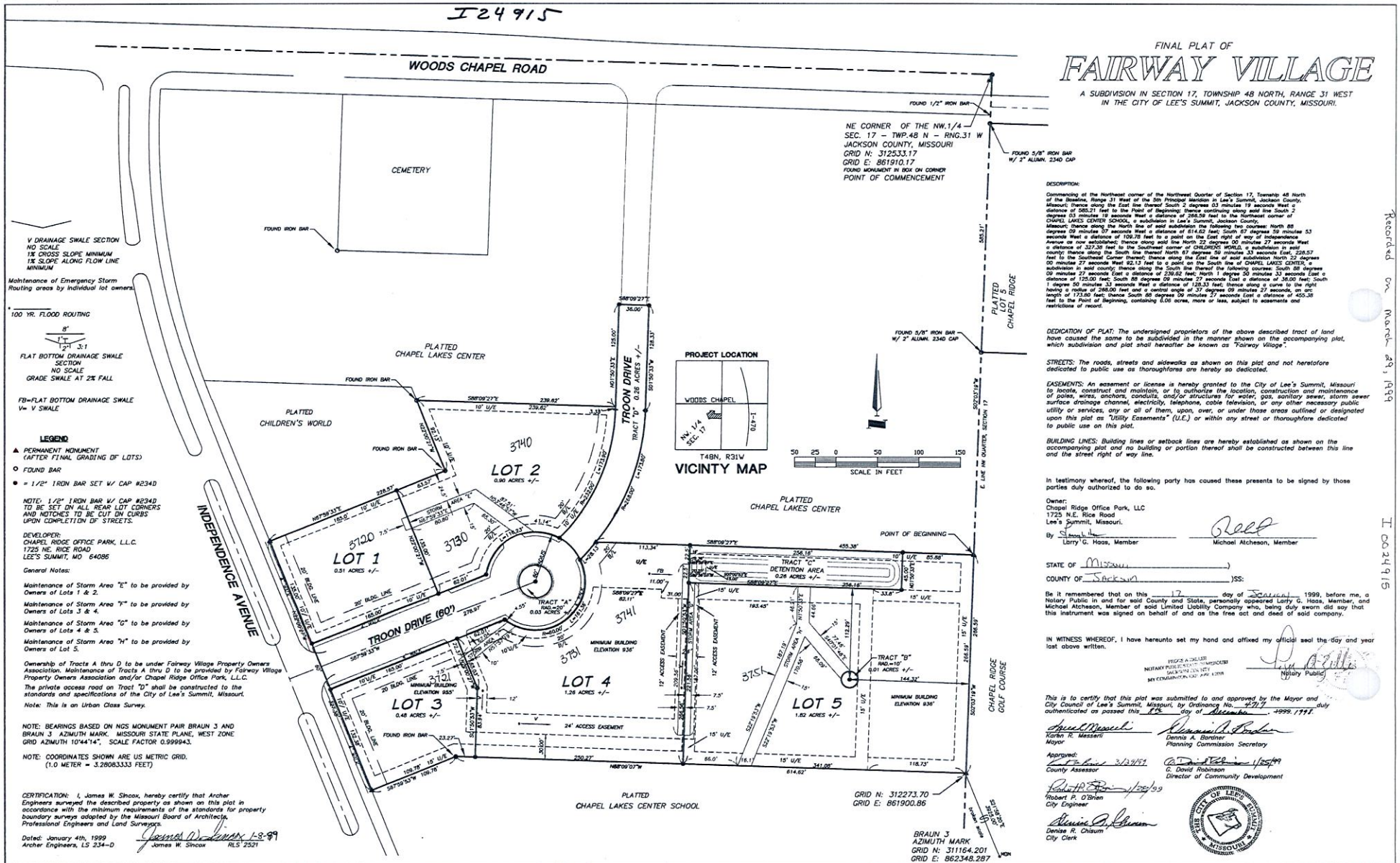
I 24915

FINAL PLAT OF FAIRWAY VILLAGE

A SUBDIVISION IN SECTION 17, TOWNSHIP 48 NORTH, RANGE 31 WEST IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



V DRAINAGE SWALE SECTION
NO SCALE
1% CROSS SLOPE MINIMUM
1% SLOPE ALONG FLOW LINE MINIMUM

Maintenance of Emergency Storm Routing areas by individual lot owners.

100 YR. FLOOD ROUTING

8' 1' T 2' 3:1
FLAT BOTTOM DRAINAGE SWALE SECTION
NO SCALE
GRADE SWALE AT 2% FALL

FB=FLAT BOTTOM DRAINAGE SWALE
V= V SWALE

LEGEND

- ▲ PERMANENT MONUMENT (AFTER FINAL GRADING OF LOTS)
- O FOUND BAR
- ● = 1/2" IRON BAR SET W/ CAP #234D

NOTE: 1/2" IRON BAR W/ CAP #234D TO BE SET ON ALL REAR LOT CORNERS AND NOTCHES TO BE CUT ON CURBS UPON COMPLETION OF STREETS.

DEVELOPER:
CHAPEL RIDGE OFFICE PARK, L.L.C.
1725 NE. RICE ROAD
LEE'S SUMMIT, MO 64086

General Notes:

Maintenance of Storm Area "E" to be provided by Owners of Lots 1 & 2.

Maintenance of Storm Area "F" to be provided by Owners of Lots 3 & 4.

Maintenance of Storm Area "G" to be provided by Owners of Lots 4 & 5.

Maintenance of Storm Area "H" to be provided by Owners of Lot 5.

Ownership of Tracts A thru D to be under Fairway Village Property Owners Association. Maintenance of Tracts A thru D to be provided by Fairway Village Property Owners Association and/or Chapel Ridge Office Park, L.L.C.

The private access road on Tract "D" shall be constructed to the standards and specifications of the City of Lee's Summit, Missouri.

Note: This is an Urban Class Survey.

NOTE: BEARINGS BASED ON NGS MONUMENT PAIR BRAUN 3 AND BRAUN 3 AZIMUTH MARK. MISSOURI STATE PLANE, WEST ZONE GRID AZIMUTH 10°44'14", SCALE FACTOR 0.999943.

NOTE: COORDINATES SHOWN ARE US METRIC GRID. (1.0 METER = 3.28083333 FEET)

CERTIFICATION: I, James W. Sincox, hereby certify that Archer Engineers surveyed the described property as shown on this plat in accordance with the minimum requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors.

Dated: January 4th, 1999
Archer Engineers, LS 234-D
James W. Sincox 1-8-99
James W. Sincox RLS" 2521

DESCRIPTION:

Commencing at the Northeast corner of the Northwest Quarter of Section 17, Township 48 North of the Baseline, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri; thence along the East line thereof South 2 degrees 03 minutes 19 seconds West a distance of 585.21 feet to the Point of Beginning; thence continuing along said line South 2 degrees 03 minutes 19 seconds West a distance of 288.59 feet to the Northeast corner of CHAPEL LAKES CENTER SCHOOL, a subdivision in Lee's Summit, Jackson County, Missouri; thence along the North line of said subdivision the following two courses: North 88 degrees 09 minutes 07 seconds West a distance of 614.62 feet; South 87 degrees 59 minutes 53 seconds West a distance of 109.78 feet to a point on the East right of way of Independence Avenue as now established; thence along said line North 22 degrees 00 minutes 27 seconds West a distance of 327.38 feet to the Southwest corner of CHILDRENS WORLD, a subdivision in said county; thence along the South line thereof North 67 degrees 59 minutes 33 seconds East, 228.57 feet to the Southeast Corner thereof; thence along the East line of said subdivision North 22 degrees 00 minutes 27 seconds West 92.13 feet to a point on the South line of CHAPEL LAKES CENTER, a subdivision in said county; thence along the South line thereof the following courses: South 88 degrees 09 minutes 27 seconds East a distance of 239.62 feet; North 1 degree 50 minutes 33 seconds East a distance of 125.00 feet; South 88 degrees 09 minutes 27 seconds East a distance of 36.00 feet; South 1 degree 50 minutes 33 seconds West a distance of 128.33 feet; thence along a curve to the right having a radius of 288.00 feet and a central angle of 37 degrees 09 minutes 27 seconds, an arc length of 173.80 feet; thence South 88 degrees 09 minutes 27 seconds East a distance of 455.38 feet to the Point of Beginning, containing 6.08 acres, more or less, subject to easements and restrictions of record.

DEDICATION OF PLAT: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Fairway Village".

STREETS: The roads, streets and sidewalks as shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

EASEMENTS: An easement or license is hereby granted to the 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.

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.

In testimony whereof, the following party has caused these presents to be signed by those parties duly authorized to do so.

Owner:
Chapel Ridge Office Park, LLC
1725 N.E. Rice Road
Lee's Summit, Missouri.

By _____ Larry G. Haas, Member

_____ Michael Atcheson, Member

STATE OF Missouri)
COUNTY OF Jackson)SS:

Be it remembered that on this 17 day of January 1999, before me, a Notary Public in and for said County and State, personally appeared Larry G. Haas, Member, and Michael Atcheson, Member of said Limited Liability Company who, being duly sworn did say that this instrument was signed on behalf of and as the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____ Notary Public

My commission expires: 4-26-1999

This is to certify that this plat was submitted to and approved by the Mayor and City Council of Lee's Summit, Missouri, by Ordinance No. 4714 duly authenticated as passed this 15th day of December 1999.

Karen R. Messerli
Mayor

Dennis A. Bordner
Planning Commission Secretary

Approved:

County Assessor 3/29/99

G. David Robinson
Director of Community Development 1/25/99

Robert P. O'Brien 1/26/99
Robert P. O'Brien
City Engineer

Denise R. Chisum
Denise R. Chisum
City Clerk

CITY OF LEE'S SUMMIT MISSOURI

Recorded on March 29, 1999 I 0024915

No.	DATE	BY	REVISION
1	11-03-98	BS	REVISED AS PER CITY COMMENTS
2	12/10/98	JWS	REVISED AS PER CITY COMMENTS
3	12/22/98	BS	REVISED AS PER CITY COMMENTS

FILENAME: FVFINAL.DWG
PLOT SCALE: 1=50
REV. DRAFTER:
DATE:
XREF NAME:
XREF BASE:
XREF ROT.:
LOCATION ON NETWORK:
F:\PROJECT\98105517\FVFINAL.DWG

DATE: 10-16-98
DESIGNED BY:
DRAWN BY: WAS
CHECKED BY: JWS

STATE OF MISSOURI JAMES W. SINCOX LS-2521 REGISTERED LAND SURVEYOR

E. T. ARCHER CORPORATION
Engineers • Architects • Surveyors • Planners
CORPORATE OFFICE: 324 E. 11th ST. Suite 2305
Kansas City, MO. 64106
816-471-1255 • FAX 816-471-1480

OTHER OFFICE LOCATIONS
- 6300 HALL, P.O. BOX 436, SHAWNEE MISSION, KS 66201 • 913-362-9753 • FAX 913-362-9647
- 187 E. DAVID, P.O. BOX 988, FORSYTH, MO 65653 • 417-546-3218 • FAX 417-546-6324
- 715 MAIN, HOOKSVILLE, MO 64037 • 816-564-7220 • FAX 816-584-6330
- 355 CARPENTER DRIVE, HOLLISTER, MO 65672 • 417-334-7817 • FAX 417-334-8812
- 308 S.E. WILSON, LEE'S SUMMIT, MO 64063 • 816-525-6741 • FAX 816-525-9631
- 1007 HAUCK DR. SUITE E, P.O. BOX 637, ROLLA, MO 65402 • 314-364-3420 • FAX 314-364-4170
- 255 SO. UNION, SPRINGFIELD, MO 65802 • 417-865-4063 • FAX 417-865-4065
- 2740 W. CLAY, SUITE H, P.O. BOX 637, ST. CHARLES, MO 63302 • 314-940-9922 • FAX 314-940-9930

FINAL PLAT OF FAIRWAY VILLAGE

FOR: CHAPEL RIDGE OFFICE PARK, L.L.C.

PROJECT NO. 98105517

DRAWING NO. 1 OF 1