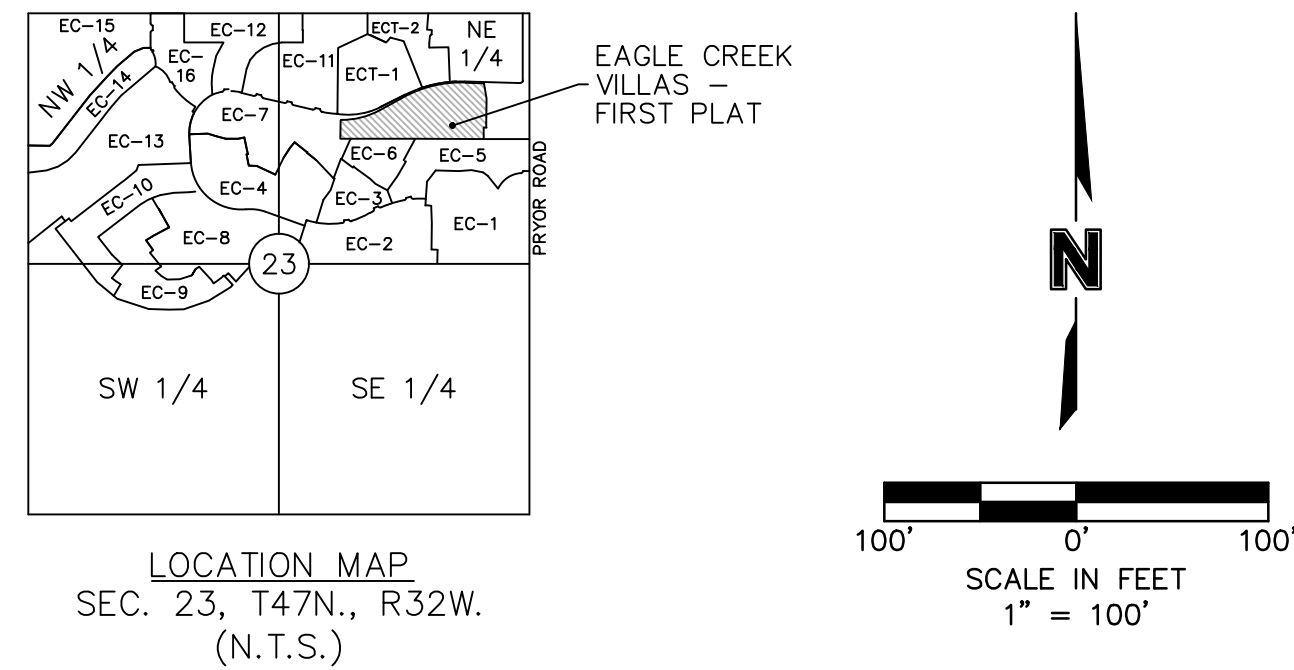


FINAL PLAT OF
EAGLE CREEK VILLAS - FIRST PLAT
 (LOTS 1 THRU 52 INCLUSIVE AND TRACTS A THRU E)
 NE 1/4, SEC. 23, T47N., R32W.
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



THIS IS TO CERTIFY THAT THE WITHIN PLAT OF EAGLE CREEK VILLAS - FIRST PLAT (LOTS 1 THRU 52 INCLUSIVE AND TRACTS A THRU E) 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. _____

- APPROVED: _____ DATE _____
 GEORGE M. BINGER III, P.E.
 CITY ENGINEER
- APPROVED: _____ DATE _____
 JOSHUA JOHNSON, AICP
 DIRECTOR OF DEVELOPMENT SERVICES
- APPROVED: _____ DATE _____
 WILLIAM A. BAIRD
 MAYOR
- APPROVED: _____ DATE _____
 CYNDA A. RADER
 PLANNING COMMISSION SECRETARY
- APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK
- APPROVED: _____ DATE _____
 VINCENT E. BRICE
 JACKSON COUNTY
 ASSESSMENT DEPARTMENT

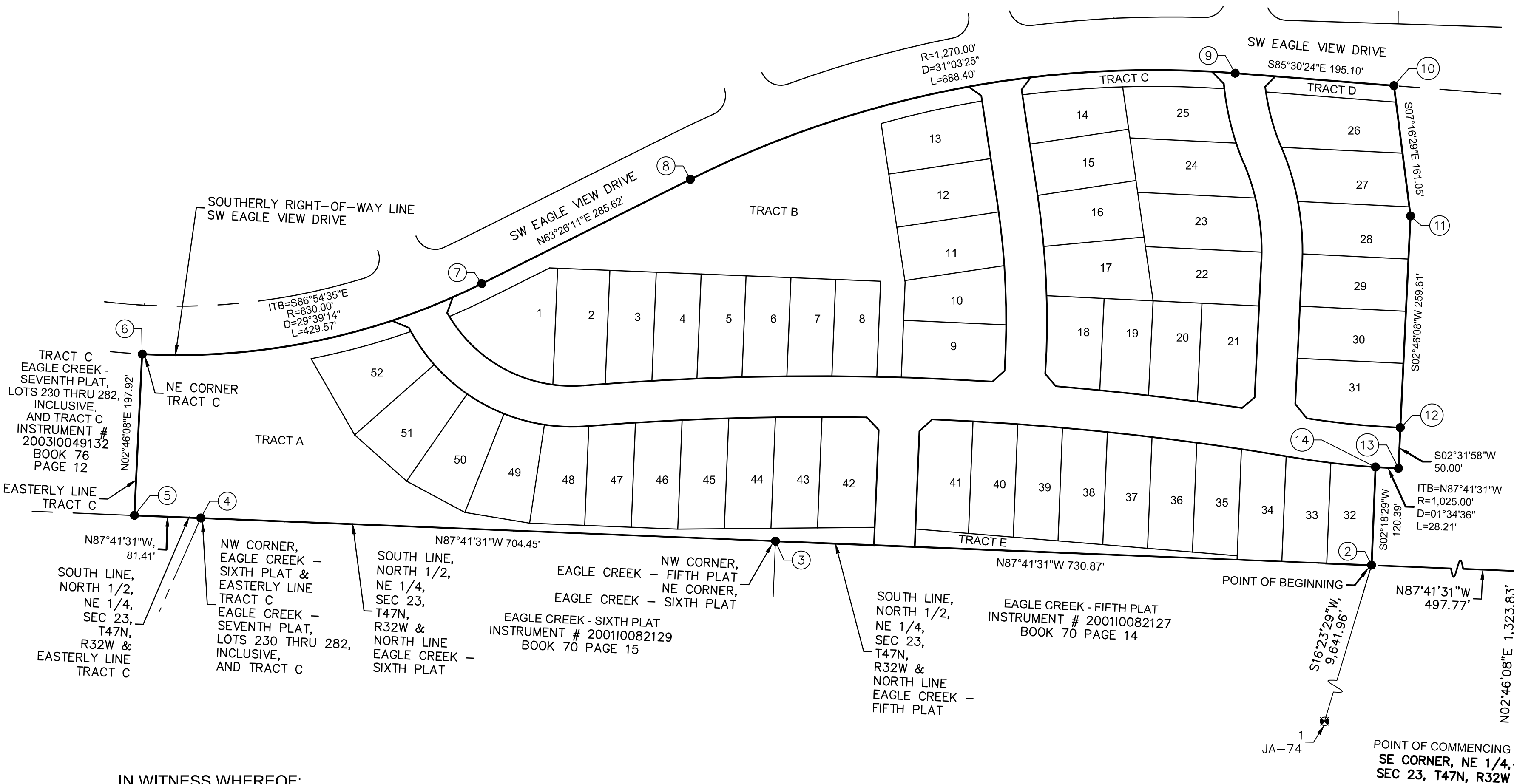
SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, COMMITMENT NO. KCT-244578, EFFECTIVE AUGUST 10, 2023 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.
- THE TERM "PER 5TH PLAT" IS IN REFERENCE TO EAGLE CREEK - FIFTH PLAT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082127 IN BOOK 170 AT PAGE 14. THE TERM "PER 6TH PLAT" IS IN REFERENCE TO EAGLE CREEK - SIXTH PLAT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082129 IN BOOK 170 AT PAGE 15. THE TERM "PER 7TH PLAT" IS IN REFERENCE TO EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C RECORDED APRIL 25, 2003. EACH RECORDED IN JACKSON COUNTY, MISSOURI.

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUBEUBUSH, P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°46'08" EAST, ON THE EAST LINE OF SAID NORTHEAST QUARTER 1,323.83 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHEAST CORNER OF EAGLE CREEK - FIFTH PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082127 IN BOOK 70 AT PAGE 14 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE LEAVING SAID EAST LINE, NORTH 87°41'31" WEST, ON THE SOUTH LINE OF SAID NORTH HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID EAGLE CREEK - FIFTH PLAT, 497.77 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE AND SAID NORTH LINE, 730.87 FEET TO THE NORTHWEST CORNER OF SAID EAGLE CREEK - FIFTH PLAT, ALSO BEING THE NORTHEAST CORNER OF EAGLE CREEK - SIXTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082129 IN BOOK 70 AT PAGE 15 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF SAID EAGLE CREEK - SIXTH PLAT, 704.45 FEET TO THE NORTHWEST CORNER OF SAID EAGLE CREEK - SIXTH PLAT, ALSO BEING THE EASTERLY LINE OF TRACT C OF EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED APRIL 25, 2003 AS INSTRUMENT NUMBER 20030049132 IN BOOK 76 AT PAGE 12 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE AND SAID EASTERLY LINE, 81.41 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°46'08" EAST, ON SAID EASTERLY LINE, 197.92 FEET TO THE NORTHEAST CORNER OF SAID TRACT C, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE SW EAGLE VIEW DRIVE, AS ESTABLISHED BY SAID EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C, THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 86°54'35" EAST WITH A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 29°39'14" AND AN ARC DISTANCE OF 429.57 FEET; THENCE NORTH 63°26'11" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 285.62 FEET; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 31°03'25" AND AN ARC DISTANCE OF 688.40 FEET; THENCE SOUTH 85°30'24" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 195.10 FEET; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 07°16'29" EAST, 161.05 FEET; THENCE SOUTH 02°46'08" WEST, 259.61 FEET; THENCE SOUTH 02°31'58" WEST, 50.00 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°41'31" WEST WITH A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 01°34'01" AND AN ARC DISTANCE OF 28.21 FEET; THENCE SOUTH 02°18'29" WEST, 120.39 FEET TO THE POINT OF BEGINNING, CONTAINING 676,096 SQUARE FEET OR 15.52 ACRES, MORE OR LESS.



IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 A MISSOURI CORPORATION

 F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

STATE OF _____ SS:
 COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME F. BRENNER HOLLAND, JR. TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SR. VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID F. BRENNER HOLLAND, JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298235.597	856321.461
2	301049.990	857167.137
3	301058.961	856944.561
4	301067.607	856730.031
5	301068.606	856705.238
6	301128.859	856708.152
7	301155.195	856834.916
8	301194.124	856912.778
9	301233.794	857116.199
10	301229.135	857175.478
11	301180.445	857181.694
12	301101.108	857177.858
13	301086.188	857177.198
14	301086.653	857168.614

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:

EAGLE CREEK VILLAS - FIRST PLAT (LOTS 1 THRU 52 INCLUSIVE AND TRACTS A THRU E)

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 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 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

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0418G, REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PORTIONS OF THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X (SHADED) (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "ZONE AE" (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.

OIL AND GAS WELLS:

NO OIL OR GAS WELLS AFFECT THIS PROPERTY AS LISTED IN 07-28-2022 OIL AND GAS WELLS DATABASE AS DISPLAYED ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEBSITE.

DRAINAGE NOTE:

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.

COMMON AREA: TRACTS A THRU E (3.32 ACRES)

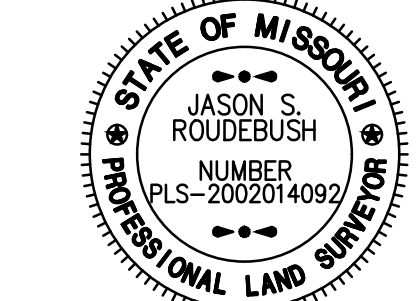
TRACTS A THRU E IS HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE EAGLE CREEK HOME OWNERS ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE CONDOMINIUM OR PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE CONDOMINIUM OR PROPERTY OWNERS' ASSOCIATION.

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. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY FUNCTIONAL THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AN STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

LEGEND	
○	SECTION CORNER
●	SET MONUMENT
---	BOUNDARIES
---	SECTION LINE

THIS PLAT AND SURVEY OF EAGLE CREEK VILLAS - FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF EAGLE CREEK VILLAS - FIRST PLAT 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, MO OLS 366
 Jason Roubesh, MO PLS 2002014092
 FEBRUARY 13, 2024
 JROUBEUBUSH@OLSSON.COM

DATE OF SURVEY	
08-09-2023 - Title Report Request	
10-20-2023 - 1st Submittal	
10-31-2023 - Revised to 2nd Submittal	
12-12-2023 - 3rd Submittal	
02-08-2024 - 4th Submittal	
02-13-2024 - 5th Submittal	

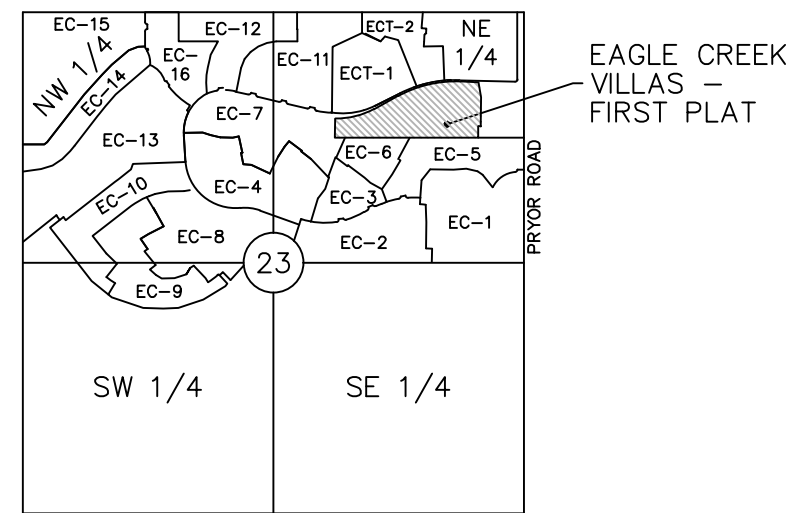
drawn by: NRW
 surveyed by: AH/BF/KT
 checked by: JPM
 approved by: JSR
 project no.: A20-02467
 file name: V_FPT_A202467.DWG

OLSSON

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority #01592
 1301 Burlington Street, Suite 100, North Kansas City, MO 64116
 TEL 816.381.1177
 FAX 816.381.1888
 www.olsson.com

SHEET
 1 of 3

USER: nwilloughby
 DWG: F:\2020\2001-2500\020-2467-A-40-Design\Survey\SRV\Sheets\Final Plat\A_V_FPT_A202467.dwg
 DATE: Feb 13, 2024 10:25AM



LOCATION MAP
SEC. 23, T47N., R32W.
(N.T.S.)

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF EAGLE CREEK VILLAS - FIRST PLAT (LOTS 1 THRU 52 INCLUSIVE AND TRACTS A THRU E) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS DAY OF 2024, BY ORDINANCE NO. _____

APPROVED: _____ DATE _____
 GEORGE M. BINGER III, P.E.
 CITY ENGINEER

APPROVED: _____ DATE _____
 JOSHUA JOHNSON, AICP
 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
 WILLIAM A. BAIRD
 MAYOR

APPROVED: _____ DATE _____
 CYNDA A. RADER
 PLANNING COMMISSION SECRETARY

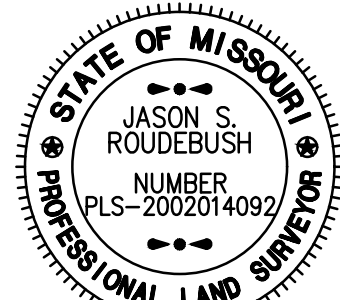
APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK

APPROVED: _____ DATE _____
 VINCENT E. BRICE
 JACKSON COUNTY
 ASSESSMENT DEPARTMENT

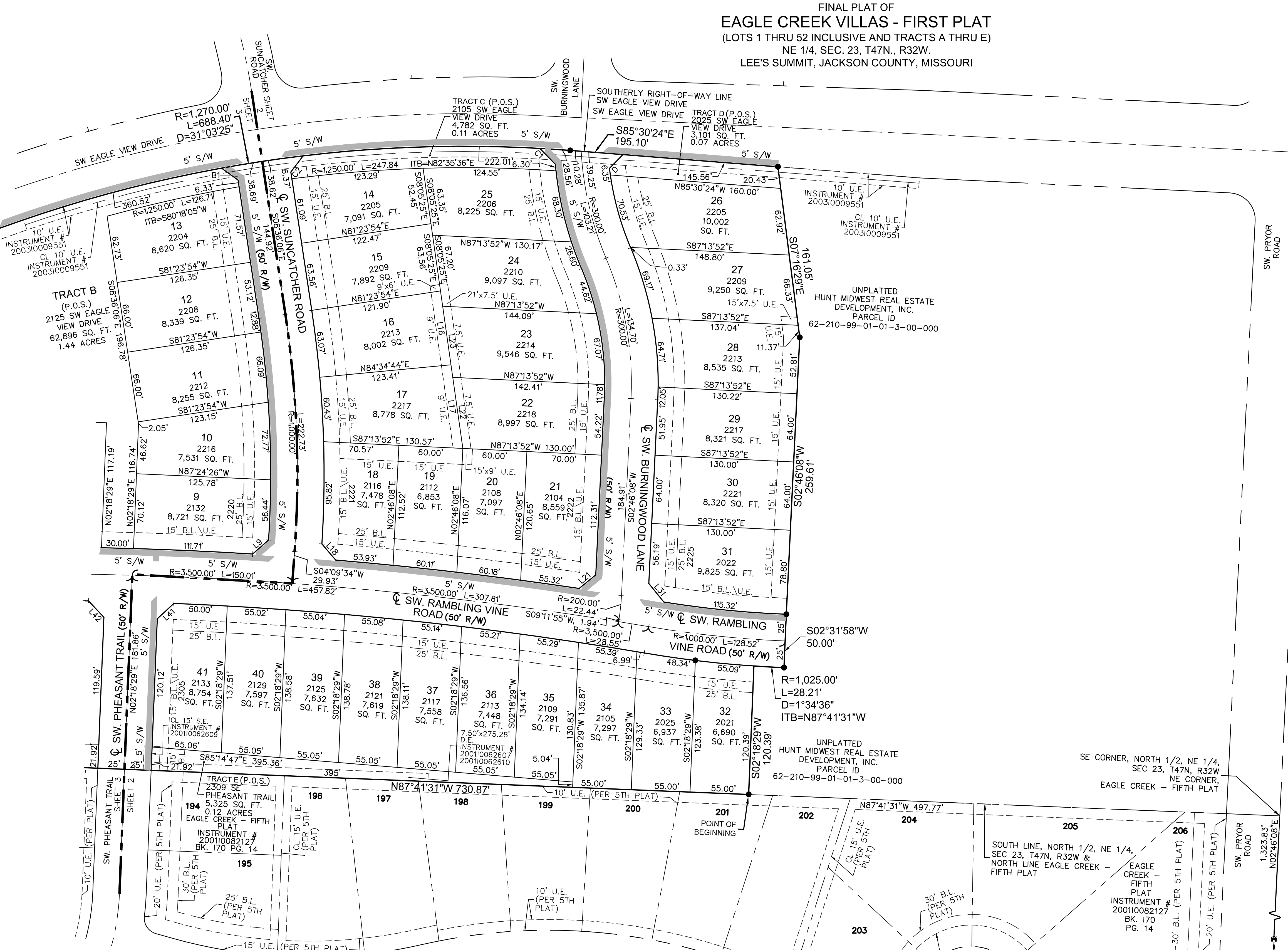
LEGEND	
SURVEY MARKERS	
●	SCR SECTION CORNER
●	SET SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
SBE	STREAM BUFFER EDGE
GENERAL	
⊙	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

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OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 FEBRUARY 13, 2024
 JROUDEBUSH@OLSSON.COM



SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, COMMITMENT NO. KCT-244578, EFFECTIVE AUGUST 10, 2023 AT 8:00 A.M.
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LOT LINE ID	BEARING	DISTANCE
B1 (TRACT B EAST SIDE)	S54°19'25"E	19.11'
C1 (TRACT C EAST SIDE)	S44°41'39"E	20.70'
C2 (TRACT C WEST SIDE)	S37°06'57"W	19.02'
D (TRACT D)	S44°32'25"W	18.02'
L9 (LOT 9)	S48°48'54"W	19.86'
L18 (LOT 18)	S40°39'39"E	53.93'
L21 (LOT 21)	S50°42'27"W	20.10'
L31 (LOT 31)	S38°53'20"E	22.41'
L41 (LOT 41)	N47°16'18"E	21.23'
L42 (LOT 42)	N43°15'51"W	21.00'

LOT LINE ID	BEARING	DISTANCE
L16 (LOT 16)	S08°05'25"E	69.88'
L17 (LOT 17)	S08°05'25"E	79.07'
L22 (LOT 22)	S08°05'25"E	67.20'
L23 (LOT 23)	S08°05'25"E	67.20'

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
 816-455-2500

DATE OF SURVEY	
10-30-2023	1st Submittal
10-31-2023	1st Review to SE Ltr, 2nd Submittal
12-12-2023	3rd Submittal
02-08-2024	4th Submittal
02-13-2024	5th Submittal

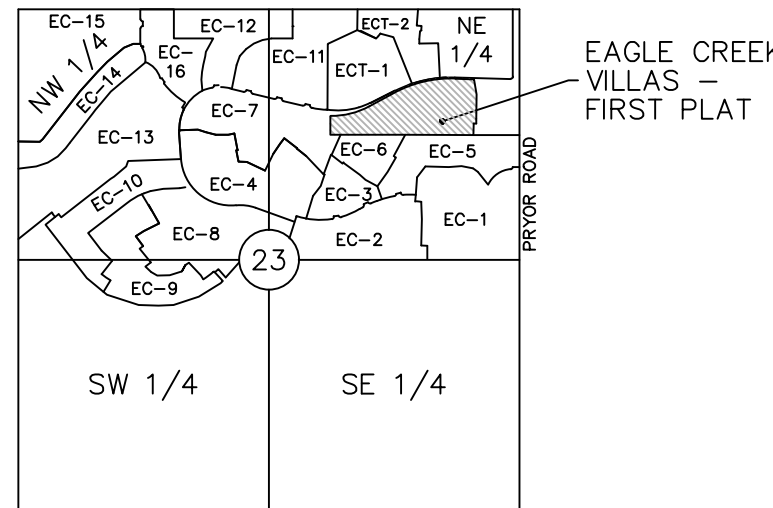
drawn by: _____ NRW
 surveyed by: _____ AH/BFK/T
 checked by: _____ JFM
 approved by: _____ JSB
 project no.: A20-2467
 file name: V_FPT_A202467.DWG

olsson

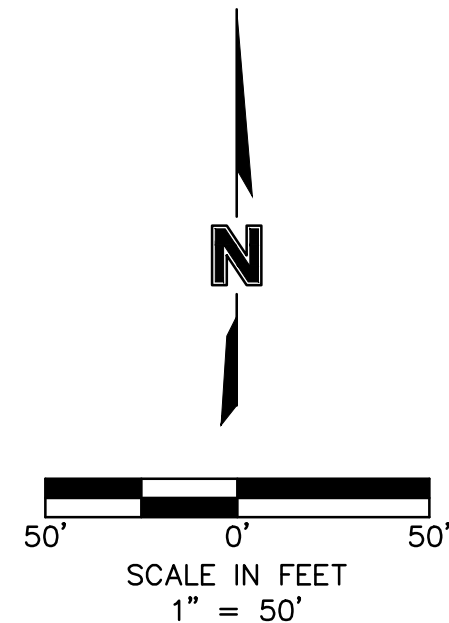
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
 1301 Burlington Street, Suite 100, North Kansas City, MO 64116
 Phone: 816.361.1888 FAX: 816.361.1888 www.olsson.com

SHEET
 2 of 3

FINAL PLAT OF
EAGLE CREEK VILLAS - FIRST PLAT
 (LOTS 1 THRU 52 INCLUSIVE AND TRACTS A THRU E)
 NE 1/4, SEC. 23, T47N., R32W.
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LOCATION MAP
 SEC. 23, T47N., R32W.
 (N.T.S.)



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APPROVED: _____ DATE _____
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 CITY ENGINEER

APPROVED: _____ DATE _____
 JOSHUA JOHNSON, AICP
 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
 WILLIAM A. BAIRD
 MAYOR

APPROVED: _____ DATE _____
 CYNDA A. RADER
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APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK

APPROVED: _____ DATE _____
 VINCENT E. BRICE
 JACKSON COUNTY
 ASSESSMENT DEPARTMENT

LEGEND	
SURVEY MARKERS	
●	SECTION CORNER
●	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
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P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

DEVELOPER:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64161
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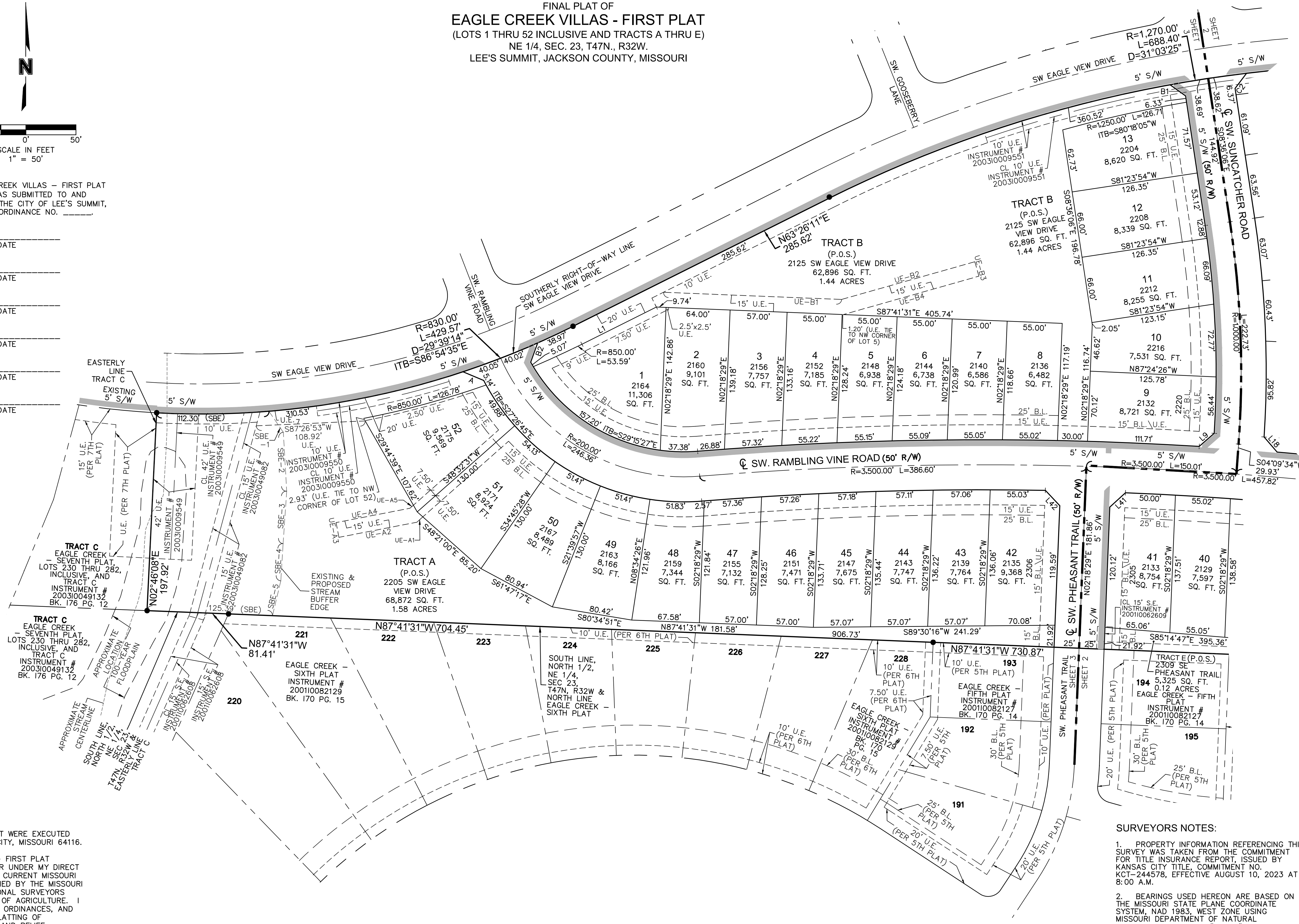
OLSSON, MO CLS 366
 Jason Roudebush, MO PLS 2002014092
 FEBRUARY 13, 2024
 JROUDEBUSH@OLSSON.COM

LOT LINE ID	BEARING	DISTANCE
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B2 (TRACT B WEST SIDE)	S19°55'18"W	20.57'
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L9 (LOT 9)	S48°48'54"W	19.86'
L41 (LOT 41)	N47°16'18"E	21.23'
L42 (LOT 42)	N43°15'51"W	21.00'
L1 (LOT 1)	N63°26'11"E	83.09'

SBE ID	BEARING	DISTANCE
SBE-1	S34°19'32"E	25.50'
SBE-2	S03°16'20"E	58.95'
SBE-3	S03°55'56"W	52.52'
SBE-4	S03°31'03"W	37.26'
SBE-5	S13°28'19"W	35.77'

UE ID	BEARING	DISTANCE
UE-A1	S48°32'31"W	7.95'
UE-A2	S79°00'25"W	79.32'
UE-A3	S10°59'35"E	15.00'
UE-A4	S79°00'25"W	75.24'
UE-A5	S48°32'31"W	4.51'

UE ID	BEARING	DISTANCE
UE-B1	S87°41'31"E	178.05'
UE-B2	N74°11'21"E	138.34'
UE-B3	S15°48'39"E	15.00'
UE-B4	N74°11'21"E	140.73'



DATE OF SURVEY	
10-20-2023	1st Submittal
10-31-2023	2nd Submittal
12-12-2023	3rd Submittal
02-08-2024	4th Submittal
02-13-2024	5th Submittal

drawn by:	NRW
surveyed by:	AH/BF/KT
checked by:	JPM
approved by:	JSR
project no.:	A20-2467
file name:	V_FPT_A202407.DWG

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, COMMITMENT NO. K01-244578, EFFECTIVE AUGUST 10, 2023 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.
- THE TERM "PER 5TH PLAT" IS IN REFERENCE TO EAGLE CREEK - FIFTH PLAT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 20010082127 IN BOOK 170 AT PAGE 14. THE TERM "PER 6TH PLAT" IS IN REFERENCE TO EAGLE CREEK - SIXTH PLAT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 20010082129 IN BOOK 170 AT PAGE 15. THE TERM "PER 7TH PLAT" IS IN REFERENCE TO EAGLE CREEK SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C RECORDED APRIL 25, 2003, EACH RECORDED IN JACKSON COUNTY, MISSOURI.

olsson

Olsson, Land Surveyors, MO 366, KS 114, MO Certificate of Authority-001592
 1301 Burlington Street, North Kansas City, MO 64116
 TEL 816.361.1177 FAX 816.361.1888
 www.olsson.com

SHEET
 3 of 3

DWG: F:\2020\2001-2500\020-2467-A 40-Design\Survey\SRVY\Sheets\Final Plat\A202407.dwg
 USER: nwilloughby
 DATE: Feb 13, 2024 10:22AM