

**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 JA-134 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.999903519. 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. 29095C0430 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
- LOTS 14 AND 15 SHALL HAVE NO DIRECT VEHICLE ACCESS TO OLD MISSOURI ROUTE 291.

**BOUNDARY DESCRIPTION**

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5 OF "THE TOWNHOMES OF CHAPEL RIDGE-1ST PLAT", A SUBDIVISION IN SAID LEE'S SUMMIT AS RECORDED IN DOCUMENT NUMBER 2006E0130146; THENCE N 88°10'46" W, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 169.13 FEET; THENCE S 1°49'14" W, A DISTANCE OF 43.00 FEET TO THE NE CORNER OF LOT 6 OF SAID "THE TOWNHOMES OF CHAPEL RIDGE-1ST PLAT"; THENCE N 88°10'46" W ALONG THE NORTH LINE OF SAID "THE TOWNHOMES OF CHAPEL RIDGE-1ST PLAT", A DISTANCE OF 443.83 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S 7°48'40" W AND A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 31.34 FEET; THENCE S 1°49'33" W, A DISTANCE OF 76.72 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 21.99 FEET; THENCE N 88°10'46" W, A DISTANCE OF 201.90 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 22.55 FEET; THENCE N 4°08'51" E, A DISTANCE OF 37.67 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 102.44 FEET; THENCE N 75°10'52" W, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N 14°47'02" E AND A RADIUS OF 600.00 FEET, AN ARC DISTANCE 15.94; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 170.53 FEET; THENCE N 39°29'35" W, A DISTANCE OF 26.45 FEET; THENCE N 50°30'29" E, A DISTANCE OF 50.00 FEET; THENCE S 88°11'10" E, A DISTANCE OF 95.00 FEET; THENCE N 1°48'43" E, A DISTANCE OF 76.44 FEET; THENCE S 88°10'46" E, A DISTANCE OF 24.10 FEET; THENCE S 85°37'33" E, A DISTANCE OF 140.14 FEET; THENCE S 82°38'16" E, A DISTANCE OF 140.66 FEET; THENCE S 86°27'20" E, A DISTANCE OF 140.06 FEET; THENCE S 88°10'46" E, A DISTANCE OF 140.90 FEET; THENCE N 1°49'14" E, A DISTANCE OF 10.00 FEET; THENCE S 88°10'46" E, A DISTANCE OF 192.29 FEET TO THE WEST LINE OF OLD MISSOURI ROUTE 291 AS DESCRIBED IN DOCUMENT NUMBER 653855; THENCE S 3°25'54" W ALONG SAID WEST LINE, A DISTANCE OF 290.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 296,106.93 SQUARE FEET (6.80 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

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

| POINT  | NORTHING   | EASTING    |
|--------|------------|------------|
| 1      | 312729.849 | 862297.438 |
| 2      | 312731.486 | 862245.917 |
| 3      | 312718.388 | 862245.501 |
| 4      | 312722.685 | 862110.304 |
| 5      | 312689.802 | 862108.757 |
| 6      | 312695.402 | 862112.896 |
| 7      | 312687.369 | 862051.372 |
| 8      | 312691.943 | 862047.252 |
| 9      | 312734.226 | 862052.925 |
| 10     | 312737.984 | 862038.470 |
| 11     | 312797.877 | 862024.640 |
| 12     | 312807.568 | 862036.402 |
| 13     | 312806.652 | 862065.345 |
| 14     | 312829.938 | 862066.082 |
| 15     | 312816.950 | 862244.067 |
| 16     | 312819.996 | 862244.164 |
| 17     | 312818.134 | 862302.743 |
| JA 134 | 312470.096 | 862368.275 |

Coordinates Shown in Meters

**DEVELOPER:**  
CHAPEL RIDGE RESIDENTIAL LLC  
3170 NE CARNEGIE DR #400  
LEE'S SUMMIT, MO 64064  
816-795-8100

**APPROVED:**  
**PUBLIC WORKS / ENGINEERING**

GEORGE M BINGER, III P.E., CITY ENGINEER DATE

**DEVELOPMENT SERVICES DEPARTMENT**

RYAN A. ELAM, P.E. DATE  
DIRECTOR OF DEVELOPMENT SERVICES

**PLANNING COMMISSION**

CARLA DIAL, SECRETARY DATE

**CITY OF LEE'S SUMMIT:**

**MAYOR AND CITY COUNCIL CERTIFICATION:**

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE TOWNHOMES OF CHAPEL RIDGE-2ND PLAT LOTS 9-19 & TRACTS A-D 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. \_\_\_\_\_

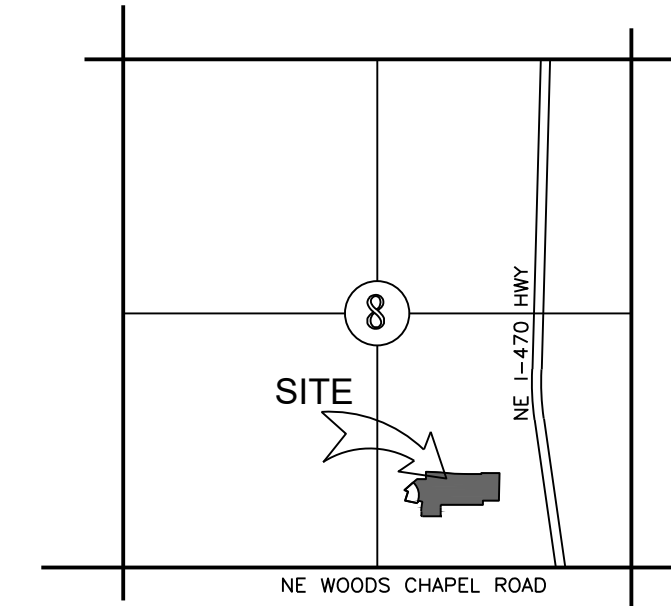
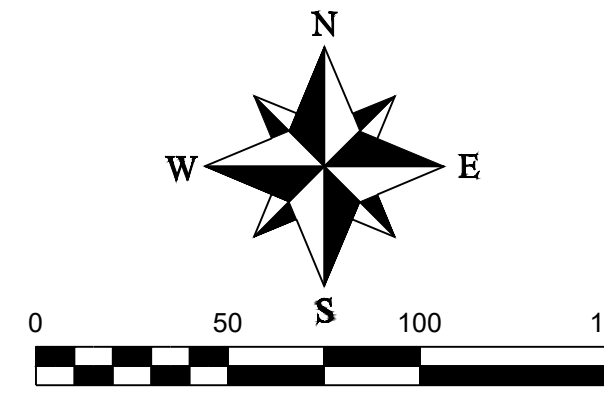
WILLIAM A. BAIRD, MAYOR DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

**JACKSON COUNTY:**

**APPROVED: ASSESSOR'S OFFICE**

JACKSON COUNTY GIS DATE



**LEGEND**

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

**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 TOWNHOMES OF CHAPEL RIDGE-2ND PLAT LOTS 9-19 & TRACTS A-D**

**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.

**SIDEWALK EASEMENT:**

A PERMANENT EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR PEDESTRIAN ACCESS OVER, ALONG AND ACROSS THE STRIPS OF LAND DESIGNATED AS "SIDEWALK EASEMENT" OR BY THE ABBREVIATION "S/E" ON THE ACCOMPANYING PLAT. THE SEGMENTS OF SIDEWALK ALONG THE FRONTAGE OF ANY COMMON AREA TRACT SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF INFRASTRUCTURE CONSTRUCTION.

**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.

**COMMON AREA:**

TRACTS A, D SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS C AND D ARE INCLUDED IN THE "S/E" OR SIDEWALK EASEMENT.

**IN TESTIMONY WHEREOF:**

CHAPEL RIDGE RESIDENTIAL LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAPEL RIDGE RESIDENTIAL LLC, A MISSOURI CORPORATION.

MIKE ATCHESON, MEMBER

**NOTARY CERTIFICATION:**

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 CHAPEL RIDGE RESIDENTIAL LLC, 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.

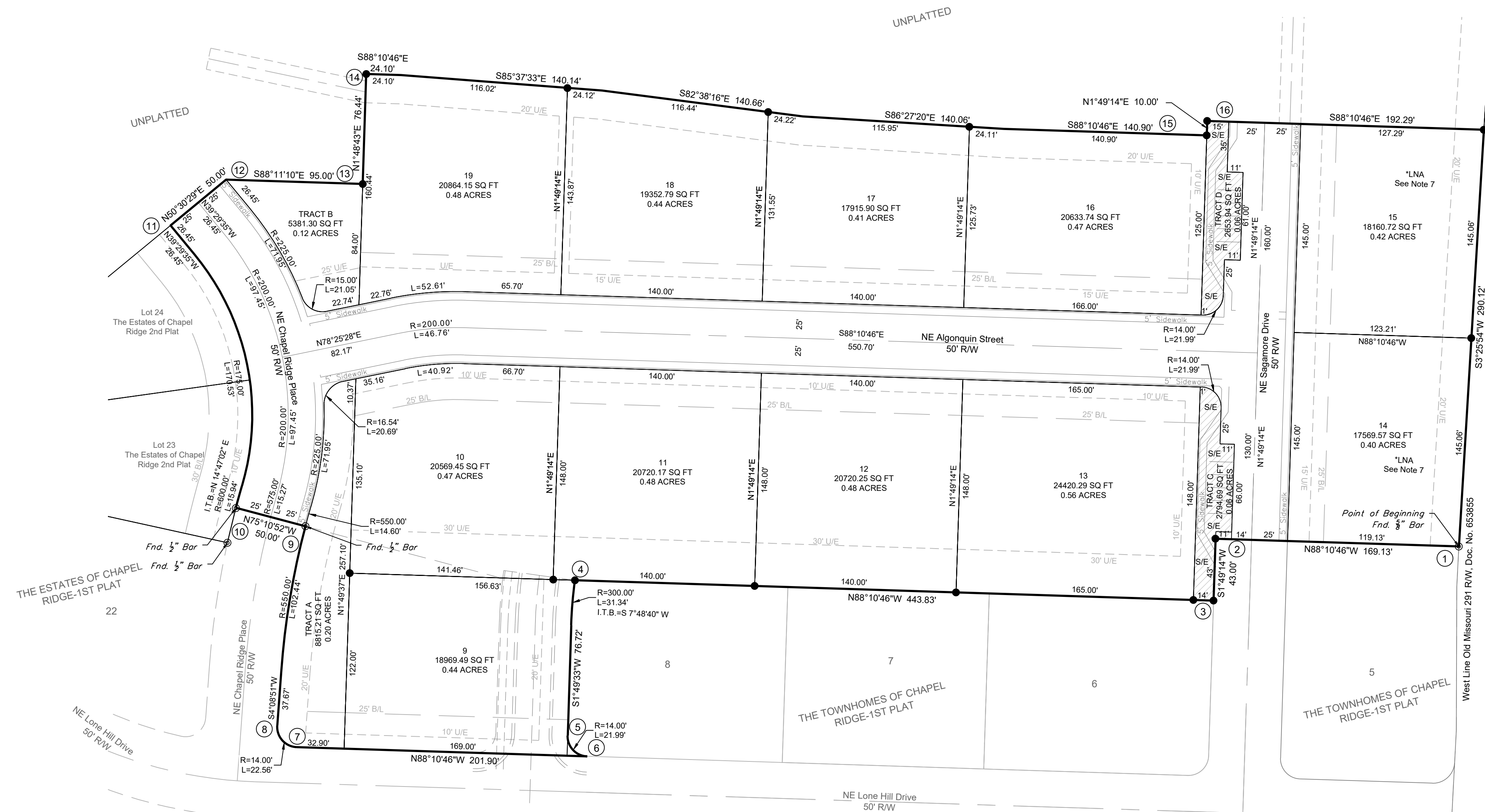
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**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 DATE: \_\_\_\_\_  
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

Final Plat  
The townhomes of Chapel Ridge-2nd Plat  
Section 8, Township 48 N, Range 31 West  
Lee's Summit, Jackson County, Missouri

Final Plat

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY  | JOB NO.      | DATE OF PREPARATION |
|-------|---------|----------|-------|---------|--------------|---------------------|
| 1     | 8       | 48N      | 31W   | Jackson | Chapel Ridge | April 10, 2020      |

SCALE 1"=50'

DRAWN BY M. Schlicht, PLS., PE

PROFESSIONAL SEAL

**ENGINEERING & SURVEYING SOLUTIONS**  
50 SE 80TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 625-9888 F: (816) 625-9849