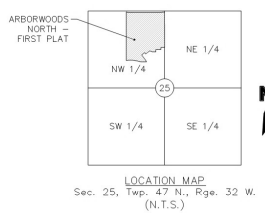


DATE: 11/24/2017 10:00:00 AM USER: nmlt@olsson.com



Point Number	Grid Northing	Grid Easting
1	983572.327	2815172.121
2	982363.103	2815123.344
3	982368.342	2814993.463
4	982296.408	2814990.561
5	982303.460	2814815.721
6	982225.532	2814812.577
7	982230.437	2814690.956
8	982269.962	2814604.219
9	982168.982	2814462.216
10	982216.467	2814426.917
11	982141.836	2814320.489
12	981965.002	2814444.491
13	981911.983	2814470.453
14	981894.056	2814473.973
15	981897.884	2814379.055
16	981904.180	2814303.717
17	981920.433	2814230.775
18	981942.678	2814153.938
19	981964.752	2814069.128
20	981978.319	2813978.961
21	981981.727	2813887.843
22	981974.551	2813782.481
23	983634.161	2813853.612
24	983627.339	2813886.867
25	983604.587	2814048.031
26	983567.904	2814920.334
27	983576.068	2815076.403

IN WITNESS WHEREOF:
 CMH PARKS, INC., a Tennessee corporation licensed to do business in the State of Missouri, has caused these to be executed this _____ day of _____, 2017.

CMH PARKS, INC.
 a Tennessee Corporation

Zalmon Kohen Vice President

STATE OF _____ SS:
 COUNTY OF _____

Be it remembered that on this _____ day of _____, 2017, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Zalmon Kohen to me personally known, who being by me duly sworn, did say that he is Vice President of CMH PARKS, INC., a Tennessee corporation and that said instrument was signed in behalf of said corporation and that said Zalmon Kohen, acknowledged said instrument to be the free act and deed of said corporation.

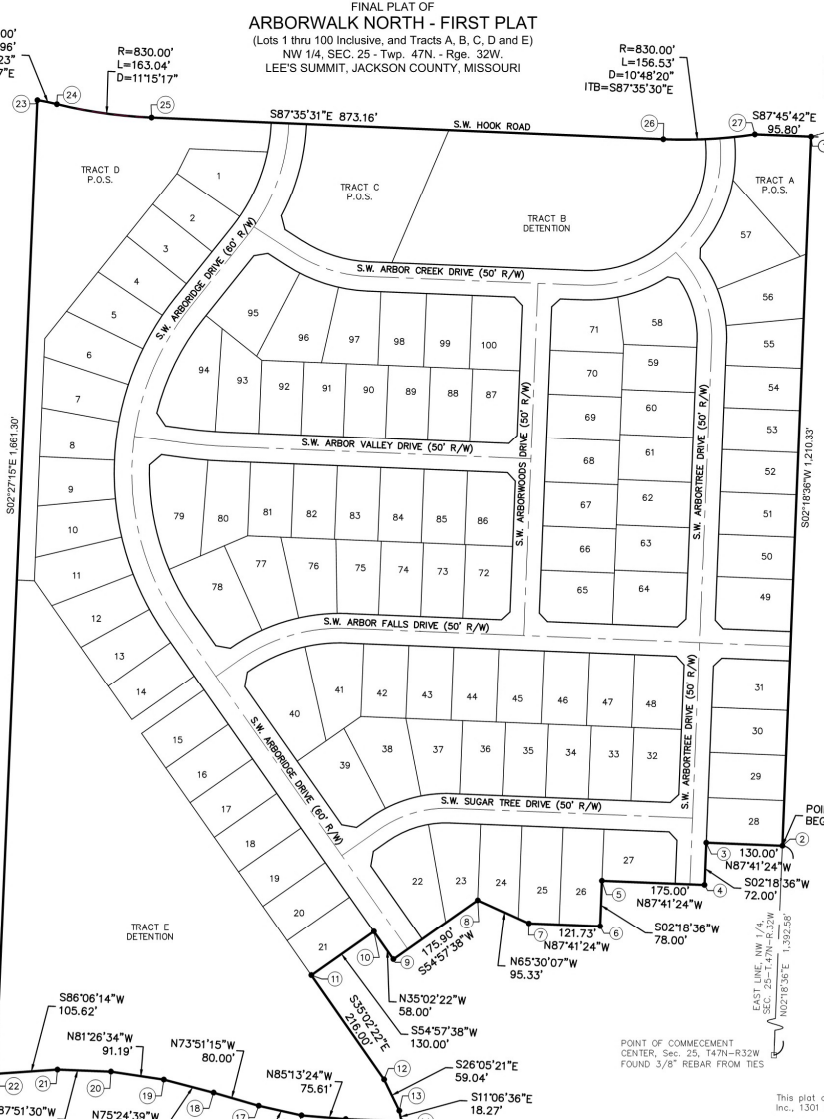
IN WITNESS WHEREOF:
 I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: _____

Notary Public _____

PROPERTY DESCRIPTION:
 A tract of land in the Northwest Quarter of Section 25, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the center of said Section 25; thence North 02°18'36" East, along the West line of said Northwest Quarter, 1,392.58 feet to the Point of Beginning of the tract of land to be herein described; thence North 87°41'24" West, 130.00 feet; thence South 02°18'36" West, 72.00 feet; thence North 87°41'24" West, 175.00 feet; thence South 02°18'36" West, 78.00 feet; thence North 87°41'24" West, 121.73 feet; thence North 65°30'07" West, 95.33 feet; thence South 54°57'38" East, 175.90 feet; thence North 35°02'22" West, 58.00 feet; thence South 35°02'22" East, 216.00 feet; thence South 28°25'21" East, 59.04 feet; thence South 11°06'36" East, 18.27 feet; thence North 87°41'24" West, 95.00 feet; thence North 85°13'24" West, 75.61 feet; thence North 77°26'18" West, 74.74 feet; thence North 7°31'51" West, 80.00 feet; thence North 75°24'39" West, 87.64 feet; thence North 81°26'34" West, 91.19 feet; thence North 87°41'24" West, 105.62 feet; thence North 02°18'36" East, along the West line of the East half said Northwest Quarter, 1,392.58 feet to a point on the South right-of-way line of SW Hook Road, as now established; thence Easterly along said South right-of-way line, along a curve to the right, having an initial tangent bearing of South 80°28'37" East with a radius of 470.00 feet, a central angle of 04°08'23" and an arc distance of 33.96 feet; thence Easterly, continuing along said South right-of-way line, along a curve to the left, having a common tangent with the last described course with a radius of 830.00 feet, a central angle of 11°15'17" and an arc distance of 163.04 feet; thence South 87°35'31" East, continuing along said South right-of-way line, 873.16 feet; thence Easterly continuing along said South right-of-way line, along a curve to the left having an initial tangent bearing of South 87°35'30" East with a radius of 830.00 feet, a central angle of 10°48'20" and an arc distance of 156.53 feet; thence South 87°45'42" East, continuing along said South right-of-way line, 95.80 feet to a point on said East line; thence South 02°18'36" West, along said East line, 1,210.33 feet to the Point of Beginning. Containing 1,939,986 square feet or 44.54 acres, more or less.

FINAL PLAT OF
ARBORWALK NORTH - FIRST PLAT
 (Lots 1 thru 100 Inclusive, and Tracts A, B, C, D and E)
 NW 1/4, SEC. 25 - Twp. 47N. - Rge. 32W.
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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:
ARBORWALK NORTH - FIRST PLAT, LOTS 1 THRU 100, INCLUSIVE, AND TRACTS A, B, C, D AND 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, on or all under the above-described, or of under those areas outlined or designated upon this plat, as "Utility Easement" (U.E.), Sanitary Sewer Easement (S.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 agrees, to the fullest extent allowed by law including, without limitation, Section 527.185 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:
 Building 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 No. 29095C0531G, 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, in this date, of abandoned oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr., P.E. 1995.

RESTRICTED ACCESS:
 Lots 22, 39, 40, 78, 79, 94, 95 and Tract C shall not have direct vehicular access to SW Arborree Drive.

COMMON AREA:
 Tracts A, B, C, D and E are hereby reserved as Common Area and shall be maintained and owned by the ARBORWALK Homes 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.

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.

All storm water collection, 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.

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

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

APPROVED: _____ Date _____
 Randall L. Rhoads
 Mayor

APPROVED: _____ Date _____
 Fred DeMoro
 Planning Commission Secretary

APPROVED: _____ Date _____
 Denise R. Chisum, MMC
 City Clerk

APPROVED: _____ Date _____
 Vincent E. Brice
 Jackson County GIS

This is to certify that the within plat of ARBORWALK NORTH - FIRST PLAT, LOTS 1 THRU 100, INCLUSIVE, AND TRACTS A, B, C, D AND E, was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this _____ day of _____, 2017, by Ordinance No. _____.

- EASEMENTS**
- D.E. STORM DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.S. LANDSCAPE EASEMENT
 - S.E. SANITARY EASEMENT
- SETBACKS**
- B.L. BUILDING SETBACK
- MISC.**
- R. RADIUS
 - L. ARC DISTANCE
 - D. DELTA / CENTRAL ANGLE
 - I.T.B. INITIAL TANGENT BEARING
 - R/W. RIGHT OF WAY
 - P.O.S. PRIVATE OPEN SPACE
- PLAN LEGEND**
- MO DNR SURVEY MONUMENT (MONUMENTATION AS NOTED)
 - FOUND SECTION CORNER (MONUMENTATION AS NOTED)
 - FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
 - 5/8" IRON REBAR WITH ALUMINUM CAP TO BE SET UP ON COMPLETION OF CONSTRUCTION
 - 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UP ON COMPLETION OF CONSTRUCTION. 1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS

POINT OF COMMENCEMENT
 CENTER, Sec. 25, T47N-R32W
 FOUND 3/8" REBAR FROM TIES



This plat and survey of ARBORWALK NORTH - FIRST PLAT were executed by Olsson Associates, Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of ARBORWALK NORTH - 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 Professional 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 Natural Resources. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.



OLSSON ASSOCIATES, INC. MO CLS 366
 Jason S. Roudsush, MO. PLS 2002014092
 Date: April 4, 2017
 jroudsush@olssonassociates.com

DATE OF SURVEY: 03-25-2017

REVISIONS: 04-04-2017

drawn by: NML
 checked by: JMB
 approved by: JMB
 project no.: 017-0188
 file name: V_PPT_017-0188.dwg

OLSSON ASSOCIATES

Olsson Associates, Inc. Engineering, Construction, Surveying
 1301 Burlington Street #100, North Kansas City, MO 64116
 Phone: 816.287.1500
 Fax: 816.287.1500
 www.olssonassociates.com

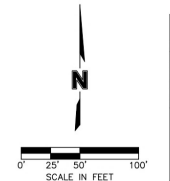
SHEET 1 of 3

FINAL PLAT OF
ARBORWALK NORTH - FIRST PLAT
 (Lots 1 thru 100 Inclusive, and Tracts A, B, C, D and E)
 NW 1/4, SEC. 25 - Twp. 47N. - Rge. 32W.
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



This is to certify that the within plat of ARBORWALK NORTH - FIRST PLAT, LOTS 1 THRU 100, INCLUSIVE, AND TRACTS A, B, C, D AND E, was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this _____ day of _____, 2017, by Ordinance No. _____

- APPROVED: _____
 George M. Binger III, P.E.
 City Engineer
 Date: _____
- APPROVED: _____
 Robert G. McKay, AICP
 Director of Planning & Special Projects
 Date: _____
- APPROVED: _____
 Randall L. Rhoads
 Mayor
 Date: _____
- APPROVED: _____
 Fred DeMoro
 Planning Commission Secretary
 Date: _____
- APPROVED: _____
 Denise R. Chisum, MMC
 City Clerk
 Date: _____
- APPROVED: _____
 Vincent E. Drice
 Jackson County GIS
 Date: _____



LOT 1
 JULIE'S ACRES

MATCH LINE - SHEET 2

LOT 2
 JULIE'S ACRES

MATCH LINE - SHEET 3

RESTRICTED ACCESS:
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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.

- SURVEYORS NOTES:**
- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Coffelt Land Title, Inc., File No. 1506271 - Revision 4, Effective Date October 6, 2016 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 "CL-07" with a grid factor of 0.9989999. All Coordinates shown are in meters.

CENTRELINE CURVE/LINE TABLE

CL	S2117.46"E	L=177.66'
----	------------	-----------

PLAN LEGEND

- EASEMENTS**
- D.E. STORM DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.S. LANDSCAPE EASEMENT
 - S.E. SANITARY EASEMENT
- SETBACKS**
- B.L. BUILDING SETBACK
- MISC.**
- R. RADIALS
 - L. ARC DISTANCE
 - D. DELTA / CENTRAL ANGLE
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 - P.O.S. PRIVATE OPEN SPACE

- SURVEY MARKERS**
- MO. DNR SURVEY MONUMENT
 - FOUND SECTION CORNER (MONUMENTATION AS NOTED)
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OLSSON ASSOCIATES, INC. MO CLS 366
 Jason S. Roudsush, MO PLS 2002014092
 Date: April 4, 2017
 FroudeJH@olssonassociates.com

USER: naitloughy
 DATE: 4/4/2017 11:44:00 AM
 FILE: V:\2017\05-000\07-0188\40-Design\Survey\SRVY\Shets\Final Plat\V_FPT_07-0188.dwg
 MATCH LINE SHEET 2
 MATCH LINE SHEET 3
 UNPLATTED
 DEVELOPER: CMH PARKS, INC. 5000 Clayton Road Maryville, TN, 37804
 DATE: 4/4/2017 11:44:00 AM

OLSSON ASSOCIATES

Olsson Associates, Civil Engineering, 1401 S. 10th Street, North Kansas City, MO 64116
 Phone: 816.287.1500
 Fax: 816.287.1500

SHEET 2 of 3

FINAL PLAT OF
ARBORWALK NORTH - FIRST PLAT
 (Lots 1 thru 100 Inclusive, and Tracts A, B, C, D and E)
 NW 1/4, SEC. 25 - Twp. 47N. - Rge. 32W.
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

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

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 Randall L. Rhoads
 Mayor

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 Fred DeMoro
 Planning Commission Secretary

APPROVED: _____ Date _____
 Denise R. Chisum, MMC
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DATE OF SURVEY
 03/03/2017
REVISIONS
 04/04/2017

drawn by: NEW
 checked by: JAMB
 approved by: JMB
 project no.: 0172-000
 file name: V_PPT_017-0188.DWG

DATE OF SURVEY
 03/03/2017
REVISIONS
 04/04/2017

drawn by: NEW
 checked by: JAMB
 approved by: JMB
 project no.: 0172-000
 file name: V_PPT_017-0188.DWG

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OLSSON ASSOCIATES, INC. MO CLS 366
 Jason S. Roudesh, MO. PLS 2002014092
 Date: April 4, 2017
 Froude@olssonassociates.com

DATE: 04/04/2017
 USER: nmltoughy
 PROJECT: 0172-000
 FILE: V_PPT_017-0188.dwg

OLSSON ASSOCIATES

Olsson Associates, Inc. Engineering
 14087 North Kansas City, MO 64116
 Phone: 816.287.1500
 Fax: 816.287.1500
 www.olssonassociates.com

SHEET 3 of 3