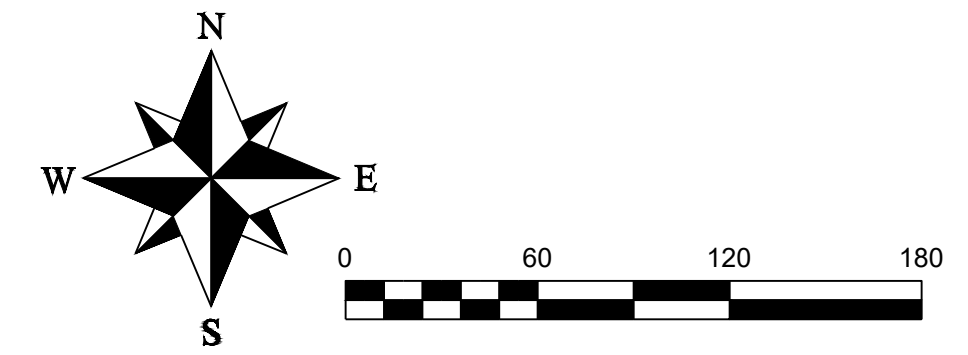
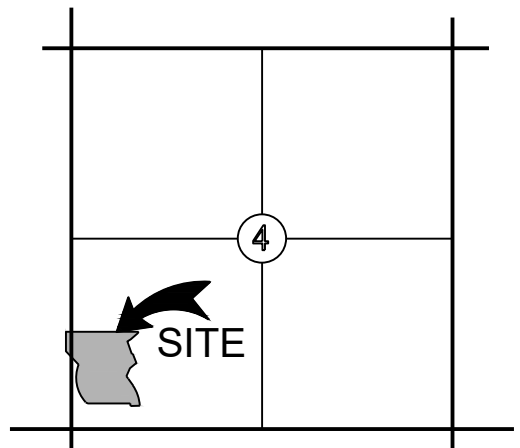


LEGEND

- These standard symbols will be found in the drawing.
Set 1/2" Rebar & Cap (LS-2005008319-D)
Found Survey Monument (As Noted)
U/E Utility Easement
BL Building Setback Line
W/E Water Easement
P/E Access/Pedestrian Easement



OWNER/DEVELOPER: Silverstone Development, LLC, Troy Bellah, PO Box 346, Lee's Summit, MO 64063



Final Plat of Monticello - 4th Plat, Lots 109 - 153 & Tracts K - N, Section 4 & 5, Township 48N, Range 31W, Lee's Summit, Jackson County, Missouri



LOCATION MAP

PROPERTY DESCRIPTION:

A tract of land located in part of the Southwest 1/4 of Section 4 and part of the Southeast 1/4 of 5, Township 48 North, Range 31 West, more particularly described as follows: Commencing at the West 1/2 corner of said Section 4; thence S 21°19'20" W along the West line of the Southwest Quarter of said Section 4, a distance of 1320.79 feet to the Point of Beginning; thence N 87°58'48" W, a distance of 200.02 feet; thence S 2°19'17" W, a distance of 278.36 feet to a point on the North line of Tract I of Monticello 3rd Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence S 41°46'05" E along said North line, a distance of 264.12 to a point of curvature; thence along a curve to the left having an initial tangent bearing of S 23°11'29" W and a radius of 515.00', an arc distance of 571.17 feet to a point on the North line of said Monticello 3rd Plat; thence S 64°06'01" E along said the North line of Lots 86-88 of said Monticello 3rd Plat, a distance of 34.69 feet; thence N 55°21'03" E, a distance of 60.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of S 34°39'19" E and a radius of 280.00 feet, an arc distance of 42.32 feet to the Northwest corner of Lot 89 of said Monticello 3rd Plat; thence S 88°04'12" E along the North line of Lots 89-91 of said Monticello 3rd Plat to a point of curvature; thence along a curve to the right having an initial tangent bearing of S 6°57'39" E and a radius of 438.00 feet, an arc distance of 39.15 feet to the Northwest corner of Lot 92 of said Monticello 3rd Plat; thence N 88°46'58" E, a distance of 132.51 feet to the Northeast corner of said Lot 92; thence along a curve to the left having an initial tangent bearing of N 1°41'43" W and a radius of 570.50 feet, an arc distance of 305.94 feet, said curve being along the West line of Lots 104-108 of said Monticello 3rd Plat; thence N 32°25'16" W along the West line of Lots 103-104 of said Monticello 3rd Plat, a distance of 117.12 feet to a point of curvature; thence along a curve to the left tangent to the preceding curve and being the West line of said Lot 103, an arc distance of 45.46 feet; thence N 25°42'50" E along the North line of said Lot 103, a distance of 119.60 feet; thence N 52°51'25" E along the North line of Lots 102-103 of said Monticello 3rd Plat, a distance of 103.87 feet; thence N 70°17'13" E along the North line of said Lot 102, a distance of 14.54 feet to a point on the West line of Tract C of Monticello 2nd Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence N 19°10'48" W along said West line, a distance of 144.65 feet to the Northwest corner of Lot 29 of said Monticello 2nd Plat; thence along a curve to the right having an initial tangent bearing of S 70°49'12" W and a radius of 330.00 feet, an arc distance of 15.23 feet; thence N 16°32'09" W, a distance of 195.00 feet to the Northwest corner of Lot 30 of said Monticello 2nd Plat; thence N 62°26'03" E along the North line of said Lot 30, a distance of 51.66 feet; thence N 52°51'25" E along the North line of Lot 102 of said Monticello 2nd Plat, a distance of 130.35 feet; thence N 29°55'19" E, a distance of 25.64 feet to the Northwest corner of Tract B of said Monticello 2nd Plat; thence N 87°58'48" W, a distance of 826.53 feet to the Point of Beginning.

Containing 849,940.23 sq. ft. 19.51 acres more or less

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: MONTICELLO 4TH PLAT - LOTS 109 - 153 & TRACTS K - N

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 HISSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.1888 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

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 OWNERS 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 M AND N SHALL BE INSTALLED BY DEVELOPER, AT THE TIME OF THE INSTALLATION OF INFRASTRUCTURE.

COMMON AREA: TRACTS K - N ARE COMMON AREA TO BE OWNED AND MAINTAINED BY MONTICELLO HOME ASSOCIATION. THESE AREA ARE TO BE USED FOR COMMON AREAS AND TRAIL.

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF MONTICELLO 4TH PLAT, LOTS 109 - 153 & TRACTS K - N 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

WILLIAM A. BAIRD, MAYOR DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

APPROVED: PUBLIC WORKS / ENGINEERING

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

DEVELOPMENT SERVICES DEPARTMENT

RYAN A. ELAM, P.E., DIRECTOR OF DEVELOPMENT SERVICES DATE

PLANNING COMMISSION

DANA ARTH, SECRETARY DATE

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE

Missouri State Plane Coordinate System

1983, Missouri West Zone (2003 Adjustment) Reference Monument: JA-134 Combined Scale Factor: 0.999903519

Table with columns: POINT, NORTHING, EASTING. Lists points 1 through 18 and 134 with their respective coordinates.

Coordinates Shown in Meters

REVISIONS table with columns: DATE, CITY COMMENTS.

Monticello - 4th Plat, Lots 109 - 153 & Tracts K - N, Section 4 & 5, Township 48 North, Range 31 West, Lee's Summit, Jackson County, Missouri

Final Plat of Monticello - 4th Plat table with columns: SHEET, SECTION, TOWNSHIP, RANGE, COUNTY, JOB NO., DATE OF PREPARATION.

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS logo and contact information for Matthew J. Schlicht, Missouri Professional Engineer.

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...

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