

**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 9/8" IRON BAR WITH ALUMINUM CAP MARKED ENGR 8319' AT PLAT BOUNDARY CORNERS.
- THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 90.11.0020).
- 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 0.99990519. COORDINATES DETERMINED BY GPS METHODS.
- NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE ENVIRONMENTAL IMPACT STUDY OF ASSUMED 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 PLAN, FIRM, MAP PANEL NO. 312, COMMUNITY PANEL NO. 289503D93 EFFECTIVE DATE JANUARY 20, 2017.

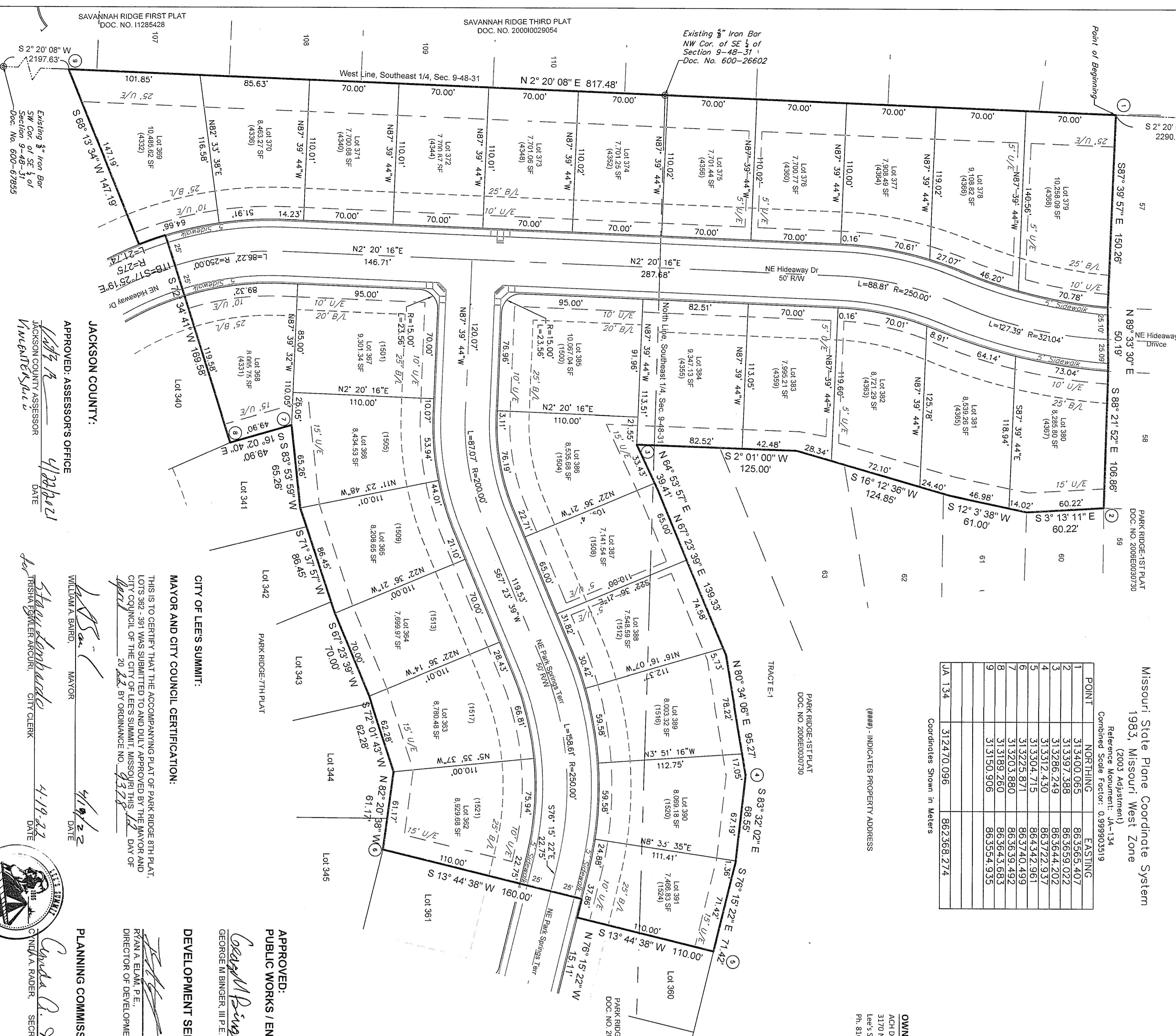
Missouri State Plane Coordinate System  
1983, Missouri West Zone  
Reference Monument: JA-134  
Combined Scale Factor: 0.99990519

POINT	NORTHING	EASTING
1	513400.065	863565.407
2	513397.388	863559.022
3	513286.249	863644.202
4	513312.430	863722.937
5	513304.715	863442.951
6	513223.971	863740.489
7	513103.080	863538.482
8	513150.505	863554.935
9	513150.505	863554.935
JA-134	512470.096	862368.274

Coordinates Shown in Meters

**OWNER/DEVELOPER:**  
K2H1 Performance, LLC  
3170 Lee's Summit, MO 64084  
Lee's Summit, MO 64084  
Ph: 816-956-8100

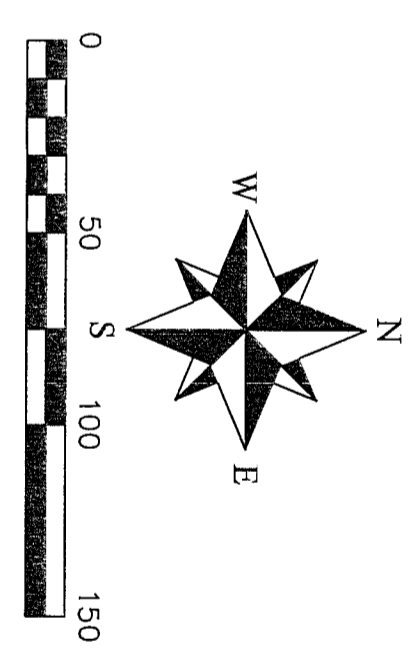
Filed for Record this day of  
February 28, 2023  
At 10 o'clock 05 Minutes AM  
Recorded in Book E209 At Page 11  
Instrument Number: 2023 E0013609  
Director Recorder of Deeds  
By C. Walker Field  
Deputy  
Recorder's Fee \$ 66.00



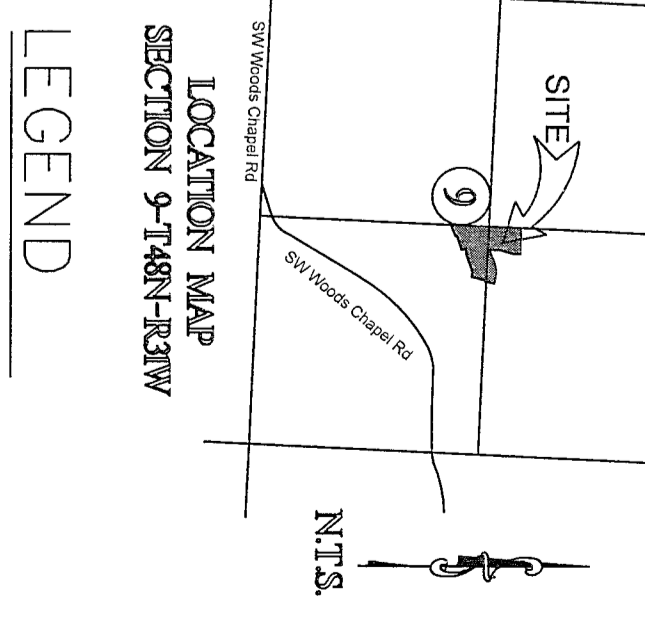
DESCRIPTION:

A tract of land being located in Section 9, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, beginning at the Southeast corner of Lot 57, Park Ridge 1st Plat, a subdivision as recorded in the Office of the Recorder, as Document Number 2006E03070, thence South 88° 21' 57" East, a distance of 86.86 feet, thence North 88° 33' 30" East, a distance of 50.13 feet, thence South 88° 21' 57" East, a distance of 86.86 feet, thence South 12° 3' 38" West, a distance of 61.00 feet, (3) thence South 67° 12' 35" West, a distance of 124.86 feet, (4) thence South 2° 01' 00" West, a distance of 125.00 feet, thence along the Southerly line of said Park Ridge 1st Plat the next 5 described courses: (1) thence North 64° 55' 57" East, a distance of 39.41 feet, (2) thence North 67° 23' 39" East, a distance of 139.33 feet, (3) thence North 60° 34' 00" East, a distance of 95.27 feet, (4) thence South 83° 32' 02" East, a distance of 68.55 feet, (5) thence South 15° 11' 11" West, a distance of 62.28 feet, thence South 67° 23' 39" West, a distance of 70.00 feet, thence South 67° 23' 39" West, a distance of 68.45 feet, thence South 63° 53' 59" West, a distance of 65.26 feet, thence South 16° 02' 40" East, a distance of 49.90 feet, thence South 72° 34' 41" West, a distance of 168.59 feet, thence along a curve to the left having an Initial Tangent Bearing of South 17° 25' 19" East and a radius of 2775.00 feet, an arc distance of 217.74 feet, thence South 65° 13' 24" West, a distance of 147.19 feet, thence North 7° 20' 00" East along the West line of the Southeast Quarter of said Section 9, a distance of 917.48 feet to the Point of Beginning.

The above described tract contains 312.652333 Sq. Ft. (7.18 Acres) more or less and is subject to all easements, restrictions, reservations, covenants, conditions and right of ways, recorded or unrecorded if any.



**Final Plat**  
**Park Ridge 8th Plat**  
**Lots 362 - 391**  
Section 9, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri



**LEGEND**

- These standard symbols will be found in the drawing:
- Set 1/2" Rebar & Cap (LS-2005008319-0)
  - Found Survey Monument (As Noted)
  - U/E Utility Easement
  - B/L Building Setback Line
  - ### Street Address

**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 HERETOBE KNOWN AS  
"PARK RIDGE 8TH PLAT LOTS 362 - 391"

**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, CONDUCITS 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, (2009), ANY RIGHT TO REQUEST RESERVATION OF RIGHTS (PREFERRED) TRANSFERRED AND POSITION 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 FRONT OF WAY LINE.

**STREETS:**  
THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOBE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

**MASTER DRAINAGE PLAN:**  
INDIVIDUAL LOT OWNERS 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 INDIVIDUAL LOT BUILDERS, EXCEPT THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE SIDEWALK, AS WELL AS THE ADA-ACCESSIBLE SIDEWALK RAMPS ALONG THE NE HIDEAWAY DR. AND NE PARK SPRINGS TERR. STREET FRONTS/FACES AT THE TIME OF PUBLIC INFRASTRUCTURE INSTALLATION.

**IN TESTIMONY WHEREOF:**  
ACH DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 12 DAY OF April, 2022.

**ACH DEVELOPMENT, LLC**  
MICHAEL D. ATCHESON

**NOTARY CERTIFICATION:**  
STATE OF Missouri,  
COUNTY OF Jackson,  
ON THIS 12 DAY OF April, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL D. ATCHESON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY AFFIDAVIT SAY THAT HE IS A MEMBER OF ACH DEVELOPMENT, LLC, 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 HERETO SET MY HAND AND AFFIXED MY SEAL, THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC  
Adam Murray  
Notary Public-Notary Seal  
Commission Expires 08/22/2024  
My Commission Number is: 22-3004

**APPROVED:**  
**PUBLIC WORKS / ENGINEERING**  
George M. Binger, III P.E.  
CITY ENGINEER  
DATE: 4-15-2022

**DEVELOPMENT SERVICES DEPARTMENT**

**APPROVED: ASSESSOR'S OFFICE**  
WILLIAM A. BAIRD, MAYOR  
DATE: 4/19/22

**APPROVED: PLANNING COMMISSION**  
FRANKA ELM P.E.  
DIRECTOR OF DEVELOPMENT SERVICES  
DATE: 4-14-22

**APPROVED: CITY CLERK**  
CYNTHIA A. RADEB, SECRETARY  
DATE: 4-14-22

**CITY OF LEE'S SUMMIT:**  
MAYOR AND CITY COUNCIL CERTIFICATION:  
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF PARK RIDGE 8TH PLAT, LOTS 362 - 391 WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 12 DAY OF April, 2022, BY ORDINANCE NO. 93378.

**JACKSON COUNTY:**  
APPROVED: ASSESSOR'S OFFICE  
JACKSON COUNTY ASSESSOR  
DATE: 4/19/22

**JACKSON COUNTY:**  
APPROVED: ASSESSOR'S OFFICE  
JACKSON COUNTY ASSESSOR  
DATE: 4/19/22

**REVISIONS**

DATE	REVISIONS

Final Plat - Park Ridge 8th Plat  
Lots 362 - 391  
Section 9, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

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

**Final Plat**

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	9	48 N	31 W	Jackson	Park Ridge 8th Plat

SCALE: 1"=50'

DRAWN BY: M. Schlicht, PLS, PE

DATE OF PREPARATION: November 13, 2020