FINAL PLAT OF

THE TRAILS OF PARK RIDGE 2ND PLAT

LOTS 30 THRU 57

A SUBDIVISION IN THE SE 1/4 OF SECTION 9, T.48N, R.31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 31 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND THAT PART OF BLOCK 5 OF "THE TRAILS AT PARK RIDGE 1ST PLAT", A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 5; THENCE N88°36'03"W, ALONG THE SOUTH LINE OF SAID BLOCK 5, 118.93 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE WEST LINE OF THE TRAILS OF PARK RIDGE, BLOCKS 2D & 3D, LOTS 1 THRU 29 AND TRACT D; THENCE S01°03'55"W, ALONG SAID WEST LINE, 434.13 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE N88°35'15"W, ALONG SAID SOUTH LINE, 702.80 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE N02°13'25"E, ALONG THE WEST LINE THEREOF, 435.11 FEET TO THE SOUTH LINE OF THE TRAILS OF PARK RIDGE, BLOCKS 2D & 3D, LOTS 1 THRU 29 AND TRACT D; THENCE ALONG SAID SOUTH LINE, S87°46'35"E, 200.95 FEET; THENCE S87°41'32"E, 50.00 FEET; THENCE N02°14'22"E, 42.42 FEET; THENCE N82°50'02"E, 192.72 FEET; THENCE S88°36'05"E, 140.00 FEET; THENCE N88°40'59"E, 107.90 FEET; THENCE DEPARTING SAID SOUTH LINE, S12°47'41"E, 15.39 FEET; THENCE S01°03'55"W, 59.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.60 ACRES OR 330,966 SQUARE FEET, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREIN 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:

" THE TRAILS OF PARK RIDGE 2ND PLAT "

STREETS:
THE STREETS OR ROADS 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, 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 EASEMENT" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR 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 (B/L) 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.

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

IN WITNESS THEREOF:

TRAILS OF PARK RIDGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER THIS _____ DAY OF _____, A.D., 2015.

TRAILS OF PARK RIDGE, LLC

_____

MICHAEL D. ATCHESON, MANAGING MEMBER

NOTARY CERTIFICATION:

STATE OF _____)
) SS:
COUNTY OF _____)

ON THIS _____ DAY OF _____ A.D., 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL D. ATCHESON, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS A MEMBER OF TRAILS OF PARK RIDGE, L.L.C., AND THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID COMPANY.

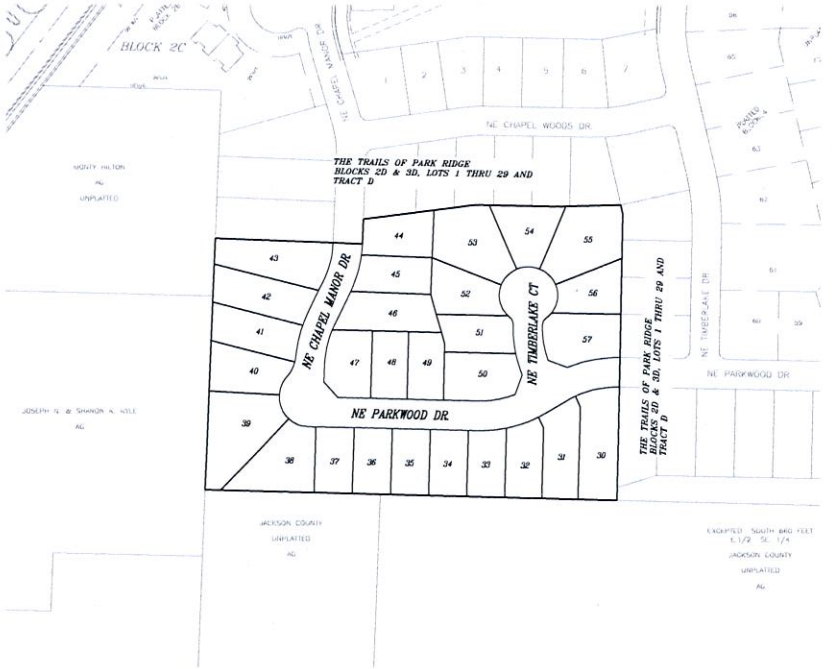
IN TESTIMONY WHEREOF:

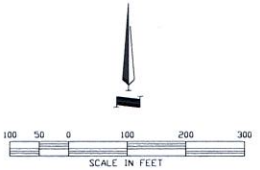
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

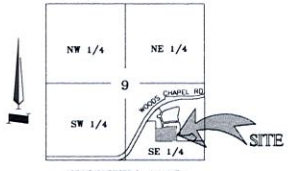
_____
NOTARY PUBLIC

MY COMMISSION EXPIRES

_____







VICINITY MAP
SEC 9-T48N-R31W
NOT TO SCALE

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF

" THE TRAILS OF PARK RIDGE 2ND PLAT "

WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____ 2015, BY ORDINANCE NO. _____.

_____ _____ _____ _____
RANDALL L. RHOADS DATE DENISE R. CHISUM, MMC DATE
MAYOR CITY CLERK

APPROVED: PUBLIC WORKS / ENGINEERING

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

APPROVED: PLANNING & CODES ADMINISTRATION

_____ _____
ROBERT G. McKAY, AICP DATE
DIRECTOR

APPROVED: PLANNING COMMISSION

_____ _____
FRED DEMORO DATE
SECRETARY

JACKSON COUNTY:

APPROVED:

_____ _____
JACKSON COUNTY GIS DEPARTMENT DATE

RECEIVED
AUG 18 2015
Planning & Codes Admin

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PERFORMED A SURVEY AND PREPARED THE ACCOMPANYING PLAT OF THE PREMISES DESCRIBED HEREON WHICH MEET OR EXCEED THE CURRENT *"MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"* AS JOINTLY ADOPTED 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 RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

_____ _____
JOHNNY YAKLE, PLS-2001001917 DATE

NO	DATE	BY	REVISION
1	8.24.15	JVJ	ADDRESSES PER COMMENTS

DESIGNED BY: JVJ | DRAWN BY: JVJ | CHECKED BY: JRY

DRAWING NAME: P:\Projects\259033 Trails of Park Ridge 2nd Plat\Drawings\Plat\259033 Plat 1 of 2.dwg

HDR ENGINEERING, INC.
2525 N.E. MERIDIAN AVENUE
LEE'S SUMMIT, MISSOURI 64064
816-347-1100 • FAX 816-347-1197

FINAL PLAT
THE TRAILS OF PARK RIDGE 2ND PLAT
LOTS 30 THRU 57
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

TRAILS OF PARK RIDGE, LLC
3170 N.E. CARNEGIE DR. SUITE 400
LEE'S SUMMIT, MO. 64064

PROJECT NO: 259033

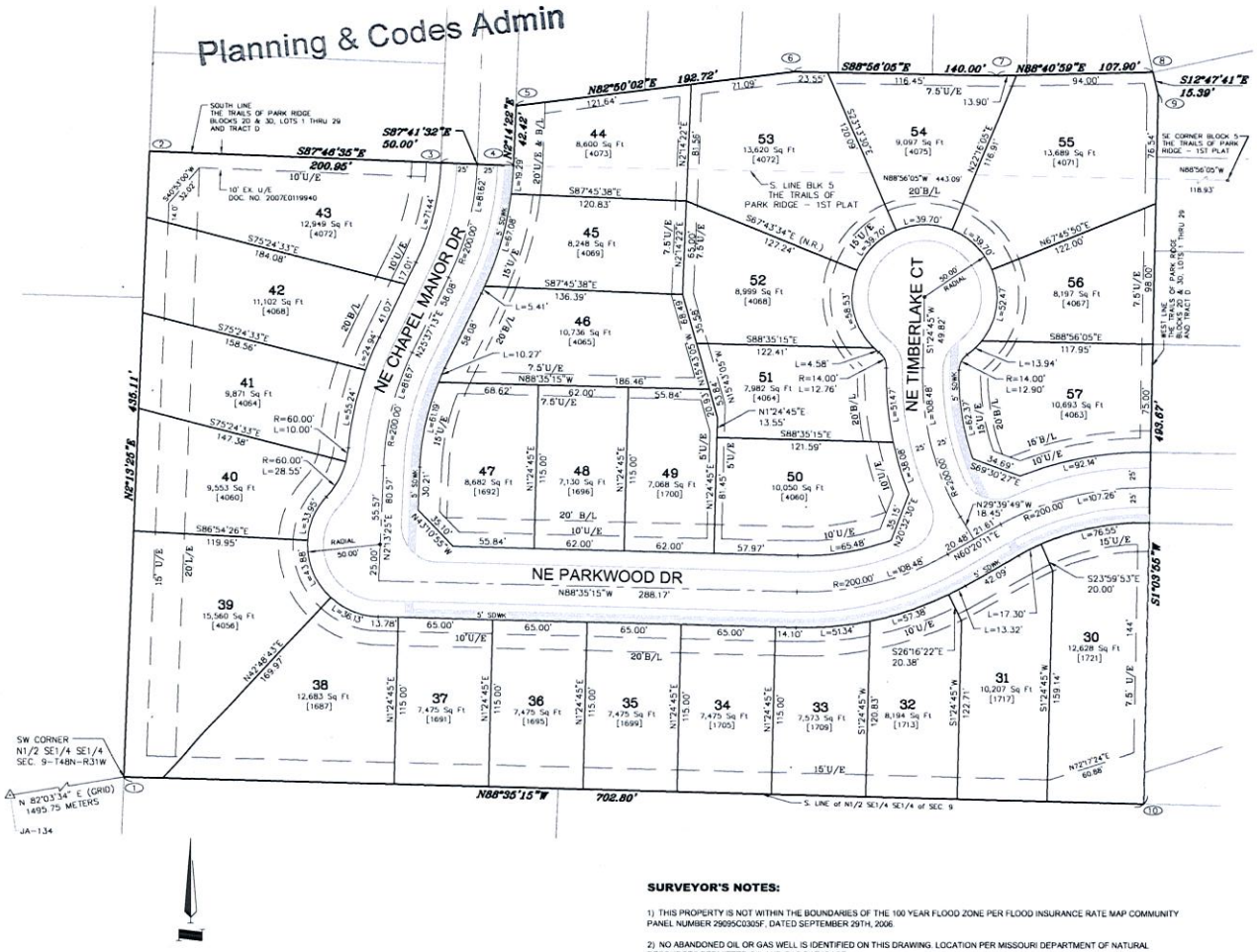
DRAWING NO: 1 of 2

-2015-102-

RECEIVED

AUG 18 2015

Planning & Codes Admin



40 20 0 40 80 120
SCALE IN FEET

STATE PLANE COORDINATES (METERS)					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	312676.73	863849.68	6	312826.49	863990.04
2	312809.24	863854.63	7	312825.70	864032.70
3	312806.86	863916.03	8	312826.45	864065.57
4	312806.25	863931.25	9	312671.88	864066.61
5	312819.16	863931.76	10	312671.45	864063.81
REFERENCE MONUMENT: JA-134					
	312470.096	862368.274			

LEGEND

B/L	BUILDING LINE
N.R.	NON-RADIAL BEARING
S.F.	SQUARE FEET
L.E.	LANDSCAPE EASEMENT
I.E.	INGRESS-EGRESS EASEMENT
U.E.	UTILITY EASEMENT
⊕	STATE PLANE COORDINATE

SURVEYOR'S NOTES:

1) THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 29095C0305F, DATED SEPTEMBER 29TH, 2006.

2) NO ABANDONED OIL OR GAS WELL IS IDENTIFIED ON THIS DRAWING. LOCATION PER MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE.

3) THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS FOLLOWING THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER. SEMI-PERMANENT MONUMENTS: 1/2" IRON BAR WITH PLASTIC CAP STAMPED "HDR INC." SET AT ALL LOT CORNERS, CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.

4) THE PROPERTY IS ZONED RP-3.

5) THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, UTILIZING JACKSON COUNTY, MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENTS JA-08, BLUE 2, JA-134, AND JA-29-2 (2003 ADJUSTMENT) AND ARE MODIFIED FROM STATE PLANE TO GROUND COORDINATES BY APPLYING A GRID SCALE FACTOR OF 0.999903519.

6) THE SECOND ACCESS TO THE SUBDIVISION SHALL BE CONSTRUCTED ONCE FIFTY (50) DWELLING UNITS HAVE BEEN CONSTRUCTED

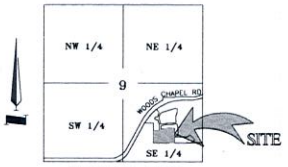
7) THE PROPERTY SHOWN HEREON IS CLASSIFIED AS URBAN PROPERTY BY 10 CSR 30-2.030 AND 4 CSR 30-16.030.

FINAL PLAT OF

THE TRAILS OF PARK RIDGE 2ND PLAT

LOTS 30 THRU 57

A SUBDIVISION IN THE SE 1/4 OF SECTION 9, T.48N, R.31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP
SEC 9-T48N-R31W
NOT TO SCALE

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MAYOR AND CITY COUNCIL CERTIFICATION:

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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

APPROVED: PLANNING & CODES ADMINISTRATION

ROBERT G. McKAY, AICP, DIRECTOR — DATE

APPROVED: PLANNING COMMISSION

FRED DEMORO, SECRETARY — DATE

SURVEYOR'S DECLARATION:

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JOHNNY YAKLE, PLS-2001001917 — DATE

3	7-31-15	AJ	ADDRESS CITY COMMENTS
2	7-24-15	AJ	
1	7-9-15	AJ	
NO.	DATE	DRAWN BY	CHECKED BY
		JFJ	JRY

HDR ENGINEERING, INC.
2345 N.E. TRYON DRIVE
LEE'S SUMMIT, MO 64086
816.347.1100 • FAX 816.347.1197

FINAL PLAT
THE TRAILS OF PARK RIDGE 2ND PLAT
LOTS 30 THRU 57
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

TRAILS OF PARK RIDGE, LLC
3170 N.E. CARNEGIE DR. SUITE 400
LEE'S SUMMIT, MO. 64064

PROJECT NO. 259033

DRAWING NO. 2 of 2

-2015-102-