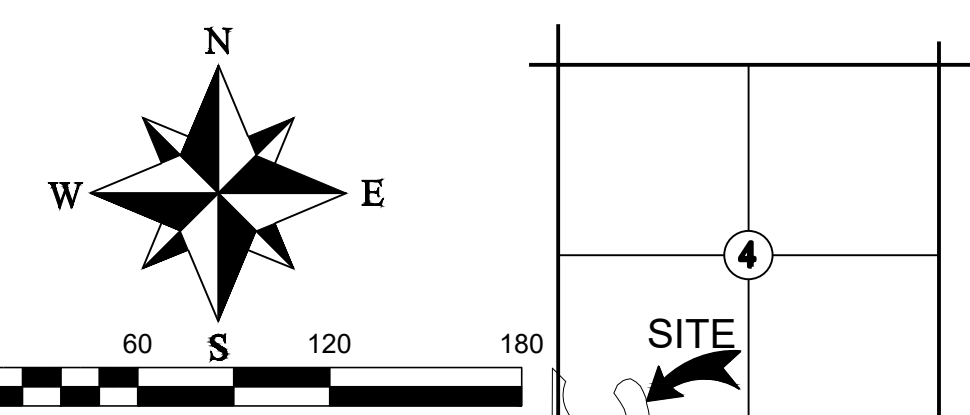
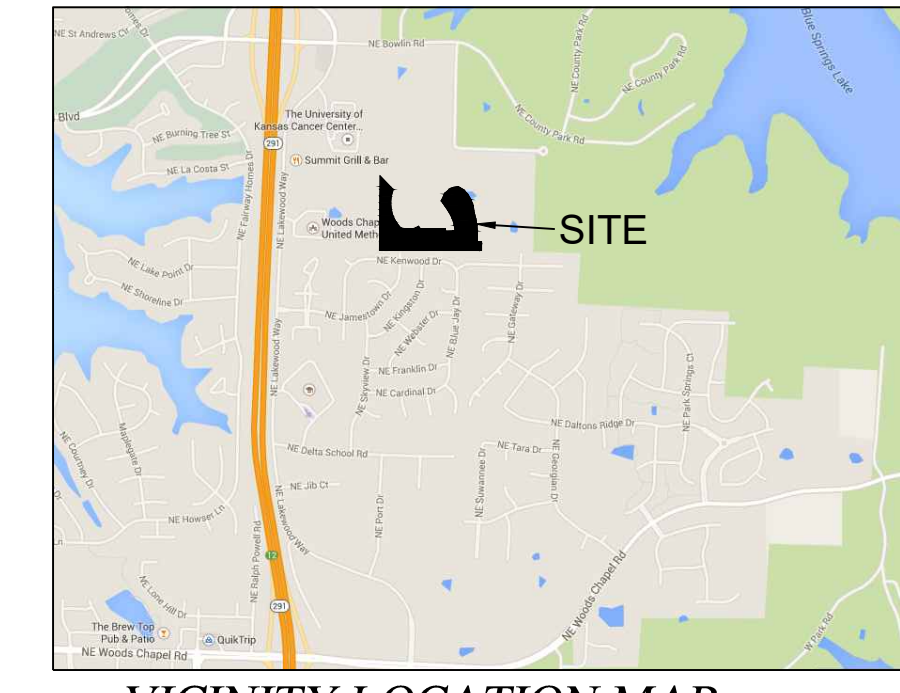


Final Plat of Monticello - 3rd Plat Lots 68-108 & Tract G - J

Section 4 & 5, Township 48N, Range 31W

Lee's Summit, Jackson County, Missouri



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- Ⓞ Exception Document Location
- U/E Utility Easement
- BL Building Setback Line
- W/E Water Easement
- P/E Access/Pedestrian Easement

LOCATION MAP
SECTION 4-T48N-R31W

OWNER/DEVELOPER:

Silverstone Development, LLC
Troy Bellah
PO Box 346
Lee's Summit, MO 64063

PROPERTY DESCRIPTION:

A tract of land located in part of the Southwest 1/4 of Section 4 and 5, Township 48 North, Range 31 West, more particularly described as follows: Beginning at the Southwest corner of Lot 67, Monticello 2nd Plat, a subdivision as recorded in Office of the Recorder, Jackson County, Missouri, thence North 88° 01' 51" West, a distance of 1223.17 feet to a point being the Southwest corner of said Section 4; thence North 88° 14' 06" West, a distance of 200.01 feet; thence North 02° 19' 17" East, a distance of 1043.44 feet; thence South 41° 46' 05" East, a distance of 264.12 feet; thence along a curve to the left, having an initial tangent bearing South 23° 11' 29" West, a radius of 515.00 feet, an arc distance of 571.17 feet; thence South 64° 06' 01" East, a distance of 34.69 feet; thence South 88° 04' 12" East, a distance of 172.07 feet; thence North 55° 21' 03" East, a distance of 60.00 feet; thence along a curve to the right, having an initial tangent bearing South 34° 39' 14" East, a radius of 280.00 feet, an arc distance of 42.33 feet; thence North 88° 04' 12" East, a distance of 352.38 feet; thence along a curve to the right having an initial tangent bearing South 06° 57' 39" East, a radius 438.00 feet, an arc distance 39.15 feet; thence North 88° 46' 58" East, a distance of 132.51 feet; thence along a curve to the left, having an initial tangent bearing North 01° 41' 43" West, a radius 570.50 feet, an arc distance 305.94 feet; thence North 32° 25' 15" West, a distance of 117.12 feet; thence along a curve to the left, tangent to the preceding course, having a radius 507.50 feet, an arc distance 45.47 feet; thence North 23° 42' 50" East, a distance of 119.60 feet; thence North 52° 51' 25" East, a distance 103.87 feet; thence North 70° 17' 13" East, a distance 37.91 feet; thence North 81° 17' 20" East, a distance 11.12 feet; thence South 56° 21' 14" East, a distance 178.85 feet; thence South 49° 59' 17" East, a distance 57.28 feet; thence South 4° 53' 35" East, a distance of 230.63 feet; thence South 13° 16' 37" East, a distance 89.97 feet; thence South 07° 50' 17" East, a distance 89.57 feet; thence South 02° 28' 44" East, a distance 97.46 feet; thence South 1° 55' 48" West, a distance 138.29 feet; thence South 88° 04' 12" East, a distance of 52.84 feet; thence South 1° 55' 48" West, a distance 125.26, returning to the Point of Beginning.

Containing 738,446.69 sq. ft. 16.95 acres more or less

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor: 0.9998997

POINT	NORTHING	EASTING
1	314126.778	862723.846
2	314444.560	862736.728
3	314384.516	862790.353
4	314328.813	862994.549
5	314387.955	863057.909
6	314150.830	863142.572
7	314112.128	863157.383

Coordinates Shown in Meters

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 AGRICULTURE 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

IN TESTIMONY WHEREOF:
SILVER STONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 20____.

SILVER STONE DEVELOPMENT, L.L.C.

TROY BELLAH, MEMBER

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, 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 SILVERSTONE DEVELOPMENT, 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 HEREIN TO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

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 3rd PLAT - LOTS 68 - 108 & TRACTS G - J**

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 ON 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 527.1888 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.

SIDEWALKS
THE SIDEWALK NORTH BEYOND AND ADJACENT TO LOT 92 SHALL BE INSTALLED, BY DEVELOPER, AT THE TIME OF THE INSTALLATION OF INFRASTRUCTURE.

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

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 Dalton's Ridge 10th Plat, Doc. No. 2009E0088569
B) Minor Plat of Executive Lakes Center Lots 9-A & 9-B, Doc. No. 2002I0025209
C) Final Plat of Lake Ridge Meadows 1st Plat
D) Final Plat of Lake Ridge Meadows 5th Plat
E) Final Plat of Lake Ridge Meadows 2nd Plat
F) Final Plat of Dalton Ridge 9th Plat, Doc. No. 2007E0052936
G) Minor Plat of Executive Lakes Center
2) No Title report was furnished.
3) The subject property lies within a flood zone designation of (X), defined as areas to be outside of the 100 year floodplain, as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for the City of Lee's Summit, Jackson County, Missouri, Community Map No. 29095C0305F and 29095C0188F, with an effective date of September 29, 2006.
4) Bearings shown hereon are based the Missouri State Plane Coordinate System (West Zone) utilizing GPS observations. Distances shown hereon are ground distances in U.S. Survey Feet.
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 these locations should be considered approximate. There may be additional underground utilities not shown in this drawing.
6) The surveyed parcel has ingress/egress to Bowlin Road.
7) 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.

NOTE:
1. HOA WILL MAINTAIN ALL TRACTS.
2. * LOTS 77, 78, 88 AND 89 SHALL HAVE NO ACCESS TO NE JAMESTOWN DRIVE.

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 _____

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF MONTICELLO 3RD PLAT, LOTS 68 - 108 AND TRACTS G - J 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. _____

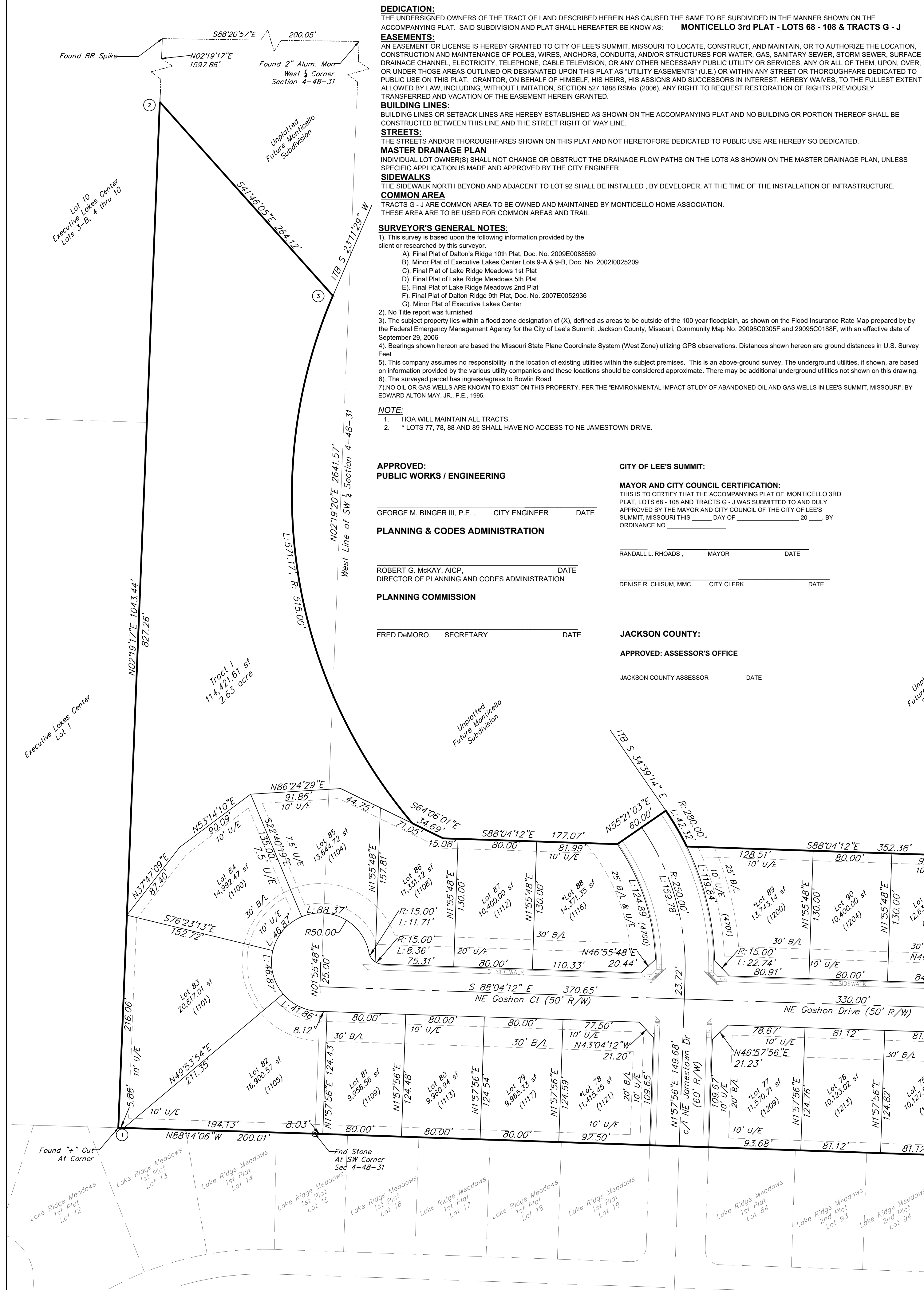
RANDALL L. RHOADS, MAYOR DATE _____

DENISE R. CHISUM, MMC, CITY CLERK DATE _____

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE _____



REVISIONS

DATE	CITY COMMENTS
7-15-18	

Monticello - 3rd Plat
Section 4 & 5, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

**Final Plat of
Monticello - 3rd Plat**

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1 OF 1	4 & 5	48 N	31 W	Jackson	Monticello	June 16, 2016

SCALE: 1" = 60'
DRAWN BY: M. Schlicht, PLS., PE.
PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING

505E 30TH STREET
LEE'S SUMMIT, MO 64082
PR (816) 623-9888 / F (816) 623-9849