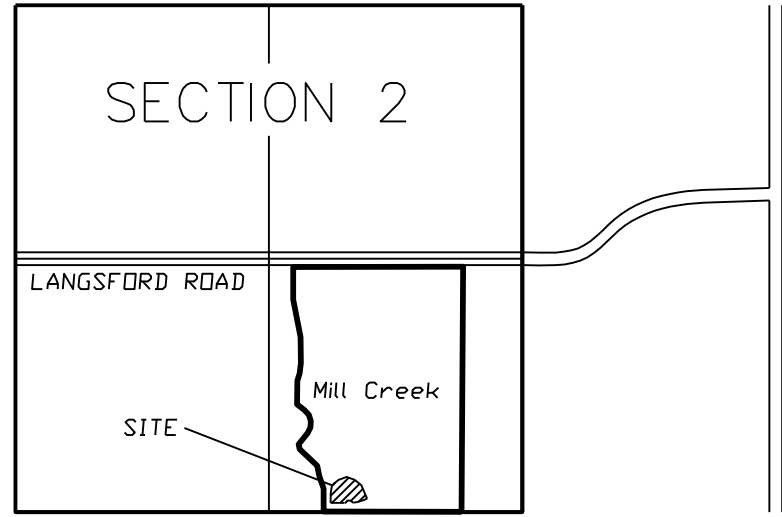


# Final Plat of Lots 173 - 177 Mill Creek of Summit Mill -6th Plat

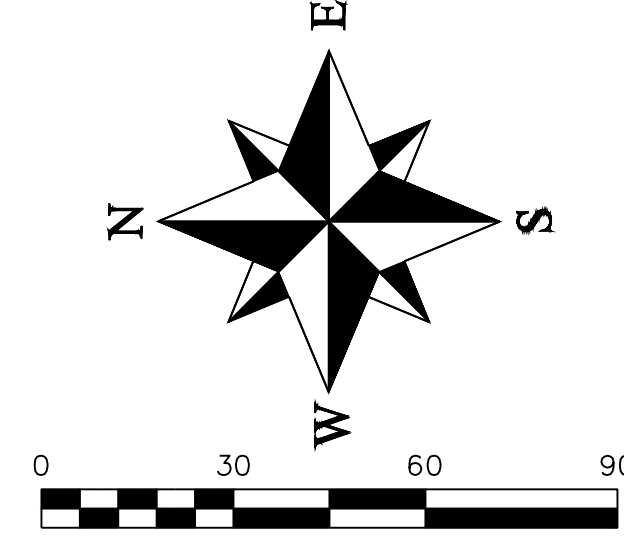
a Replat of Lot 172, Mill Creek of Summit Mill 5th Plat, Lot 172 and Tract F-1  
Section 2, Township 47, Range 31  
Lee's Summit, Jackson County, Missouri



LOCATION MAP  
SECTION 2-T.47-R.31  
Not to Scale

**DEVELOPER/OWNER:**

MCDC PARTNERS,LLC  
120 SE 30th Street  
Lee's Summit, MO 64082



**LEGEND**

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)

**CITY OF LEE'S SUMMIT:**

**MAYOR AND CITY COUNCIL CERTIFICATION:**

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF MILL CREEK OF SUMMIT MILL 6TH PLAT, LOTS 173 - 177 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 \_\_\_\_\_

**APPROVED:  
PUBLIC WORKS / ENGINEERING**

GEORGE M. BINGER III, P.E., CITY ENGINEER DATE \_\_\_\_\_

**PLANNING & CODES ADMINISTRATION**

ROBERT G. MCKAY, AICP, DIRECTOR OF PLANNING AND CODES ADMINISTRATION DATE \_\_\_\_\_

**PLANNING COMMISSION**

FRED J DELIBERO, SECRETARY DATE \_\_\_\_\_

**JACKSON COUNTY:**

**APPROVED: ASSESSOR'S OFFICE**

JACKSON COUNTY ASSESSOR DATE \_\_\_\_\_

**DESCRIPTION:**

Lot 172, Mill Creek of Summit Mill 5th Plat, Lot 172 and Tract F-1, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri.

**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 KNOWN AS **MILL CREEK OF SUMMIT MILL 6TH PLAT, LOTS 173 - 177**

**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.

**LIMIT OF NO ACCESS (L.N.A.)**

SE MILLSTONE AVENUE IS A LIMITED ACCESS COLLECTOR STREET AND NO ACCESS SHALL BE ALLOWED FROM LOTS 173 & 177.

**COMMON AREA**

ALL COMMON AREA TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION.

**IN TESTIMONY WHEREOF:**

CMH Parks, Inc., DBA Summit Custom Homes, A TENNESSEE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CMH Parks, Inc., DBA Summit Custom Homes

FREDERICK J. DELIBERO, ASSISTANT SECRETARY

**NOTARY CERTIFICATION:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FREDERICK J DELIBERO, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS ASSISTANT SECRETARY OF CMH Parks, Inc., DBA Summit Custom Homes, A TENNESSEE CORPORATION, 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: \_\_\_\_\_

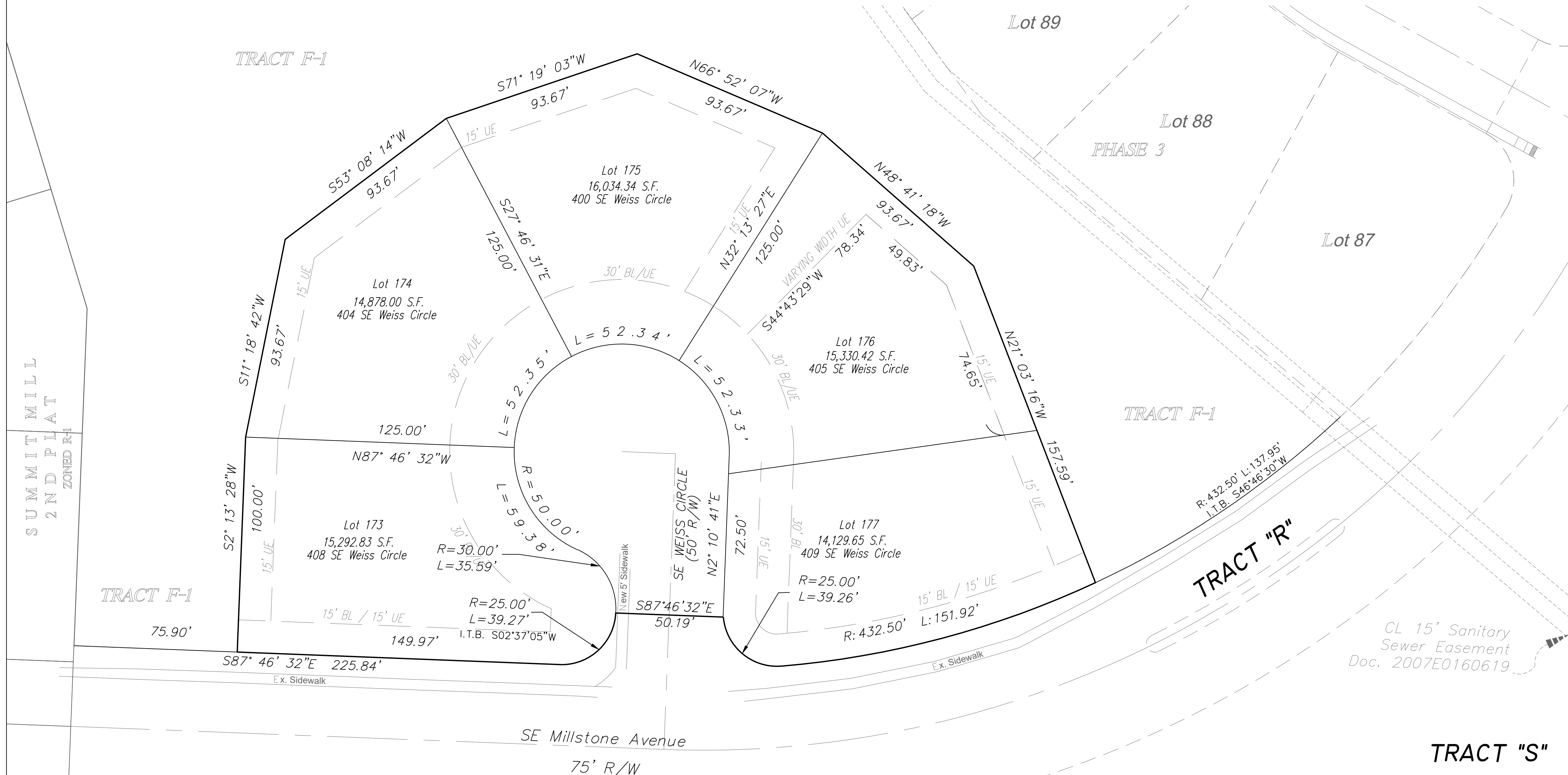
**SURVEY AND PLAT NOTES:**

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
  - a) SEMI-PERMANENT MONUMENTS:  
SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
  - b) PERMANENT MONUMENTS:  
SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.
2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY ( 4 CSR 30-17.0020)
3. 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.
4. PROPERTY DOES NOT COME INTO CONTACT WITH ANY KNOWN FLOOD PLAINS.

**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.

MATTHEW J. SCHLICHT, MOPLS 2012000102  
ENGINEERING SOLUTIONS, LLC, MO CORP LS 2005008319-D



REVISIONS	
DATE	DESCRIPTION

Mill Creek of Summit Mill - 6th Plat  
Lots 173 - 177  
Section 2, Township 47, Range 31  
Lee's Summit, Jackson County, Missouri

Final Plat					
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	2	47	31	JACKSON	Mill Creek
DRAWN BY					DATE OF PREPARATION
M. Schlicht, PLS., PE					November 20, 2015
SCALE					1"=30'

PROFESSIONAL SEAL

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