

FINAL PLAT OF HIGHLAND MEADOWS 6TH PLAT LOTS 160-210 AND TRACT J A SUBDIVISION OF LAND IN SECTION 10, TOWNSHIP 47, RANGE 32 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEDICATION: THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS HIGHLAND MEADOWS SIXTH PLAT, LOTS 160 THRU 210, AND TRACT J.

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, 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, R.S.M.O. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STREETS: ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

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.

COMMON AREA: TRACT J IS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION, INCLUSIVE OF THE PRIVATE SIDEWALK AND ANY OTHER IMPROVEMENTS LOCATED ON SAID TRACT THAT PROVIDES A CONNECTION BETWEEN SW LONGVIEW BLVD AND SW 11TH TERR. THE CITY OF LEE'S SUMMIT SHALL HAVE NO OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OVER THE PRIVATE IMPROVEMENTS ON TRACT J.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20____.

MANAGING MEMBER, BMW COMMUNITIES INC
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSONS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HIGHLAND MEADOWS SIXTH PLAT, LOTS 160 THRU 210, AND TRACT J, 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. _____.

WILLIAM A. BAIRD - MAYOR _____ DATE _____

TRISHA FOWLER ARCURI - CITY CLERK _____ DATE _____

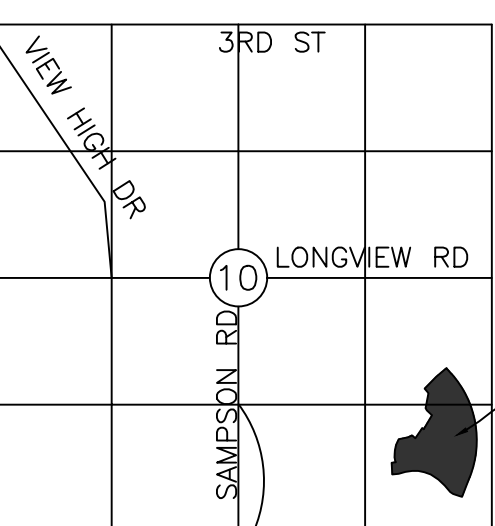
GEORGE M. BINGER III, P.E. - CITY ENGINEER _____ DATE _____

RYAN A. ELAM, P.E. - DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

JACKSON COUNTY ASSESSOR'S/GIS DEPT. _____ DATE _____

STATE PLANE COORDINATES (METERS) GRID FACTOR = 0.99989470

Point #	Northing	Easting
1	303320.747	855499.109
2	303357.523	855498.874
3	303359.006	855512.113
4	303374.001	855509.401
5	303395.816	855511.771
6	303414.075	855517.197
7	303431.213	855525.854
8	303436.639	855555.518
9	303441.604	855568.812
10	303431.565	855578.914
11	303462.032	855601.901
12	303458.937	855606.242
13	303501.930	855635.187
14	303517.368	855619.812
15	303525.076	855615.896
16	303571.771	855628.407
17	303586.938	855616.386
18	303622.183	855655.530
19	303648.165	855689.268
20	303629.712	855703.951
21	303299.623	855744.684
22	303237.689	855716.534
23	303240.589	855710.153
24	303248.211	855688.632
25	303254.960	855680.021
26	303276.060	855663.466
27	303297.017	855644.838
28	303313.933	855621.122
29	303322.898	855600.854
30	303327.457	855582.008
31	303328.981	855562.859
32	303327.084	855541.537
33	303322.061	855520.235



VICINITY MAP
SECTION 10, TOWNSHIP 47, RANGE 32
LEE'S SUMMIT, JACKSON COUNTY
MISSOURI
NOT TO SCALE

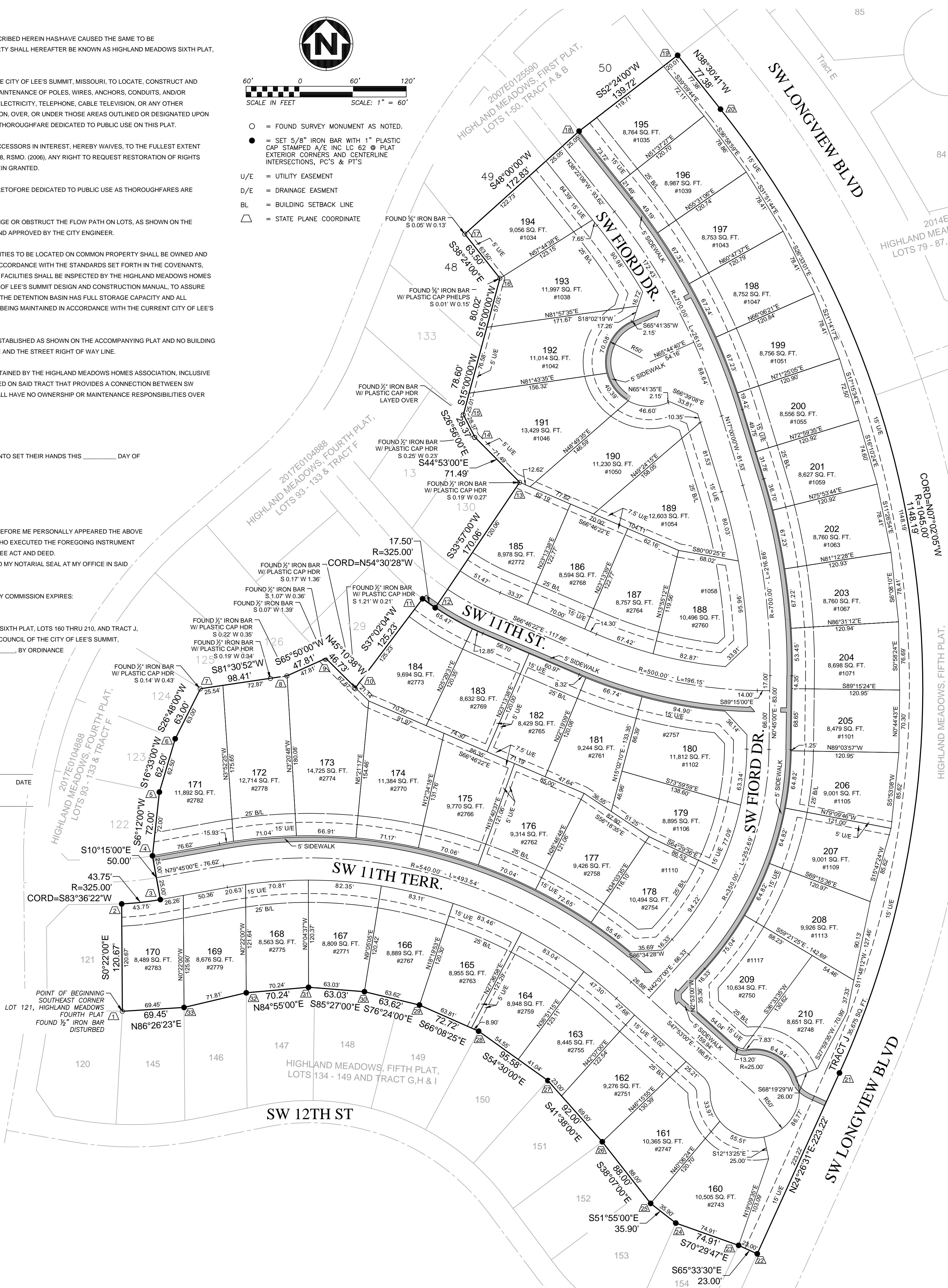
DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 121, HIGHLAND MEADOWS FOURTH PLAT, LOTS 93-133 & TRACT F, AS RECORDED IN DOCUMENT NO. 2017E0104888, THENCE NORTH 89°23'22" EAST, A DISTANCE OF 69.45 FEET; THENCE NORTH 76°44'00" EAST, A DISTANCE OF 71.81 FEET; THENCE NORTH 84°55'00" EAST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 85°27'00" EAST, A DISTANCE OF 63.03 FEET; THENCE SOUTH 76°24'00" EAST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 66°08'25" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 54°30'00" EAST, A DISTANCE OF 95.58 FEET; THENCE SOUTH 41°38'00" EAST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 38°07'00" EAST, A DISTANCE OF 68.00 FEET; THENCE SOUTH 15°50'00" EAST, A DISTANCE OF 35.90 FEET; THENCE SOUTH 70°20'47" EAST, A DISTANCE OF 74.91 FEET; THENCE SOUTH 65°33'30" EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 24°26'31" EAST, A DISTANCE OF 223.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 07°02'05" WEST, A RADIUS OF 1045.00 FEET, FOR AN ARC DISTANCE OF 1148.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LONGVIEW BLVD, AS ESTABLISHED BY SAID HIGHLAND MEADOWS, THIRD PLAT, RECORDED AS DOCUMENT NO. 2014E0053988, THENCE NORTH 38°30'32" WEST, A DISTANCE OF 77.38 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SW 11TH TERR, AS RECORDED IN DOCUMENT 2007E0125590; THENCE ALONG THE SOUTH PLAT LINE OF SAID HIGHLAND MEADOWS, FIRST PLAT, THEN FOLLOWING FOUR (4) COURSE: SOUTH 52°24'00" WEST, A DISTANCE OF 139.72 FEET; THENCE SOUTH 48°00'00" WEST, A DISTANCE OF 172.83 FEET; THENCE SOUTH 38°24'00" EAST, A DISTANCE OF 63.50 FEET; THENCE SOUTH 15°00'00" WEST, A DISTANCE OF 158.62 FEET TO THE SOUTHEAST CORNER OF LOT 133, HIGHLAND MEADOWS, FOURTH PLAT, LOTS 93-133 & TRACT F, AS RECORDED IN DOCUMENT NO. 2017E0104888, THENCE ALONG THE SOUTH AND WEST PLAT LINE OF SAID HIGHLAND MEADOWS, FOURTH PLAT THE FOLLOWING FIFTEEN (15) COURSE: SOUTH 15°00'00" WEST, A DISTANCE OF 78.60 FEET; THENCE SOUTH 26°56'00" EAST, A DISTANCE OF 28.37 FEET; THENCE SOUTH 44°53'00" EAST, A DISTANCE OF 71.49 FEET; THENCE SOUTH 33°07'00" WEST, A DISTANCE OF 170.06 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SW 11TH STREET, AS PREVIOUSLY ESTABLISHED BY SAID PLAT, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT, THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF NORTH 54°30'28" WEST, A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 175.00 FEET; THENCE SOUTH 37°02'04" WEST, A DISTANCE OF 125.23 FEET; THENCE NORTH 46°10'38" WEST, A DISTANCE OF 46.73 FEET; THENCE SOUTH 65°50'00" WEST, A DISTANCE OF 47.81 FEET; THENCE SOUTH 81°30'52" WEST, A DISTANCE OF 98.41 FEET; THENCE SOUTH 26°48'00" WEST, A DISTANCE OF 63.00 FEET; THENCE SOUTH 16°33'00" WEST, A DISTANCE OF 62.50 FEET; THENCE SOUTH 06°12'00" WEST, A DISTANCE OF 72.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SW 11TH TERRACE, AS PREVIOUSLY ESTABLISHED BY SAID HIGHLAND MEADOWS, FOURTH PLAT; THENCE SOUTH 10°50'00" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID SW 11TH TERRACE, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 83°36'22" WEST, A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 43.75 FEET; THENCE SOUTH 00°22'00" EAST, A DISTANCE OF 120.67 FEET TO THE POINT OF BEGINNING CONTAINING 652,744.40 SQ. FEET (14.98 ACRES)



SCALE IN FEET
SCALE: 1" = 60'

- = FOUND SURVEY MONUMENT AS NOTED.
- = SET 5/8" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC 62 @ PLAT EXTERIOR CORNERS AND CENTERLINE INTERSECTIONS, P/C'S & P/T'S
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- BL = BUILDING SETBACK LINE
- △ = STATE PLANE COORDINATE



SURVEYOR'S GENERAL NOTES

- NOTE: BEARINGS & COORDINATES SHOWN ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE (NSRS 2011).
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-18.040)
- REAR LOT CORNERS AND CENTERLINE INTERSECTIONS, ROAD P/C'S & P/T'S, EXCEPT PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH 1/2" REBAR PERMANENT MONUMENTS AND CAPS (LC-62).
- PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH 3/4" REBAR PERMANENT MONUMENTS AND CAPS (LC-62).
- ALL LOTS, PARCELS AND PROPERTIES IN THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR HIGHLAND MEADOWS AS FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI.
- NO ABANDONED OIL OR GAS WELL ARE IDENTIFIED ON THIS DRAWING. LOCATIONS IF SHOWN ARE PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 29055C0418D, DATED JANUARY 19, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PROPERTY IS ZONED RP-1
- SETBACKS: EACH LOT TO HAVE 5' SIDE YARD SETBACK AND 20' REAR YARD SETBACK
- DEVELOPER: BMW COMMUNITIES INC, 16500 S MO STATE ROUTE 291, GREENWOOD, MO 64034

I HEREBY CERTIFY THAT THE PLAT OF HIGHLAND MEADOWS SIXTH PLAT, LOTS 160 THRU 210, AND TRACT J, IS BASED ON AN ACTUAL SURVEY BY ME AND IS SUBDIVIDED AS SHOWN HEREON AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND 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 SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

KIRK R. BALDWIN, MO PLS 2001015227
ANDERSON ENGINEERING, INC., LC-62

DATE _____

DRAWING NO.
20KC10058PLAT.DWG
SHEET NUMBER
1
OF 1

SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
**FINAL PLAT
HIGHLAND MEADOWS 6TH PLAT
LOTS 160-210, AND TRACT J**
PART OF E 1/2 - SE 1/4
SEC.10, TWP.47, RNG.32
LEE'S SUMMIT, JACKSON COUNTY, MO

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	MJE	01/25/2021
2	REVISED PER CITY COMMENTS - PLAT DESCRIPTION	MJE	01/29/2021
2	REVISED PER CITY COMMENTS - TRACT J DEDICATION	MJE	02/18/2021

FIELD BY: MJE
DRAWN BY: MJE
CHECK BY: KRB
DATE: 12/23/2020
FIELD BOOK:
JOB NUMBER: 20KC10058

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. • SUITE A • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400
ANDERSON ENGINEERING, INC., LC-62