RECEIVED

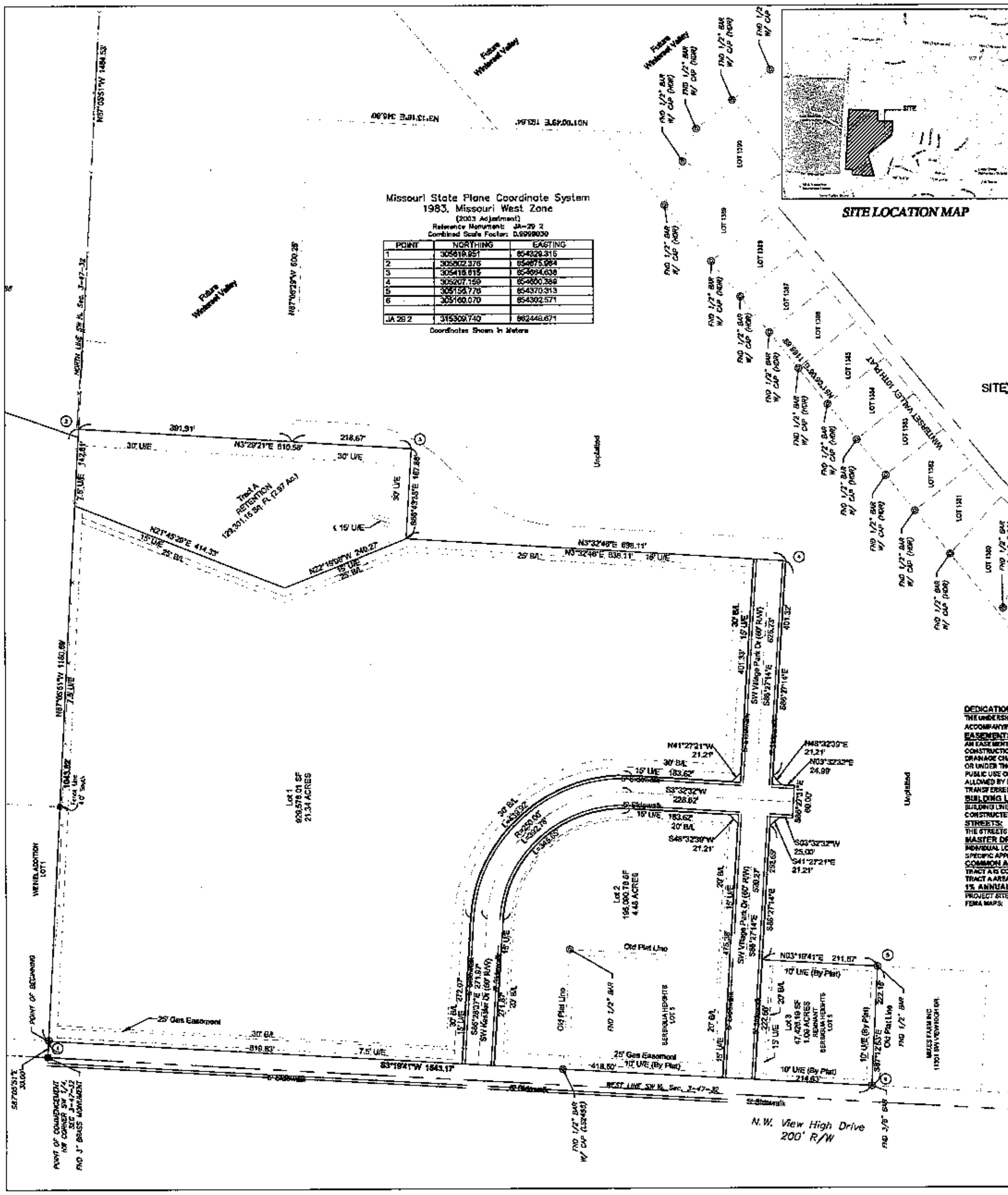
NOV 28 2016

-2016-186

Planning & Codes Admin

Final Plat

Village at View High
Lots 1 - 3 & Tract A
SW 1/4 of Section 3, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri



PROPERTY DESCRIPTION

A tract of land in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, in Lee's Summit, Jackson County, Missouri, being described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 3; thence South 87° 05' 51" East a distance of 30.00 feet to a point on the Easterly Right of Way line of NW View High Drive, said point also being the Point of Beginning; thence South 03° 19' 41" West, along said Easterly Right of Way line, a distance of 1,543.17 feet; thence South 87° 12' 53" East a distance of 222.15 feet; thence North 03° 19' 41" West, a distance of 211.57 feet; thence South 88° 27' 14" East, a distance of 252.65 feet; thence South 41° 27' 21" East, a distance of 21.21 feet; thence South 03° 32' 32" West, a distance of 25.00 feet; thence South 88° 27' 31" East, a distance of 60.00 feet; thence North 03° 32' 32" East, a distance of 24.99 feet; thence North 48° 32' 39" East, a distance of 21.12 feet; thence South 88° 27' 14" East, a distance of 401.32 feet; thence North 03° 32' 46" East, a distance of 698.11 feet; thence South 86° 43' 38" East, a distance of 187.88 feet; thence North 03° 29' 22" East, a distance of 610.58 feet; thence North 87° 05' 51" West, a distance of 1138.78 feet, returning to the Point of Beginning.

Containing 1,414,014.34 Sq. Ft. (32.48 Acres)

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-29 2
Combined Scale Factor: 0.9999030

POINT	NORTHING	EASTING
1	305619.851	854329.315
2	305602.376	854875.064
3	305416.615	854694.638
4	305207.159	854800.369
5	305158.776	854370.313
6	305160.070	854302.571
JA 29 2	315309.740	862448.671

Coordinates Shown In Meters

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY, JR ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 165 FEET OF THE PROPERTY AS SURVEYED HEREON.

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: VILLAGE AT VIEW HIGH 1ST PLAT- LOTS 1 - 3 & TRACT A

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.

COMMON AREA
TRACT A IS COMMON AREA TO BE OWNED AND MAINTAINED BY VILLAGE AT VIEW HIGH OWNER'S ASSOCIATION.
TRACT A AREA IS TO BE USED FOR RETENTION AND BMP FACILITIES.

1% ANNUAL CHANCE FLOOD PLAN
PROJECT SITE IS LOCATED SOUTHWEST OF THE 1% ANNUAL FLOOD PLANE BY 2,288.57 FEET AS SET FORTH ON THE FEMA MAPS.
FEMA MAPS: NUMBER: 290174
PANEL: 287F AND 291F

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- Found Survey Monument (As Noted)
- Exception Document Location

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
CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF VILLAGE AT VIEW HIGH 1ST PLAT, LOTS 1 - 3 AND TRACT A 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. __________

RANDALL L. RHOADS, MAYOR DATE

DENISE R. CHISUM, MMC, CITY CLERK DATE

IN TESTIMONY WHEREOF:
______________, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____ DAY OF ______________, 2016.

______________, L.L.C.

JOHN BONDON, MEMBER

NOTARY CERTIFICATION:
STATE OF ________)
) SS
COUNTY OF ________)

ON THIS ______ DAY OF ______________, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN BONDON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF SILVER STONE DEVELOPMENT, LLC. A MISSOURI LIMITED LIABILITY COMPANY, 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: ________

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Certificate of Survey by PLS 2012008019-D
(B). Final Plat of Winterset Valley 10th Plat
(C). Final Plat of Berbiglia Heights
(D). Final Plat of New Longview Commercial District, Second Plat, Lot 44
2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
3). No Title report was furnished
4). Bearings shown hereon are based upon bearings described in the legal description
5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071178, 150071171
6.) 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. 287 OF 488, COMMUNITY PANEL NO. 29095C0287 F EFFECTIVE DATE: SEPTEMBER 29, 2006.
7). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

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.

______________________ DATE: ________
MATTHEW J. SCHLICHT, MOPLS 2012000162
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS	
DATE	
9-16-16	Revised per City Comments
11-16-16	Revised per City Comments

Village At View High
Lots 1 - 3 & Tract A
Southwest 1/4 of Section 3, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

JOB NO.	COUNTY	RANGE	TOWNSHIP	SECTION	SHEET
1	Jackson	32	47	3	1

DATE OF PREPARATION: October 7, 2016
SCALE: 1
DRAWN BY: Matthew J. Schlicht, PLS

Final Plat

PROFESSIONAL SEAL

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