## PROPERTY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

FOLLOWS:
BEGINNING AT AN IRON BAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10: THENCE KORTH 3°0226" EAST, ALONG THE WEST LINE THEREOF, 1345.83 FEET TO AN ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF HIGHLAND MEADOWS, FIRST PLAT, LOTS 1-50 AND TRACT'S A & B, AS PER THE RECORDED PLAT THEREOF; THENCE EAST, 27.5 63 FEET; THENCE (2) NORTH 67°1800" EAST, 10.00 FEET; THENCE (3) NORTH 61°2000" EAST, 10.00 FEET; THENCE (3) NORTH 45°2400" EAST, 10.00 FEET; THENCE (4) SOUTH 54°4800" EAST, 10.00 FEET; THENCE (5) NORTHERLY ALONG SAID CURVE, 75.67 FEET (THROUGH AN ANGLE OF 12°3400"); THENCE (6) NORTHERLY ALONG SAID CURVE, 75.67 FEET (THROUGH AN ANGLE OF 12°3400"); THENCE SOUTH 44°5300" EAST, 10.32 FEET; THENCE (7) SOUTH 48°000" EAST, 138.64 FEET; THENCE (8) NORTH 57°000" EAST, 138.64 FEET; THENCE (9) NORTH 57°000" EAST, 138.64 FEET; THENCE (9) NORTH 57°000" EAST, 138.64 FEET; THENCE (9) NORTH 57°000" EAST, 138.64 FEET; THENCE EAST, 10.00 FEET; THENCE SOUTH 45°000" EAST, 138.64 FEET; THENCE EAST, 10.00 FEET; THENCE SOUTH 50°000" EAST, 138.64 FEET; THE

**DEDICATION:** CONTAINING 14.11 ACRES OR 614,744 SQUARE FEET

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:

**STREETS:**THE STREETS OR ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED. HIGHLAND MEADOWS 4TH PLAT, LOTS 93 THRU 133 & TRACT

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.

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. 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.

**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.

TRACT F IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE PROPERTY OWNERS ASSOCIATION. ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. REFER TO THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS.

HIGHLAND MEADOWS DEVELOPERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, A.D., 2016. IN WITNESS THEREOF:

HIGHLAND MEADOWS DEVELOPERS,

SW

COUNTY OF

ON THIS \_\_\_\_\_DAY OF \_\_\_\_\_A.D., 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD D. MATHER, 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 HIGHLAND MEADOWS DEVELOPERS, LLC., 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 ABOVE.

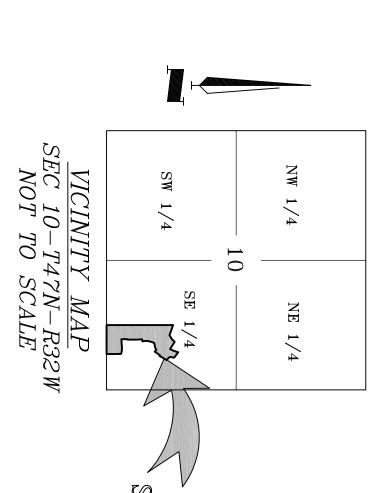
SEAL

THE DAY AND

## FINAL **PLAT** 133 유 TRACT

BEING IN THE SE 1/4 OF SECTION 10, T.47N, R.32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI





## CITY OI

MAYOR AND CITY COUNCIL **CERTIFICATION:** 

THIS IS TO (

WAS SUBMIT SUMMIT, MIS " HIG ITTED TO AND DULY SSOURI THIS \_\_\_\_\_ LOTS THE CITY

RANDALL L. MAYOR APPROVE D: PUBLIC WORKS / ENGINEERING

APPROVE **PLANNING** δo CODES. **ADMINISTRATION** 

GEORGE M.

FRED DEMORO SECRETARY ROBERT G. DIRECTOR APPROVE ANNING COMMISSION JACKSON COUNTY: APPROVED:

SURVEYO R'S DECLARATION:

I HEREBY DECLY
OF THE PREMIS
STANDARDS FOR ARCHITECTS AN
SURVEY AND RE
ON THIS PLAT TO

JOHNNY YAKL

264875

of a

N

FINAL PLAT HIGHLAND MEADOWS 4TH PLAT LOTS 93 THRU 133 & TRACT F LEE'S SUMMIT, JACKSON COUNTY, MISSOURI HIGHLAND MEADOWS DEVELOPERS, LLC

16500 S. STATE ROAD 291

GREENWOOD, MISSOURI 64034

HDR ENGINEERING, INC. 3741 N.E. TROON DRIVE LEE'S SUMMIT, MO 64064 816-347-1100 • FAX 816-347-1197

	DE	NO.	DATE	BY	REVISION	EXTERNAL REFERENCE
	DESIGNED BY:					
	JFJ					
						IMAGE REFERENCE
	снескер ву: <b>JRY</b>					
	<b>→</b> DBY:	DRAWING: 264875-POS-4TH_HIGHLAND_MEADOWS.dwg DATE: Nov 02, 2015 - 6:01PM				