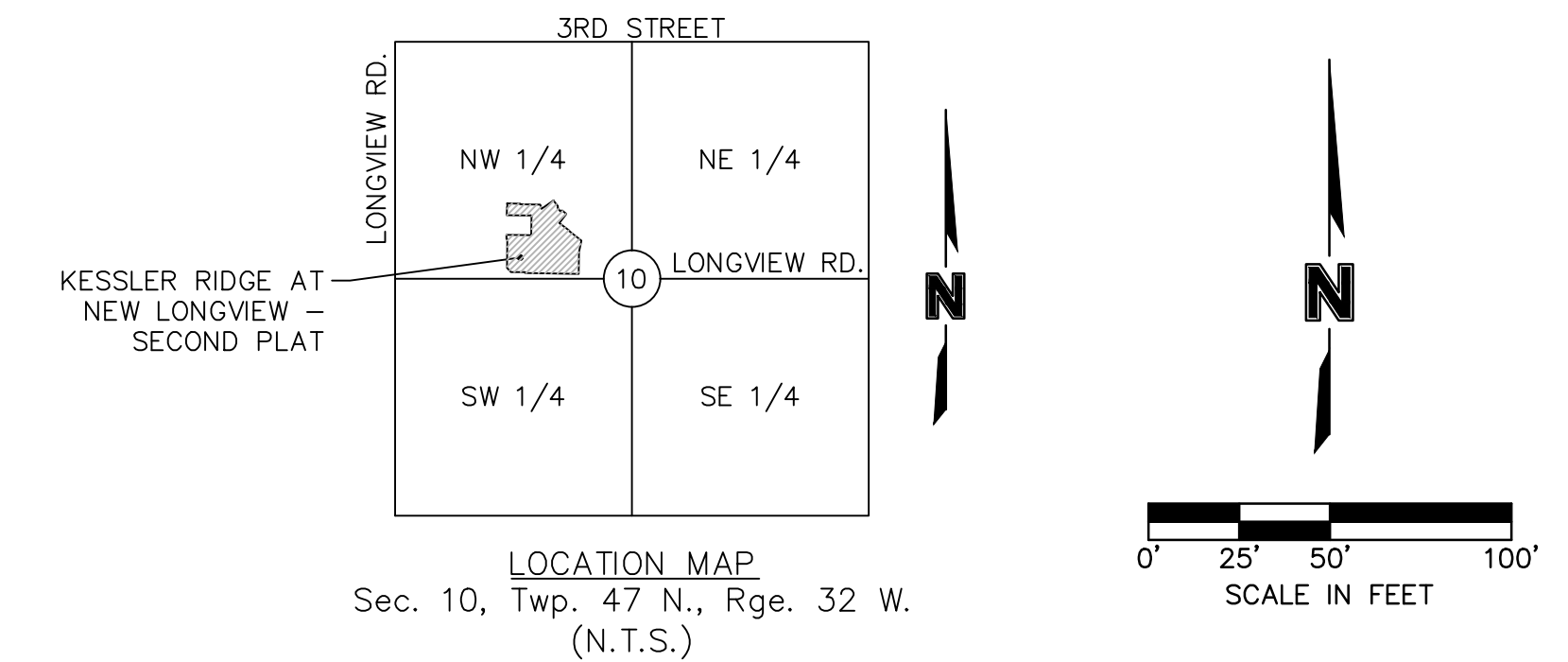


FINAL PLAT OF  
**KESSLER RIDGE AT NEW LONGVIEW - SECOND PLAT**  
 LOTS 56-87 AND TRACTS E THRU G

NW 1/4, SEC. 10 - Twp. 47 N. - Rge. 32 W.  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LINE	BEARING	DISTANCE
L1	S04°44'50"W	14.96
L2	S37°42'22"E	50.00
L3	S88°51'01"E	15.26
L4	S50°54'00"E	6.85

CURVE	RADIUS	LENGTH	DELTA	INITIAL TANGENT BEARING
C1	625.00	80.71	7°23'58"	S32°18'25"E
C2	175.00	4.00	1°18'39"	S50°58'59"W
C3	225.00	8.69	02°12'47"	N52°17'38"E
C4	625.00	51.28	04°42'03"	S46°11'58"E

**DRAINAGE NOTE:**  
 Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

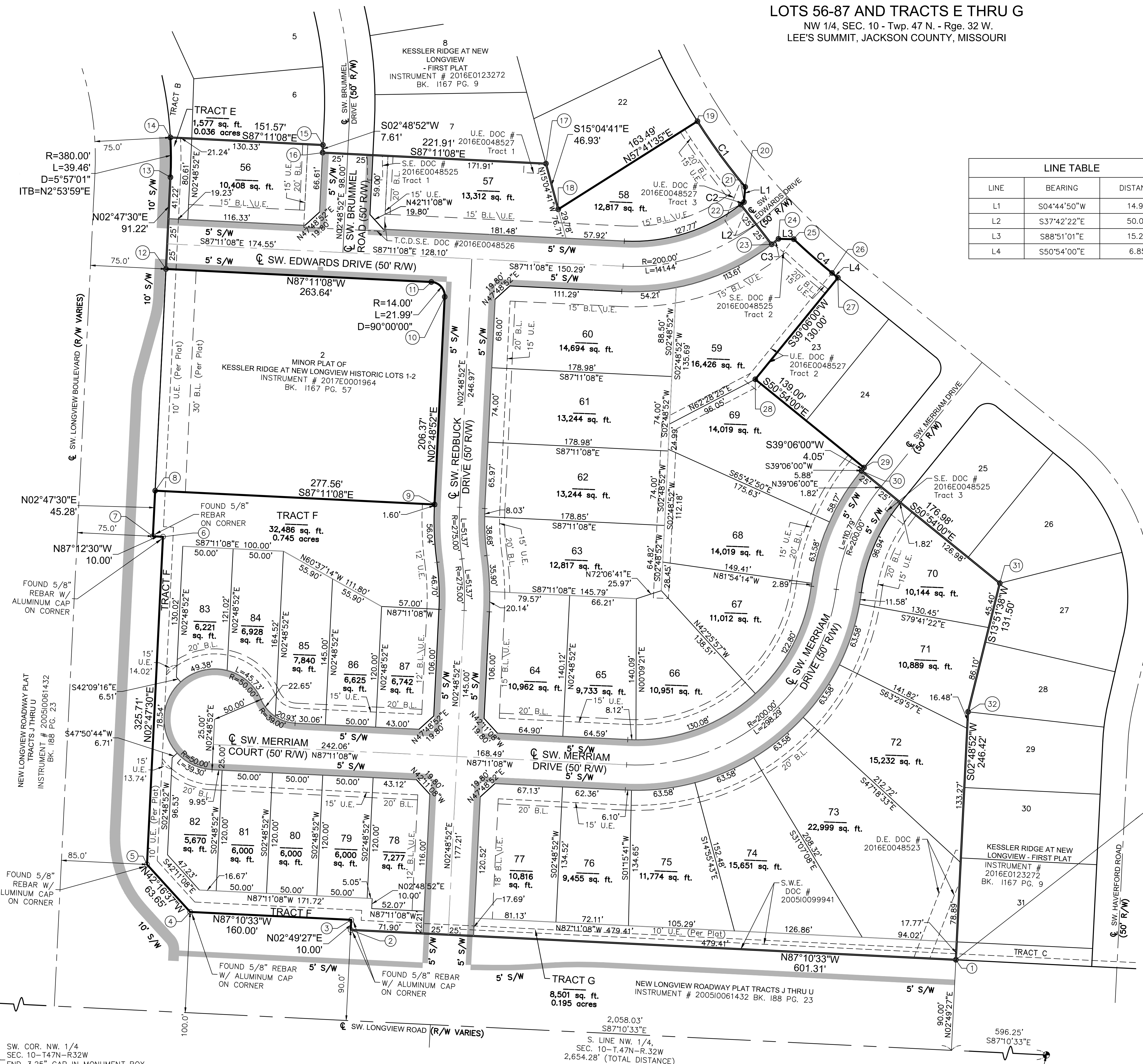
This is to certify that the within plat of KESSLER RIDGE AT NEW LONGVIEW - SECOND PLAT, LOTS 56-87 AND TRACTS E THRU G, was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Ordinance No. \_\_\_\_\_

- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 George M. Binger III, P.E.  
 City Engineer
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Robert G. McKay, AICP  
 Director of Planning & Special Projects
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Bill Baird  
 Mayor
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Dana Arth  
 Planning Commission Secretary
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Trisha Fowler Arcuri  
 City Clerk
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Vincent E. Brice  
 Jackson County GIS

LEGEND	
<b>SURVEY MARKERS</b>	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
<b>BOUNDARIES</b>	
---	SECTION LINE
<b>EASEMENTS &amp; SETBACKS</b>	
B.L.	BUILDING SETBACK
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
<b>GENERAL</b>	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
⊙	CENTERLINE
I.T.B.	INITIAL TANGENT BEARING
R/W	RIGHT OF WAY

DATE OF SURVEY	
03-02-2018	REVISIONS
04-17-2018	

drawn by: NRV  
 surveyed by: JAMB  
 checked by: JSR  
 approved by: JSR  
 project no.: 017-0286  
 file name: V\_FPT\_70266.DWG



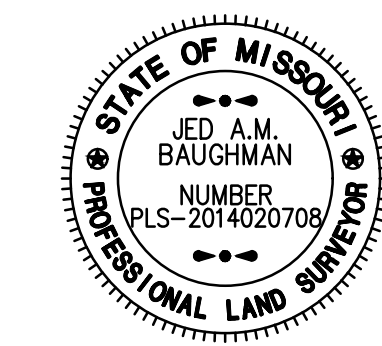
SW. COR. NW 1/4  
 SEC. 10-T47N-R32W  
 FND. 3.25" CAP IN MONUMENT BOX  
 FNE. MO. DNR. DOC. #600-68208

DEVELOPER:  
 INSPIRED HOMES  
 1301 Burlington Street, Suite 150  
 North Kansas City, MO 64116  
 816-548-3300

OWNER:  
 M-III LONGVIEW LLC  
 4601 College Boulevard, Suite 300  
 Leawood, KS 66211  
 816-561-3796

2,058.03'  
 S87°10'33"E  
 S. LINE NW 1/4,  
 SEC. 10-T.47N-R.32W  
 2,654.28' (TOTAL DISTANCE)

SE. COR. NW 1/4  
 SEC. 10-T47N-R32W  
 FND. 3/8" IRON BAR IN MONUMENT BOX  
 MO. DNR. DOC. #600-68209



OLSSON ASSOCIATES, INC. MO CLS 366  
 Jed A.M. Baughman, MO. PLS 2014020708  
 April 17, 2018  
 jbaughman@olssonassociates.com

**OLSSON ASSOCIATES**

FINAL PLAT OF  
**KESSLER RIDGE AT NEW LONGVIEW - SECOND PLAT**  
**LOTS 56-87 AND TRACTS E THRU G**  
 NW 1/4, SEC. 10 - Twp. 47 N. - Rge. 32 W.  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	304004.784	854855.346
2	304013.813	854672.306
3	304016.857	854672.456
4	304019.259	854623.752
5	304033.612	854610.703
6	304132.761	854615.538
7	304132.909	854612.494
8	304146.692	854613.166
9	304142.538	854697.655
10	304205.359	854700.744
11	304209.830	854696.691
12	304213.776	854616.437
13	304241.544	854617.791
14	304253.566	854617.775
15	304251.297	854663.913
16	304248.980	854663.799
17	304245.659	854731.350
18	304231.849	854735.070
19	304258.479	854777.183
20	304238.593	854791.634
21	304234.049	854791.257
22	304233.292	854790.300
23	304221.236	854799.620
24	304222.896	854801.684
25	304222.805	854806.211
26	304212.585	854817.893
27	304211.143	854819.666
28	304180.396	854794.679
29	304153.678	854827.555
30	304152.720	854826.776
31	304118.703	854868.634
32	304079.793	854859.033

**SURVEYORS NOTES:**

1. Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Assured Quality Title Company. File No. MJ111688, Effective February 13, 2018 at 8:00 a.m.

Note: This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown hereon, if any, are based entirely upon the title report, commitment, or ownership and encumbrance report cited above, by documents found in this firm's possession, documents obtained from other sources, or other information that prompted a specific search for such items. If any other easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to this surveyor and are therefore not shown.

2. Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone, based upon GPS observation and the MoDOT VRS Network.

3. The term "Per Plat" references the recorded plat of "MINOR PLAT OF KESSLER RIDGE AT NEW LONGVIEW HISTORIC, LOTS 1-2", recorded as Document No. 2017E0001964 in Book 1167, at Page 57, Lee's Summit, Jackson County, Missouri.

**PROPERTY DESCRIPTION:**

Lot 1, MINOR PLAT OF KESSLER RIDGE AT NEW LONGVIEW HISTORIC, LOTS 1-2, a subdivision in Lee's Summit, Jackson County, Missouri. Containing 503.278 square feet or 11.55 acres, more or less.

**PLAT DEDICATION:**

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

**KESSLER RIDGE AT NEW LONGVIEW - SECOND PLAT**  
**(LOTS 56 -87 AND TRACTS E THRU G)**

**EASEMENT DEDICATION:**

An easement 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 structure 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, or under those areas outlined or designated upon this plat as "Utility Easement" (U.E.), or within any street or thoroughfare dedicated to public use on this plat. The 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 easements herein granted.

**STREET DEDICATION:**

The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

**BUILDING LINES:**

Buildings lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be constructed between this line and the street right-of-way line.

**FLOODPLAIN:**

According to "Flood Insurance Rate Map" Community Panel 29095C0414G and 29095C0412G, each map revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain).

**OIL AND GAS WELLS:**

There is no visible evidence, this date, of abandon oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oils and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr. P.E. 1995.

**DRAINAGE NOTE:**

Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

**COMMON AREA:** Tracts E, F & G (0.976 Acres)

Tracts E, F and G is hereby reserved as Common Area and shall be maintained and owned by Kessler Ridge at New Longview Homes Association. 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.

This is to certify that the within plat of KESSLER RIDGE AT NEW LONGVIEW - SECOND PLAT, LOTS 56-87 AND TRACTS E THRU G, was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Ordinance No. \_\_\_\_\_.

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 George M. Binger III, P.E.  
 City Engineer

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Robert G. McKay, AICP  
 Director of Planning & Special Projects

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Bill Baird  
 Mayor

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Dana Arth  
 Planning Commission Secretary

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Trisha Fowler Arcuri  
 City Clerk

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Vincent E. Brice  
 Jackson County GIS

**IN WITNESS WHEREOF:**

M-III LONGVIEW, LLC, a limited liability company, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

M-III LONGVIEW, LLC  
 By: PLATFORM INVESTMENTS, LLC, its manager  
 By: PLATFORM VENTURES, LLC, its manager

\_\_\_\_\_  
 Corey Walker, Senior Vice President

STATE OF \_\_\_\_\_ SS:  
 COUNTY OF \_\_\_\_\_

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Corey Walker to me personally known, who being by me duly sworn, did say that he is Senior Vice President of PLATFORM VENTURES, LLC, Manager of PLATFORM INVESTMENTS, LLC and Manager of M-III LONGVIEW, LLC and that said instrument was signed in behalf of said limited liability company and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

**IN WITNESS WHEREOF:**

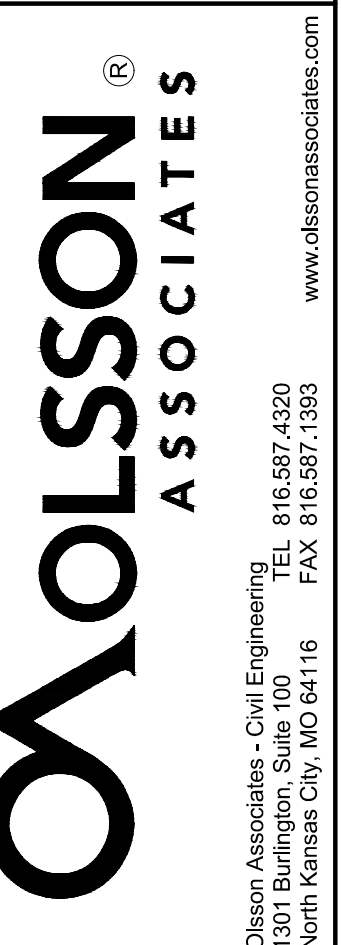
I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

DATE OF SURVEY
03-02-2018
REVISIONS
04-17-2018

drawn by: \_\_\_\_\_ NRV  
 surveyed by: \_\_\_\_\_ JS  
 checked by: \_\_\_\_\_ JAMB  
 approved by: \_\_\_\_\_ JSR  
 project no.: 017-0286  
 file name: V\_FPT\_70266.DWG

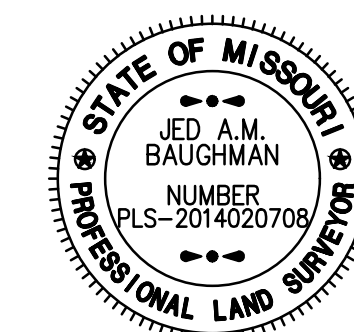


DEVELOPER:  
 INSPIRED HOMES  
 1301 Burlington Street, Suite 150  
 North Kansas City, MO 64116  
 816-548-3300

OWNER:  
 M-III LONGVIEW LLC  
 4601 College Boulevard, Suite 300  
 Leawood, KS 66211  
 816-561-3796

This plat and survey of KESSLER RIDGE AT NEW LONGVIEW - SECOND PLAT, LOTS 56-87 AND TRACTS E THRU G, were executed by Olsson Associates, 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the PLAT of KESSLER RIDGE AT NEW LONGVIEW - SECOND PLAT, LOTS 56-87 AND TRACTS E THRU G, subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for property boundary surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. 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 knowledge and belief.



OLSSON ASSOCIATES, INC. MO CLS 366  
 Jed A.M. Baughman, MO. PLS 2014020708  
 April 17, 2018  
 jbaughman@olssonassociates.com