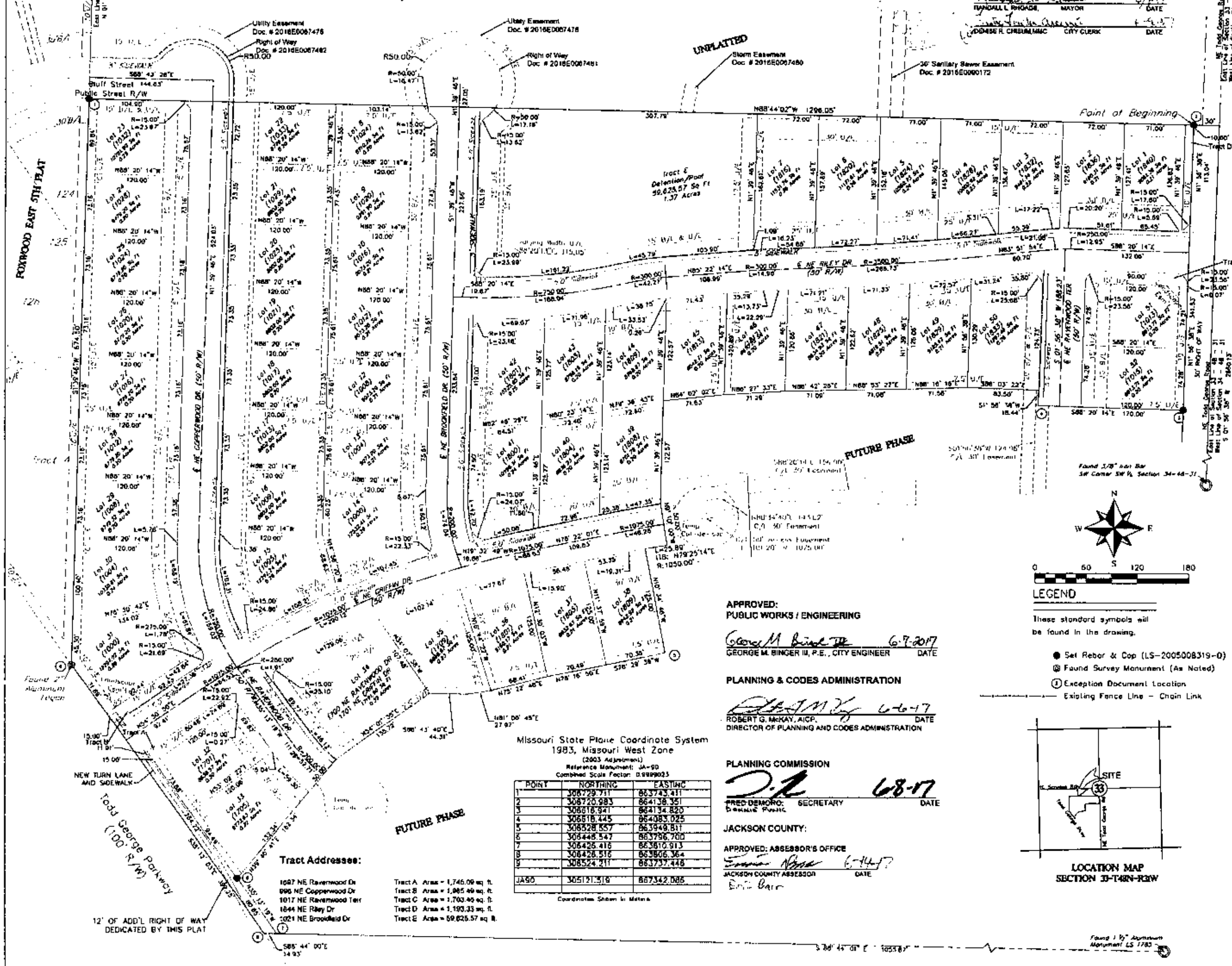
2017E0053225 6/14/17

Final Plat
North Park Village 1st Plat
Lots 1-52 and Tracts A- E
Section 33, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF NORTH PARK VILLAGE, LOTS 1-52 AND TRACTS A-E WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 13th DAY OF June 2017 BY ORDINANCE NO. 8143

Randall L. Rhoads 6/13/17
RANDALL L. RHOADS, MAYOR DATE

Denise R. Chisum 6-13-17
DENISE R. CHISUM, MMC, CITY CLERK DATE

APPROVED:
PUBLIC WORKS / ENGINEERING

George M. Binger III 6-7-2017
GEORGE M. BINGER III, P.E., CITY ENGINEER DATE

PLANNING & CODES ADMINISTRATION

6-6-17
ROBERT G. McKAY, AICP, DIRECTOR OF PLANNING AND CODES ADMINISTRATION DATE

PLANNING COMMISSION

6-8-17
FRED DEMORO, SECRETARY DATE

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE
6-14-17
JACKSON COUNTY ASSESSOR DATE

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-90
Combined Scale Factor: 0.9999023

POINT	NORTHING	EASTING
1	308729.711	863743.411
2	308720.983	864138.351
3	308616.941	864134.820
4	308618.445	864083.025
5	308528.557	863949.811
6	308446.547	863796.700
7	308426.416	863610.913
8	308428.516	863606.364
9	308524.211	863737.446
JA90	305121.519	867342.085

Coordinates Shown in Meters

Tract Addresses:

1097 NE Ravenwood Dr	Tract A Area = 1,746.09 sq. ft.
996 NE Copperwood Dr	Tract B Area = 1,985.49 sq. ft.
1017 NE Ravenwood Terr	Tract C Area = 1,703.40 sq. ft.
1844 NE Riley Dr	Tract D Area = 1,193.33 sq. ft.
1021 NE Brookfield Dr	Tract E Area = 59,625.57 sq. ft.

DESCRIPTION:

A tract of land being located in Section 33, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, Commencing at the Northeast corner of the Southeast Quarter of said Section 33; thence South 01° 56' 38" West along the East line of said Southeast Quarter, distance of 329.96 feet; thence North 88° 44' 02" West, a distance of 30.00 feet to a point on the West right of way of NE Todd George Road, said point being the Point of Beginning; thence North 88° 44' 02" West, a distance of 1,298.05 feet to a point on the East line of Foxwood East 5th Plat, a subdivision as recorded in the office of recorder in Lee's Summit, Jackson County, Missouri; thence South 01° 39' 46" West along the East line of said subdivision, a distance of 674.50 feet to a point on the East right of way line of Todd George Parkway; thence South 35° 13' 03" East along said East right of way line, a distance of 392.28; thence South 88° 44' 00" East, a distance of 14.93 feet; thence North 35° 13' 19" West, a distance of 80.85 feet; thence North 39° 40' 41" E, a distance of 182.34 feet; thence North 64° 01' 38" East, a distance of 138.72 feet; thence South 88° 43' 40" East, a distance of 44.31 feet; thence North 81° 00' 45" East, a distance of 27.97 feet; thence North 75° 22' 40" East, a distance of 68.41 feet; thence North 78° 16' 50" East, a distance of 70.49 feet; thence North 78° 28' 38" East, a distance of 70.30 feet; thence North 10° 34' 46" West, a distance of 125.00 feet; thence along a curve to the right, having an initial tangent bearing of North 79° 25' 14" East, a radius of 1050.00, a distance of 25.89 feet; thence North 00° 10' 00" West, a distance of 50.00 feet; thence North 01° 39' 46" East, a distance of 122.57 feet; thence North 84° 02' 02" East, a distance of 71.63 feet; thence North 86° 27' 33" East, a distance of 71.29 feet; thence North 88° 42' 26" East, a distance of 71.09 feet; thence North 88° 53' 27" East, a distance of 71.06 feet; thence North 88° 16' 16" East, a distance of 71.58 feet; thence South 88° 03' 22" East, a distance 83.00 feet; thence South 01° 56' 38" West, a distance of 18.44 feet; thence South 88° 20' 14" East, a distance of 170.00 feet to a point on the West right of way line of NE Todd George Road; thence North 01° 56' 38" East, along said West right of way line, a distance of 341.83, returning to the Point of Beginning.
(Tract contains 721,033.84 Sq. Ft. (16.55 Acres))

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 KNOW AS

NORTH PARK VILLAGE LOTS 1-52 & TRACTS A-E

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. (2000), 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.

LIMIT OF NO ACCESS (L.N.A.)
NE TODD GEORGE PARKWAY AND NE TODD GEORGE ROAD ARE LIMITED ACCESS COLLECTOR STREET AND NO ACCESS SHALL BE ALLOWED FROM LOTS 1, 31, 32, 33, 51 AND 52

SIDEWALKS
SIDEWALKS ALONG THE EAST SIDE OF NE TODD GEORGE PARKWAY, ALONG THE SOUTH AND WEST SIDE OF TRACT E, ALONG THE SOUTH SIDE OF TRACT D AND ALONG THE SOUTH SIDE OF TRACT B WILL BE INSTALLED BY THE DEVELOPER.

IN TESTIMONY WHEREOF:
*CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 5TH DAY OF JUNE, 2017.

*CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES

DAVID W. PRICE, ASSISTANT SECRETARY

*F.K.A CMH Parks, Inc.

NOTARY CERTIFICATION:
STATE OF Missouri
COUNTY OF Cass SS

ON THIS 5TH DAY OF JUNE, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID W PRICE, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A ASSISTANT SECRETARY OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES, 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

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. 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.

4. 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. 312, COMMUNITY PANEL NO. 29095C0312 F EFFECTIVE DATE: SEPTEMBER 29, 2006

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 6/5/17
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

DATE	
1-5-16	Revised Per City Comments
1-20-16	Revised Per City Comments
2-23-16	Revised Per Developer
3-8-16	Revised Per Developer

Final Plat - North Park Village
Lots 1-52 & Tracts A-E
Section 33, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	DATE OF PREPARATION
1	33	48 N	31 W	Jackson	March 28, 2017

DRAWN BY: M. Schlicht, PLS, PE
SCALE: 1"=60'

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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