Final Plat
Park Ridge 7th Plat
Lots 329 - 361 & Tracts F6 - F7
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

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 JA-134 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.999903519. COORDINATES DETERMINED BY GPS METHODS.

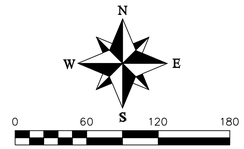
4. NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI". BY EDWARD ALTON MAY, JR., P.E., 1995.

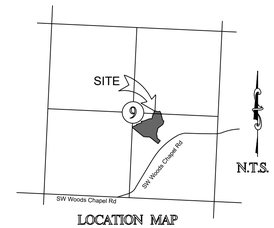
5. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, PANEL NO. 312, COMMUNITY PANEL NO. 29095C0437 G EFFECTIVE DATE: JANUARY 20, 2017.

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-134
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	313019.167	863822.195
2	313044.070	863793.320
3	313078.200	863788.605
4	313138.715	863799.640
5	313206.909	863854.660
6	313301.008	863816.744
7	313304.715	863764.524
8	313225.871	863740.499
9	313203.880	863639.492
10	313189.260	863643.683
11	313150.906	863554.935
12	313143.913	863554.650
13	313056.496	863665.231
14	313053.749	863722.267
15	312990.902	863801.755
JA 134	312470.096	862368.274

Coordinates Shown in Meters





LOCATION MAP
SECTION 9-T48N-R31W

LEGEND

These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap (LS-2005008319-D)
- ◎ Found Survey Monument (As Noted)

U/E Utility Easement
B/L Building Setback Line
Street Address

DESCRIPTION:

A tract of land being located in Section 9, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri; Beginning at the Southwest corner of Lot 98, Park Ridge 1st Plat, a subdivision as recorded in the Office of the Recorder, as Document Number 2006E0030730; thence along the West line of said Lot 98, North 7° 51' 52" West, a distance of 113.04 feet; thence along a curve to the right, having an initial tangent bearing South 84° 45' 19" West and a radius of 225.00 feet, an arc distance of 12.58 feet; thence along the Westerly line of said Park Ridge 1st Plat the next 12 described courses; (1) thence North 13° 44' 38" East, a distance of 205.21 feet; (2) thence North 52° 07' 15" East, a distance of 152.36 feet; (3) thence North 43° 02' 10" East, a distance of 48.95 feet; (4) thence North 24° 52' 22" East, a distance of 48.91 feet; (5) thence North 7° 08' 52" East, a distance of 50.42 feet; (6) thence North 43° 19' 55" West, a distance of 62.11 feet; (7) thence North 11° 30' 12" West, a distance of 116.51 feet; (8) thence North 25° 39' 32" West, a distance of 50.00 feet; (9) thence North 64° 20' 28" East, a distance of 11.92 feet; (10) thence North 25° 39' 32" West, a distance of 110.00 feet; (11) thence South 69° 08' 18" West, a distance of 50.87 feet; (12) thence North 76° 15' 22" West, a distance of 127.44 feet; thence South 13° 44' 38" West, a distance of 110.00 feet; thence North 76° 15' 22" West, a distance of 15.11 feet; thence South 13° 44' 38" West, a distance of 160.00 feet; thence North 82° 20' 38" West, a distance of 61.17 feet; thence South 72° 01' 43" West, a distance of 62.28 feet; thence South 67° 23' 39" West, a distance of 70.00 feet; thence South 71° 37' 57" West, a distance of 86.45 feet; thence South 83° 53' 59" West, a distance of 65.26 feet; thence South 16° 02' 40" East, a distance of 49.90 feet; thence South 52° 07' 15" East, a distance of 152.36 feet; thence South 43° 19' 55" East, a distance of 62.11 feet; thence South 24° 52' 22" East, a distance of 48.91 feet; thence South 43° 02' 10" East, a distance of 48.95 feet; thence South 13° 44' 38" West, a distance of 205.21 feet; thence North 76° 15' 22" West, a distance of 15.11 feet; thence South 13° 44' 38" West, a distance of 110.00 feet; thence North 76° 15' 22" West, a distance of 127.44 feet; thence South 82° 20' 38" West, a distance of 61.17 feet; thence South 72° 01' 43" West, a distance of 62.28 feet; thence South 67° 23' 39" West, a distance of 70.00 feet; thence South 71° 37' 57" West, a distance of 86.45 feet; thence South 83° 53' 59" West, a distance of 65.26 feet; thence South 16° 02' 40" East, a distance of 49.90 feet; thence South 72° 34' 41" West, a distance of 169.58 feet; thence along a curve to the left having an initial tangent bearing of South 17° 25' 19" East and a radius of 275.00 feet, an arc distance of 21.74 feet; thence South 68° 13' 34" West, a distance of 147.19 feet to a point on the West line of the Southeast Quarter of said Section 9; thence South 2° 20' 08" West along said West line, a distance of 22.96 feet; thence South 51° 40' 22" East, a distance of 462.47 feet; thence South 87° 14' 32" East, a distance of 187.34 feet; thence South 51° 40' 07" East, a distance of 312.43 feet; thence North 52° 05' 47" East, a distance of 59.05 feet; thence along a curve to the right having an Initial Tangent Bearing of North 37° 59' 56" East and a radius of 1176.28 feet, an arc distance of 57.00 feet; thence North 49° 13' 30" West along the West line of Tract B-1 of said Park Ridge 1st Plat, a distance of 125.10 feet to the Point of Beginning.

The above described tract contains 459,347.31 Sq. Ft. (10.55 Acres) more or less and is subject to all easements, restrictions, reservations, covenants, conditions and right of ways, recorded or unrecorded if any.

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

"PARK RIDGE 7TH PLAT LOTS 329 - 361 & TRACTS F6 -F7"

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 527.1888 RSMo. (2006), 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.

SIDEWALKS
ALL SIDEWALKS SHALL BE INSTALLED BY THE INDIVIDUAL LOT BUILDER, EXCEPT THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE SIDEWALK, AS WELL AS THE ADA-ACCESSIBLE SIDEWALK RAMPS ALONG THE NE HIDEAWAY DR AND NE PARK SPRINGS TERR. STREET FRONTAGES OF TRACT F6 AT THE TIME OF PUBLIC INFRASTRUCTURE INSTALLATION.

COMMON AREAS
TRACTS F6 AND F7 ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE PARK RIDGE COMMUNITY IMPROVEMENT DISTRICT.

IN TESTIMONY WHEREOF:
ACH DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____DAY OF _____ , 2022.

ACH DEVEOPMENT, LLC

_____
MICHAEL D. ATCHESON

NOTARY CERTIFICATION:
STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ , 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL D. ATCHESON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF ACH DEVELOPMENT, LLC, 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:_____

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: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

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

_____
CYNDA A. RADER, SECRETARY DATE

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF PARK RIDGE 7TH PLAT, LOTS 329 - 361 & TRACTS F6 - F7 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

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

_____
JACKSON COUNTY ASSESSOR DATE

OWNER/DEVELOPER:
ACH Development, LLC
3170 NE Carnegie Drive, Ste 400
Lee's Summit, MO 64064
Ph. 816-795-8100

REVISIONS

DATE					

Final Plat - Park Ridge 7th Plat
Lots 328 - 361 & Tracts F6 - F7
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	9	48 N	31 W	Jackson	Park Ridge 7th Plat
	DRAWN BY		SCALE	DATE OF PREPARATION	
	M. Schlicht, PLS, PE		1"=60'	September 17, 2020	

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849