

FINAL PLAT

The Reserve at Stoney Creek - 4th Plat

Lots 111 Thru 127 & Tract O

Lee's Summit, 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

THE RESERVE AT STONEY CREEK 4th PLAT - LOTS 111 - 127 & TRACT O

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 527.1888 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

SIDEWALKS ALONG THE SOUTH SIDE OF TRACT O SHALL BE CONSTRUCTED BY THE DEVELOPER. SIDEWALKS SHALL BE INSTALLED AT THE TIME THE PUBLIC INFRASTRUCTURE IS INSTALLED.

COMMON AREA

TRACT O IS COMMON AREA TO BE OWNED AND MAINTAINED BY STONEY CREEK ESTATES HOME OWNERS ASSOCIATION, INC.

IN TESTIMONY WHEREOF:

CMH PARKS, INC. A TENNESSEE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 20____.

CMH PARKS, INC. A TENNESSEE CORPORATION.

ZALMAN KOHEN, VICE PRESIDENT

NOTARY CERTIFICATION:

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ZALMAN KOHEN, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS VICE PRESIDENT OF CMH PARKS, INC. 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.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE RESERVE AT STONEY CREEK 4TH PLAT, LOTS 111 - 127 & TRACT O 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. _____.

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

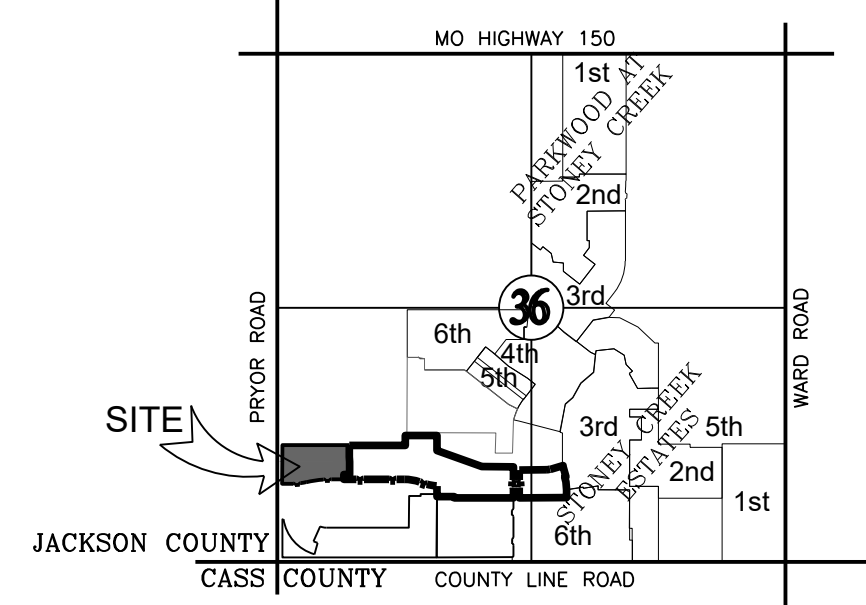
PLANNING COMMISSION

CARLA DIAL, SECRETARY DATE

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY GIS DATE



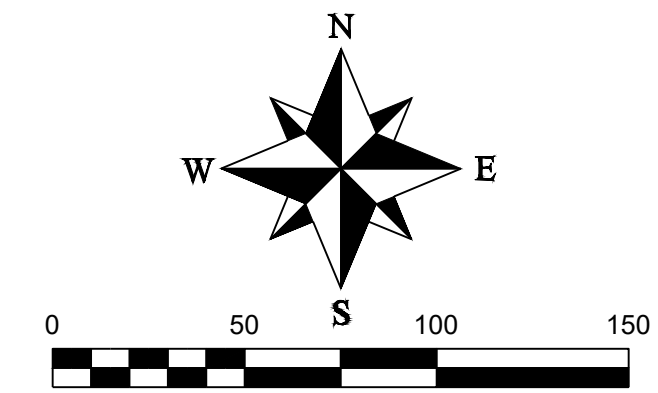
LOCATION MAP
SECTION 36-T47N-R32W

Missouri State Plane Coordinate System
1983, Missouri West Zone

(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor: 0.999897

POINT	NORTHING	EASTING
1	296865.458	857148.757
2	296987.217	857153.307
3	296979.491	857365.004
4	296871.985	857343.740
CA08	295023.772	857606.886
CA08AZ	295008.486	857868.230

Coordinates Shown in Meters



DEVELOPER:
CMH PARKS, INC.
5000 CLAYTON RD
MARYVILLE, TN 37804

THE RESERVE AT STONEY CREEK 4TH PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 47, RANGE 32; THENCE NORTH 2° 08' 23" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 819.84 FEET; THENCE SOUTH 87° 51' 37" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2° 08' 23" EAST, A DISTANCE OF 399.75 FEET; THENCE SOUTH 87° 54' 29" EAST, A DISTANCE OF 695.00 FEET; THENCE SOUTH 2° 05' 39" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 1° 15' 28" EAST, A DISTANCE OF 50.09 FEET; THENCE SOUTH 2° 05' 39" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 87° 54' 21" WEST, A DISTANCE OF 59.77 FEET; THENCE SOUTH 2° 04' 35" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87° 54' 21" WEST, A DISTANCE OF 130.01 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 89° 01' 53" WEST, A DISTANCE OF 50.07 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING NORTH 2° 05' 30" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 24.63 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 1075.00 FEET, AN ARC DISTANCE OF 178.81 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 58.80 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 21.67 FEET; THENCE SOUTH 87° 13' 46" WEST, A DISTANCE OF 50.18 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING NORTH 2° 08' 23" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 87° 51' 37" WEST, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 259,234.42 SQUARE FEET (5.95 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

SETBACKS:

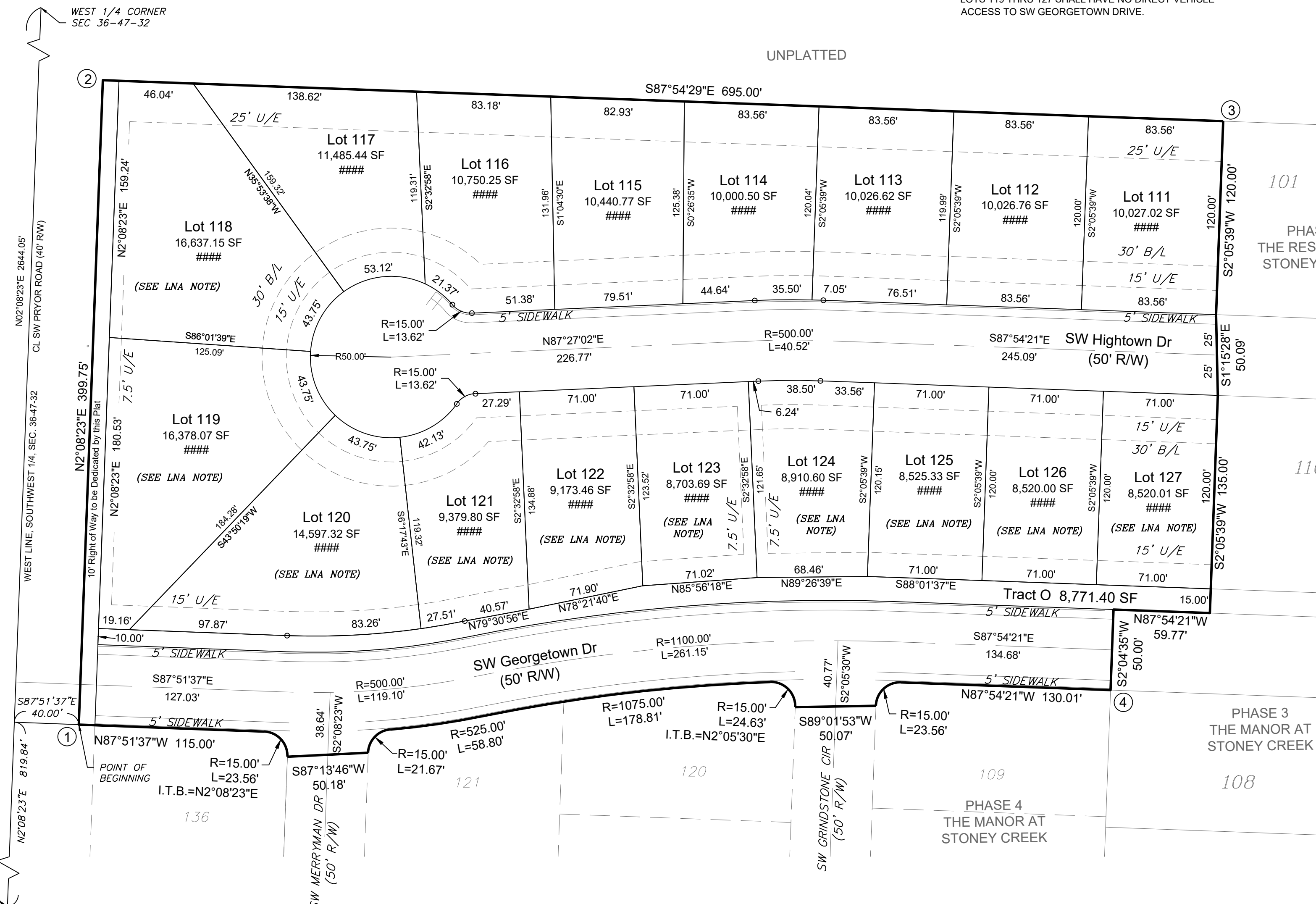
SIDE YARD 7.50 FEET
FRONT YARD 30.00 FEET
REAR YARD 30.00 FEET

SURVEY AND PLAT NOTES:

- 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.
- THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)
- BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT CA-08 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.999897. COORDINATES DETERMINED BY GPS METHODS.
- 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.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X). AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. COMMUNITY PANEL NO. 29095C0531 G EFFECTIVE DATE: JANUARY 20, 2017.
- ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY(BMP) 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" REFER TO THE "COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS
- 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.

LIMITS OF NO ACCESS (LNA) NOTES:

LOTS 118 AND 119 SHALL HAVE NO DIRECT VEHICLE ACCESS TO SW PRYOR ROAD.
LOTS 119 THRU 127 SHALL HAVE NO DIRECT VEHICLE ACCESS TO SW GEORGETOWN DRIVE.



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	

Final Plat
The Reserve at Stoney Creek 4th Plat
Section 36, Township 47 N, Range 32 West
Lee's Summit, Jackson County, Missouri

SHEET	SECTION	RANGE	TOWNSHIP	COUNTY	JOB NO.
1	36	32W	47N	Jackson	Reserve 4th
					DATE OF PREPARATION
					September 1, 2018
					SCALE
					1"=50'
					DRAWN BY
					M. Schlicht, PLS., PE

PROFESSIONAL SEAL

ENGINEERING & SURVEYING
SOLUTIONS
50 SE 10TH STREET
LEE'S SUMMIT, MO 64082
P: (616) 623-9888 F: (616) 623-9849