

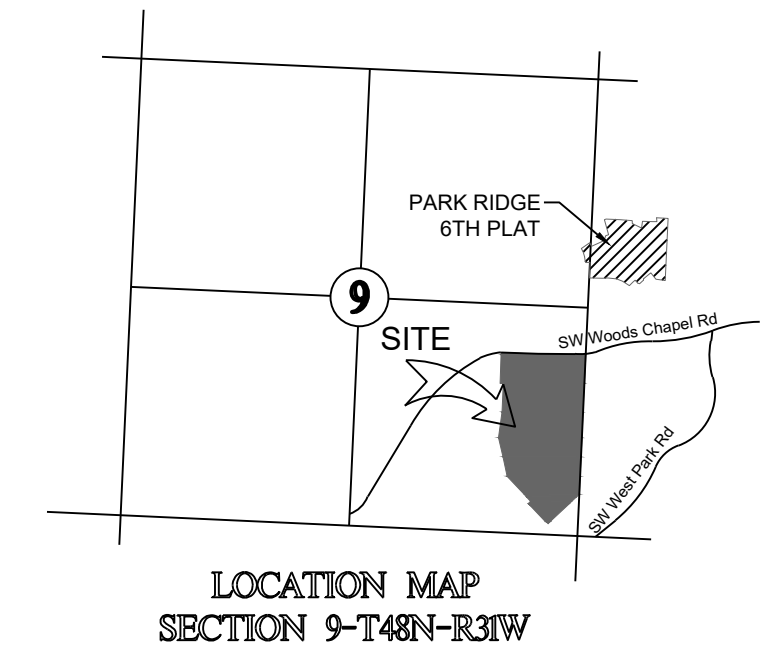
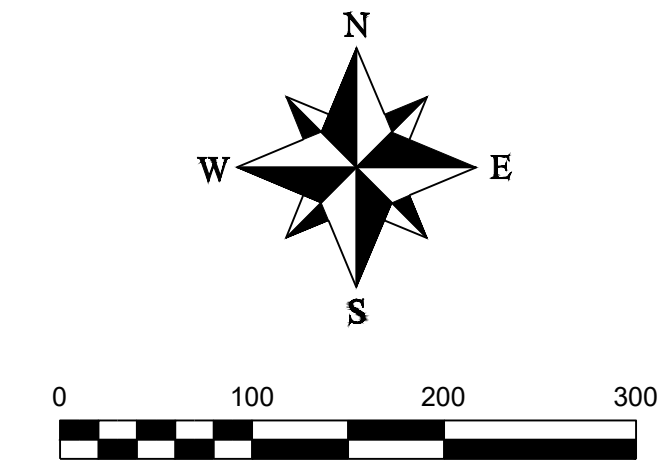
FINAL PLAT

The Trails of Park Ridge - 4th Plat

Lots 70 Thru 114 & Block 2

Section 9, Township 48 North, Range 31 West

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 TRAILS OF PARK RIDGE 4th PLAT - LOTS 70 THRU 114 & BLOCK 2

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 527.188 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 SHALL BE INSTALLED BY THE BUILDER AS INDIVIDUAL LOTS ARE DEVELOPED.

IN TESTIMONY WHEREOF:

TRAILS OF PARK RIDGE L.L.C., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS DAY OF _____, 2019.

TRAILS OF PARK RIDGE L.L.C., A MISSOURI CORPORATION.

MIKE ATCHESON, MEMBER

NOTARY CERTIFICATION:

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE ATCHESON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF TRAILS OF PARK RIDGE L.L.C., A MISSOURI 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE TRAILS OF PARK RIDGE 4TH PLAT, LOTS 70 THRU 114 & BLOCK 2 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

DANA ARTH, SECRETARY DATE

JACKSON COUNTY:

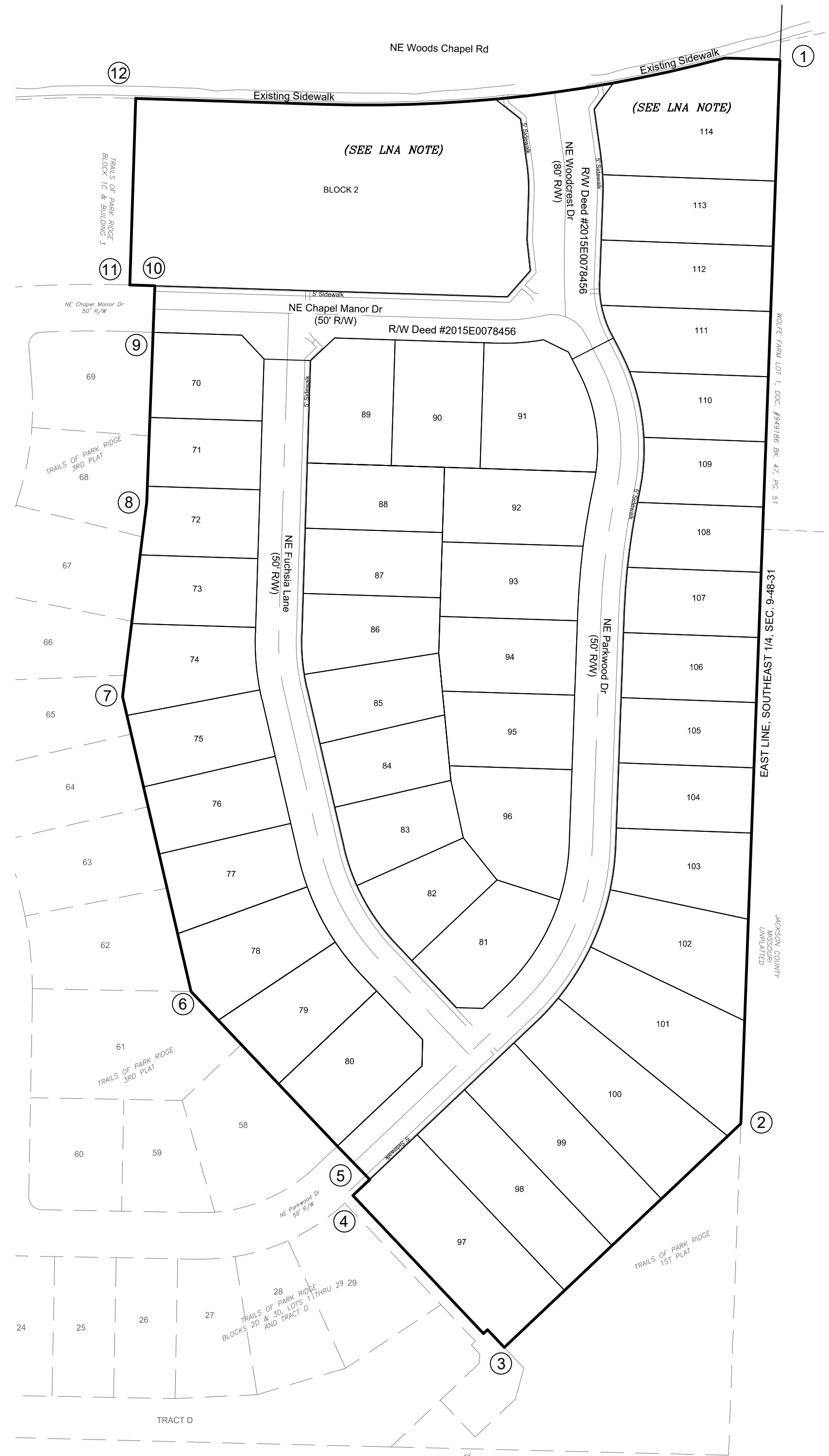
APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE

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

POINT	NORTHING	EASTING
1	313120.502	864362.436
2	312772.955	864349.597
3	312699.786	864272.246
4	312749.414	864222.743
5	312754.650	864228.281
6	312816.150	864169.840
7	312912.630	864147.430
8	312976.240	864155.370
9	313031.731	864157.420
10	313046.948	864157.973
11	313047.204	864149.819
12	313108.221	864151.731
JA 134	312470.096	862368.274

Coordinates Shown in Meters



THE TRAILS OF PARK RIDGE - 4TH PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48, RANGE 31; THENCE SOUTH 2° 06' 44" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 488.27 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 2° 06' 44" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1142.46 FEET; THENCE SOUTH 46° 35' 21" WEST, A DISTANCE OF 349.34 FEET; THENCE NORTH 43° 24' 39" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 46° 35' 21" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 43° 24' 39" WEST, A DISTANCE OF 204.00 FEET; THENCE NORTH 46° 35' 21" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 44° 14' 09" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 43° 24' 39" WEST, A DISTANCE OF 228.28 FEET; THENCE NORTH 13° 04' 29" WEST, A DISTANCE OF 324.99 FEET; THENCE NORTH 7° 07' 04" EAST, A DISTANCE OF 210.34 FEET; THENCE NORTH 2° 06' 40" EAST, A DISTANCE OF 232.20 FEET; THENCE NORTH 88° 12' 18" WEST, A DISTANCE OF 26.77 FEET; THENCE NORTH 1° 47' 42" EAST, A DISTANCE OF 200.29 FEET; THENCE SOUTH 88° 11' 54" EAST, A DISTANCE OF 202.66 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 1481.22 FEET, AN ARC DISTANCE OF 433.82 FEET; THENCE SOUTH 88° 25' 45" EAST, A DISTANCE OF 59.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 770,911.21 SQUARE FEET (17.7 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - 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.
 - 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 0.9998997. 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. MAP, PANEL NO. 312, COMMUNITY PANEL NO. 29095C0437 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 114 AND 115 SHALL HAVE NO DIRECT VEHICLE ACCESS TO NE WOODS CHAPEL ROAD.
LOT 115 SHALL HAVE NO DIRECT VEHICLE ACCESS TO NE WOODCREST DRIVE.

SETBACKS:

SIDE YARD 5.00 FEET
FRONT YARD 25.00 FEET
REAR YARD 20.00 FEET

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 Trails of Park Ridge 4th Plat
Section 9, Township 48 N, Range 31 West
Lee's Summit, Jackson County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1 OF 2	9	48N	31W	Jackson	Trails of Park Ridge 4th	March 22, 2019
					SCALE	1" = 100'
					DRAWN BY	M. Schlicht, PLS., PE

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 505E 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

FINAL PLAT

The Trails of Park Ridge - 4th Plat

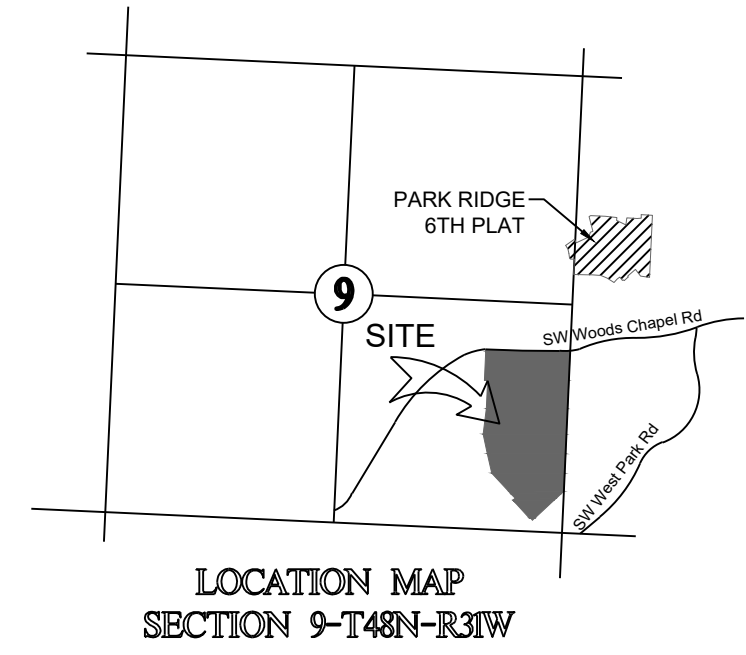
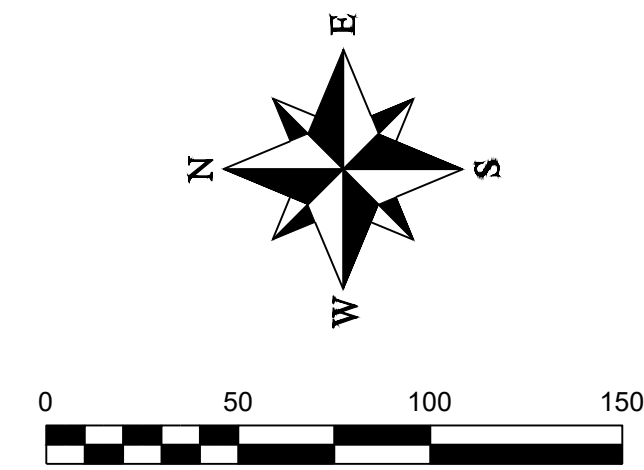
Lots 70 Thru 114 & Block 2

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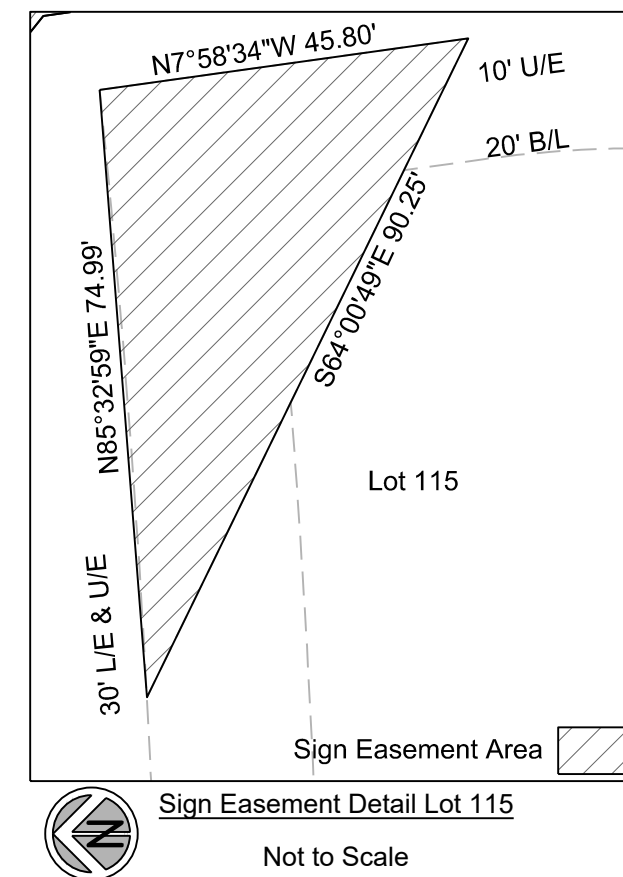
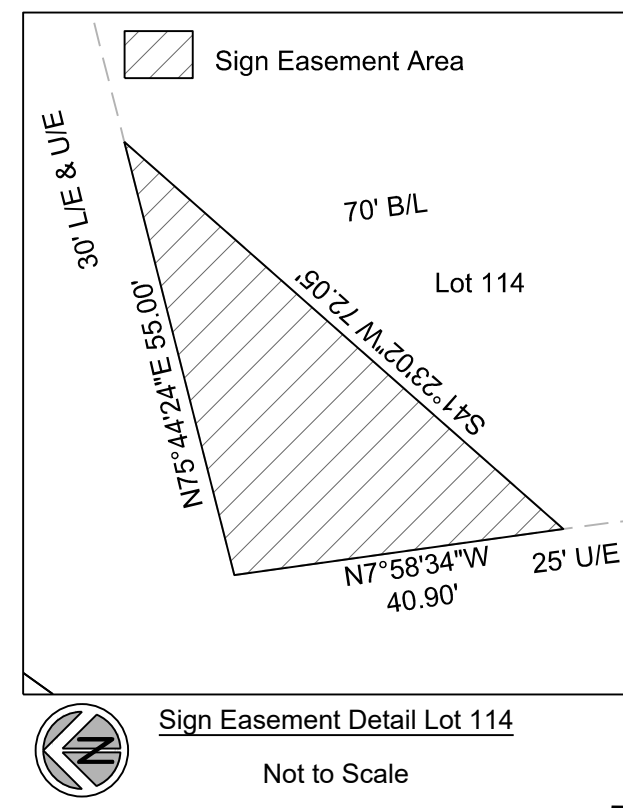
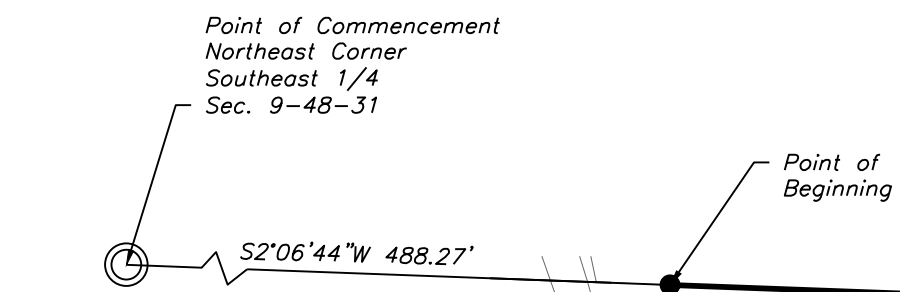
Lee's Summit, Jackson County, Missouri

LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- ⓪ Exception Document Location
- U/E Utility Easement
- B/L Building Setback Line
- W/E Water Easement
- D/E Drainage Easement



REVISIONS	
DATE	DESCRIPTION



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 _____

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WILLIAM A. BAIRD, MAYOR DATE _____

TRISHA FOWLER ARCURI, CITY CLERK DATE _____

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE _____

NOTE:

SEE SHEET 1 FOR NOTES, PROPERTY DESCRIPTION, DEDICATION AND SURVEYOR'S CERTIFICATION.

(####) - INDICATES STREET ADDRESS

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DATE: _____

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

NE Woods Chapel Rd

NE Woodcrest Dr (80' R/W)

NE Parkwood Dr (50' R/W)

NE Chapel Manor Dr (50' R/W)

NE Fuchsia Lane (50' R/W)

NE Woods Chapel Rd

NE Woodcrest Dr (80' R/W)

NE Parkwood Dr (50' R/W)

NE Chapel Manor Dr (50' R/W)

NE Fuchsia Lane (50' R/W)

Final Plat

The Trails of Park Ridge 4th Plat

Section 9, Township 48 N, Range 31 West

Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
2 OF 2	9	48N	31W	Jackson	Trails of Park Ridge 4th

SCALE: 1"=50'

DATE OF PREPARATION: March 22, 2019

DRAWN BY: M. Schlicht, PLS., PE

