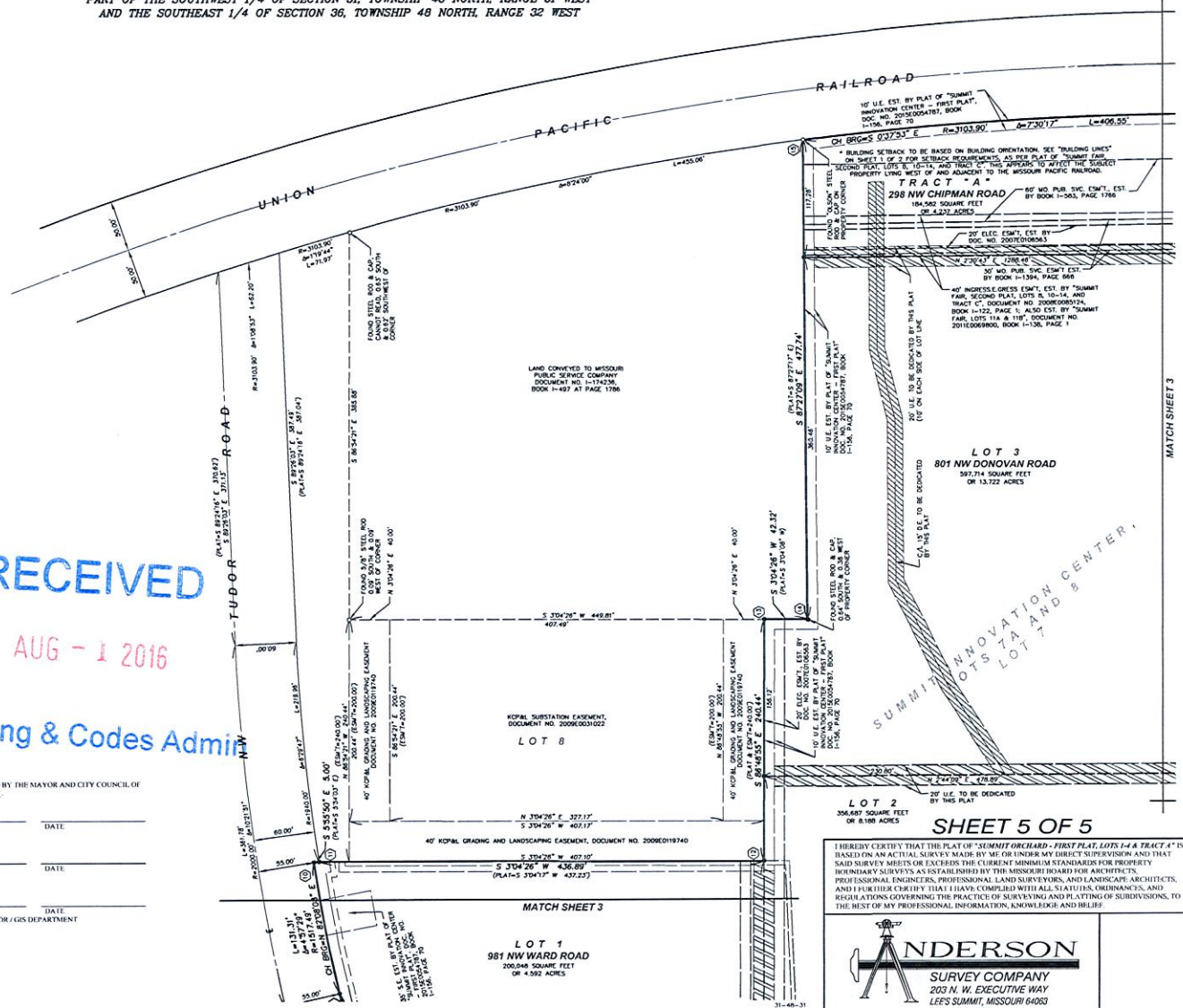
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RANDALL L. RHOADS MAYOR	DATE	DENISE R. CHISUM,MMC CITY CLERK	DATE
FRED DIMORO PLANNING COMMISSION SECRETARY	DATE	GEORGE M. BINGER III,P.E. CITY ENGINEER	DATE
ROBERT G. MCKAY, AICP DIRECTOR OF PLANNING & CODES ADMINISTRATION	DATE	PAUL R. SHELTON JACKSON COUNTY ASSESSOR / GIS DEPARTMENT	DATE

DRN.	JPW	P.C.	OK	APP.
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SHEET 5 OF 5

THEREBY CERTIFY THAT THE PLAT OF "SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.



DATE PLAT PREPARED: JUNE 7, 2016 41911-Final Plat.dwg

-2016-120-