

**SURVEY AND PLAT NOTES:**

- 1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
a) 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.
b) PERMANENT MONUMENTS: SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.
2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY ( 4 CSR 30-17.0020)
3. BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT CA-08 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.9998997. COORDINATES DETERMINED BY GPS METHODS.
4. NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY. PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI". BY EDWARD ALTON MAY, JR., P.E., 1995.
5. 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. COMMUNITY PANEL NO. 2909503531 G EFFECTIVE DATE, JANUARY 20, 2017.
6. ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY(BMP) 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
7. 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.

**THE MANOR AT STONEY CREEK -4TH PLAT BOUNDARY DESCRIPTION**

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 47, RANGE 32; THENCE NORTH 2° 08' 23" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 448.77 FEET; THENCE SOUTH 87° 51' 37" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2° 08' 23" EAST, A DISTANCE OF 371.02 FEET; THENCE SOUTH 87° 51' 37" EAST, A DISTANCE OF 115.00 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 87° 13' 46" EAST, A DISTANCE OF 50.18 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 2° 08' 23" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 21.67 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 58.80 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 1075.00 FEET, AN ARC DISTANCE OF 178.81 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 24.63 FEET; THENCE NORTH 89° 01' 53" EAST, A DISTANCE OF 50.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 2° 05' 30" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 130.01 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 130.01 FEET; THENCE SOUTH 2° 05' 30" WEST, A DISTANCE OF 504.02 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 64° 09' 52" EAST, A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 45.10 FEET; THENCE SOUTH 17° 53' 04" WEST, A DISTANCE OF 125.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 72° 06' 55" WEST, A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 516.05 FEET; THENCE NORTH 87° 51' 37" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 365,883.13 SQUARE FEET (8.40 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

**CITY OF LEE'S SUMMIT:**

**MAYOR AND CITY COUNCIL CERTIFICATION:**

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE MANOR AT STONEY CREEK 4TH PLAT, LOTS 109 - 136 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

**APPROVED: PUBLIC WORKS / ENGINEERING**

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

**DEVELOPMENT SERVICES DEPARTMENT**

RYAN A. ELAM, P.E. DATE
DIRECTOR OF DEVELOPMENT SERVICES

**PLANNING COMMISSION**

CARLA DIAL, SECRETARY DATE

**JACKSON COUNTY:**

**APPROVED: ASSESSOR'S OFFICE**

JACKSON COUNTY GIS DATE

**LIMITS OF NO ACCESS (LNA) NOTES:**

LOTS 132 THRU 136 SHALL HAVE NO DIRECT VEHICLE ACCESS TO SW PLYOR ROAD.
LOTS 109, 120, 121, AND 136 SHALL HAVE NO DIRECT VEHICLE ACCESS TO SW GEORGETOWN DRIVE.

**SETBACKS:**

SIDE YARD 7.50 FEET
FRONT YARD 30.00 FEET
REAR YARD 30.00 FEET

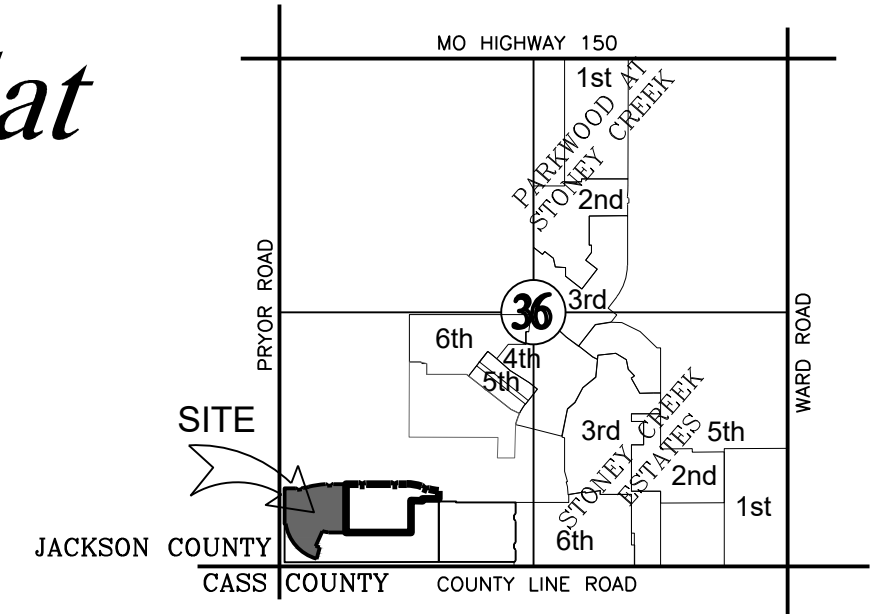
Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor: 0.9998997

Table with columns: POINT, NORTHING, EASTING. Rows 1-7 with coordinate values.

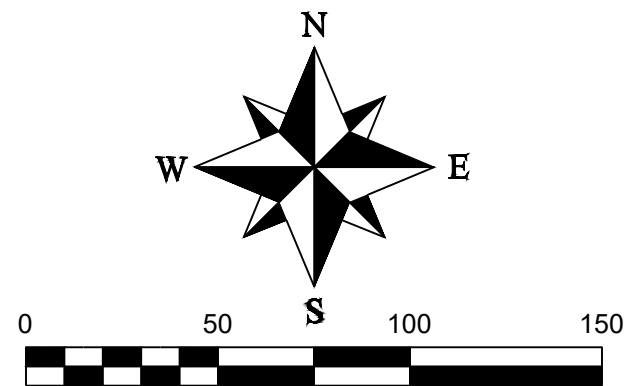
Table with columns: CA08, 295023.772, 857606.886; CA08AZ, 295008.486, 857868.230

Coordinates Shown in Meters

FINAL PLAT
The Manor at Stoney Creek - 4th Plat
Lots 109 Thru 136
Lee's Summit, Jackson County, Missouri



LOCATION MAP SECTION 36-T47N-R32W



**DEVELOPER:**

CMH PARKS, INC.
5000 CLAYTON RD
MARYVILLE, TN 37804

**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

**THE MANOR AT STONEY CREEK 4TH PLAT - LOTS 109 - 136**

**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 THROUGHFARE 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. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREBY 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 THROUGHFARES 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.

**IN TESTIMONY WHEREOF:**

CMH PARKS, INC., A TENNESSEE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_

CMH PARKS, INC., A TENNESSEE CORPORATION.

**NOTARY CERTIFICATION:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ZALMAN KOHEN, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS VICE PRESIDENT OF CMH PARKS, INC., A TENNESSEE CORPORATION, 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.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**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.

MATTHEW J. SCHLICHT, MOPLS 201200102 DATE: \_\_\_\_\_
ENGINEERING SOLUTIONS, L.L.C., MO CORP LS 2005008319-D

POINT OF COMMENCEMENT
SW CORNER SEC 36-47-32
FND 2" ALUM MON.

Table with columns: REVISIONS, DATE. Multiple empty rows for revisions.

Final Plat
The Manor at Stoney Creek 4th Plat
Section 36, Township 47 N, Range 32 West
Lee's Summit, Jackson County, Missouri

Final Plat
COUNTY: Jackson
TOWNSHIP: 47N
RANGE: 32W
SCALE: 1"=50'

Table with columns: SHEET, SECTION, DRAWN BY, DATE OF PREPARATION. Values: 1, 36, M. Schlicht, PLS., PE, September 1, 2018

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
50 SE 10TH STREET
LEE'S SUMMIT, MO 64082
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