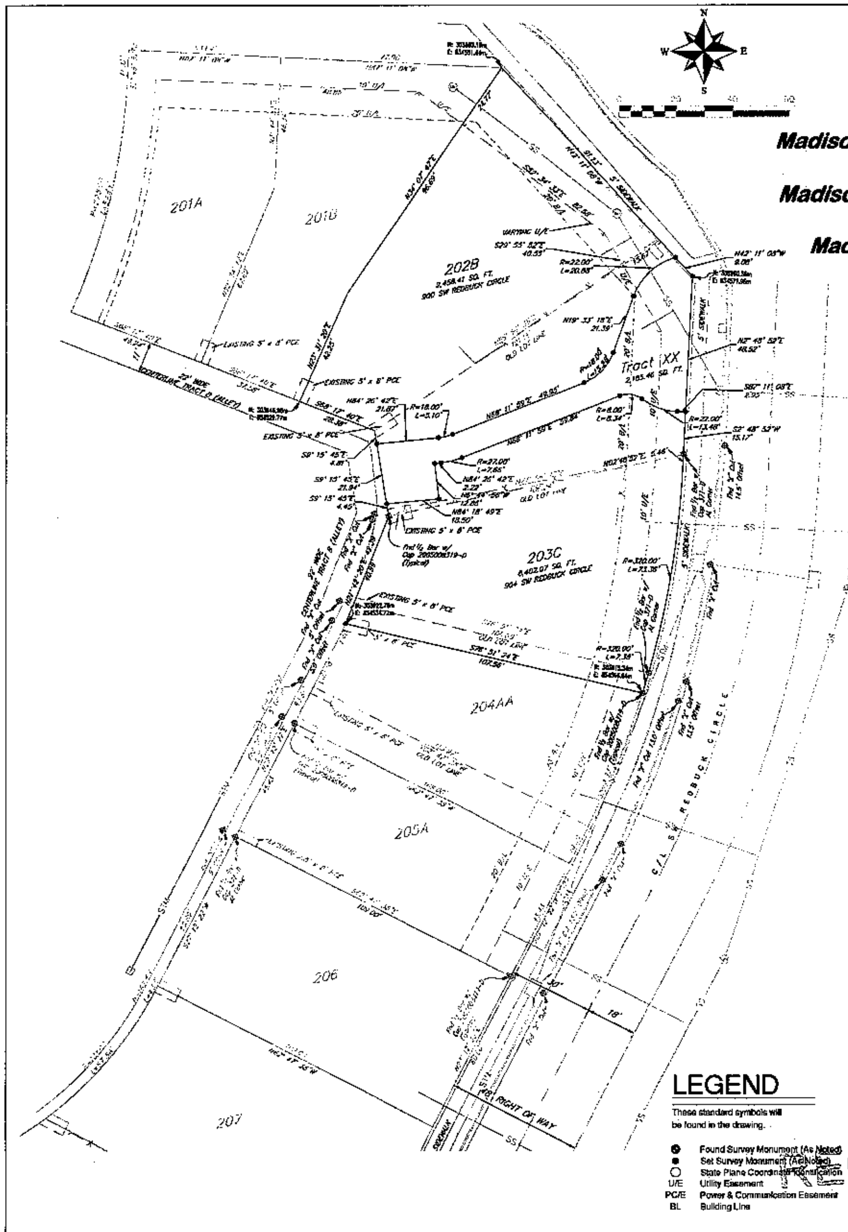


Final Plat of
MADISON PARK
LOTS 202B, 203C AND TRACT XX
a Replat of Lot 202A
Madison Park 1st Plat Lots 201A, 201B and 202A,
a Replat of Lot 203A
Madison Park 1st Plat Lots 203A, 203B and 204A
and a Replat of Lot 203BB
Madison Park, Lots 203BB, 204AA and 205A
Section 10, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF " MADISON PARK, LOTS 202B, 203C AND TRACT XX" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF LEE'S SUMMIT, MISSOURI, THIS ____ DAY OF ________ 20__ BY ORDINANCE No. 5209.

RANDALL L. RHOADS, MAYOR DATE

DENISE R. CHISUM, MMC CITY CLERK DATE

APPROVED:
PUBLIC WORKS / ENGINEERING

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

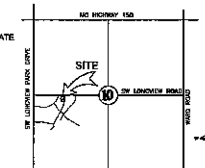
PLANNING & CODES ADMINISTRATION

ROBERT G. McKAY, AICP, DATE
DIRECTOR OF PLANNING AND CODES ADMINISTRATION

PLANNING COMMISSION

FRED DeMORO, SECRETARY DATE

JACKSON COUNTY ASSESSOR/GIS DEPT. DATE



LOCATION MAP
SECTION 10-T47N-R32W

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Record source of plat - 2005 I 0059014
(B). Record source of plat - 2006 E 0095716
(C). Record source of plat - 2006 E 0095717
(D). Record source of plat - 2013 E 0054972

2). The following standard monuments will be set:
a.) Semi-Permanent Monuments:
Set ½" Iron Bar with plastic cap marked "LS-2005008319-D" at all lot corners and "+" marks at the projection of the property lines as indicated on the survey

3.)This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

4). The surveyed parcel(s) shall adhere to the Declaration of Covenants, Conditions and Restrictions, recorded for Madison Park

5). Bearings and coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-49 (2003 Adjustment) (Meters)
N: 322446.568m E: 854264.282m
Combined Scale Factor: 0.9998988

6). The 4 foot "Power & Communication Easements", along Tract B (Alley) and also the 5 foot by 8 foot "Power & Communication Easement", at the rear of the lots shall be free of all above grade obstructions.

7). Project Benchmark: MoDNR Control Monument JA-49
Elevation: 991.8 (NAVD 88)

BUILDING LINE/ENCROACHMENT SUMMARY:

YARD LOCATION	SETBACK TO PRIMARY FACE OF STRUCTURE	MAXIMUM ALLOWABLE APPURTENANCE ENCROACHMENT
FRONT YARD	20'	8'
STR. SIDE YARD	12'	5'
REAR YARD	[illegible]	2'
SIDE YARD	[illegible]	2'

BUILDING LINE/ENCROACHMENT SUMMARY:
BUILDING TYPES ALLOWED IN THIS PLAT SHALL BE SIMILAR TO THOSE FOUND IN THE "TYPES MATRIX, URBAN REGULATIONS", FOR THE NEW LONGVIEW DEVELOPMENT AS PREPARED BY 180° DESIGN STUDIO, LLC., AS DATED JANUARY 17, 2003, AS TYPES VA, VI, VII, VIII AND IX WITH REGARD TO CENTER, GENERAL OR EDGE PREFERENCE.

LEGEND

These standard symbols will be found in the drawing.

- ⊕ Found Survey Monument (As Noted)
- ● Set Survey Monument (As Noted)
- ○ State Plane Coordinate Identification
- U/E Utility Easement
- PC/E Power & Communication Easement
- BL Building Line

PLAT DESCRIPTION:
ALL OF LOT 202A, MADISON PARK 1ST PLAT, LOTS 201A, 201B AND 202A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

ALL OF LOT 203A, MADISON PARK 1ST PLAT, LOTS 203A, 203B AND 204A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

AND

ALL OF LOT 203BB, MADISON PARK LOTS 203BB, 204AA AND 205A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING FINAL PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"MADISON PARK, LOTS 202B, 203C AND TRACT XX"

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 TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

AN EASEMENT OR LICENSE IS ALSO HEREBY GRANTED TO ELECTRICAL, CABLE, TELEPHONE AND OTHER COMMUNICATION PROVIDERS FOR THE LOCATION, CONSTRUCTION, MAINTENANCE AND REPAIR OF ANY AND ALL FACILITIES NECESSARY FOR THE DISTRIBUTION AND SERVICE OF THE UTILITY UPON, OVER AND UNDER THOSE AREAS OUTLINED OR DESIGNATED ON THIS PLAT AS "POWER & COMMUNICATION EASEMENT" OR BY THE ABBREVIATION "PC/E".

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 (OR ALLEY) RIGHT OF WAY LINE EXCEPT AS SPECIFICALLY DESCRIBED. THE MINIMUM FRONT BUILDING LINE SHALL BE TWENTY (20) FEET AND THE STREET SIDE YARD SETBACK SHALL BE TWELVE (12) FEET. THIS SETBACK SHALL BE TO THE PRIMARY FACE OF THE BUILDING. PORCHES, CANTILEVERS, ROOFS, ROOF OVERHANGS AND ANY AND ALL BUILDING APPURTENANCES MAY ENCROACH A MAXIMUM OF EIGHT (8) FEET INTO THE FRONT BUILDING SETBACK AREA AND A MAXIMUM OF FIVE (5) FEET INTO THE STREET SIDE SETBACK AREA. THE MINIMUM REAR YARD (ALLEY) SETBACK SHALL BE THREE (3) FEET AS MEASURED FROM THE REAR PROPERTY LINE TO THE PRIMARY FACE OF THE BUILDING. CANTILEVERS, ROOFS, ROOF OVERHANGS AND ANY AND ALL BUILDING APPURTENANCES MY ENCROACH A MAXIMUM OF TWO (2) FEET INTO THE REAR YARD SETBACK AREA. THE MINIMUM INTERIOR SIDE YARD SHALL BE FIVE (5) FEET AS MEASURED FROM THE PROPERTY LINE TO THE PRIMARY FACE OF THE STRUCTURE. PORCHES, CANTILEVERS, ROOFS, ROOF OVERHANGS AND ANY AND ALL BUILDING APPURTENANCES MAY ENCROACH A MAXIMUM OF TWO (2) FEET INTO THE INTERIOR SIDE YARD SETBACK AREA.

OIL - GAS WELLS:
THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

FLOODPLAIN:
ACCORDING TO FIRM MAP 29095C0285F, DATED SEPTEMBER 29, 2006, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DRAINAGE NOTE:
THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

COMMON AREA
TRACT XX IS COMMON AREA TO BE OWNED AND MAINTAINED BY MADISON PARK HOME OWNERS ASSOCIATION, INC.

OWNER 900 SW REDBUCK CIRCLE
IN TESTIMONY THEREOF:
GALE COMMUNITIES, INC. A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS ________ DAY OF ________________ 2015.

MEMBER: G. DAVID GALE - PRESIDENT

NOTARY CERTIFICATION
STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

ON THIS ______ DAY OF ______________ 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED G. DAVID GALE, PRESIDENT OF GALE COMMUNITIES, INC., A MISSOURI CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER 904 SW REDBUCK CIRCLE
IN TESTIMONY THEREOF:
KEN & ADRIENNE M ADKINS , HAS CAUSED THESE PRESENT TO BE SIGNED THIS ________ DAY OF ______________ 2015.

KEN & ADRIENNE M ADKINS

NOTARY CERTIFICATION
STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

ON THIS ______ DAY OF ______________ 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEN & ADRIENNE M ADKINS, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

PLAT CERTIFICATION:

I hereby certify that the Final Plat of "MADISON PARK, LOTS 202B, 203C AND TRACT XX", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

Matthew J. Schlicht, MOPLS 2012000102 Date:
Engineering Solutions, LLC LS-2005008138-D

REVISIONS	
DATE	

LOTS 202B, 203C AND TRACT XX
Madison Park
Section 10, Twp. 47, Rge 32
Lee's Summit, Jackson County, Missouri

JOB NO.	COUNTY JACKSON	RANGE 32	SCALE 1"=20'	
MP 900 901 TRACT XX	DATE OF PREPARATION NOVEMBER 20, 2015			
SHEET 1 OF 1	SECTION 10	TOWNSHIP 47	DRAWN BY M. SCHLICHT	

Final Plat of MADISON PARK

PROFESSIONAL SEAL

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

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