2023E0013609

Final Plat
Park Ridge 8th Plat
Lots 362 - 391
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.

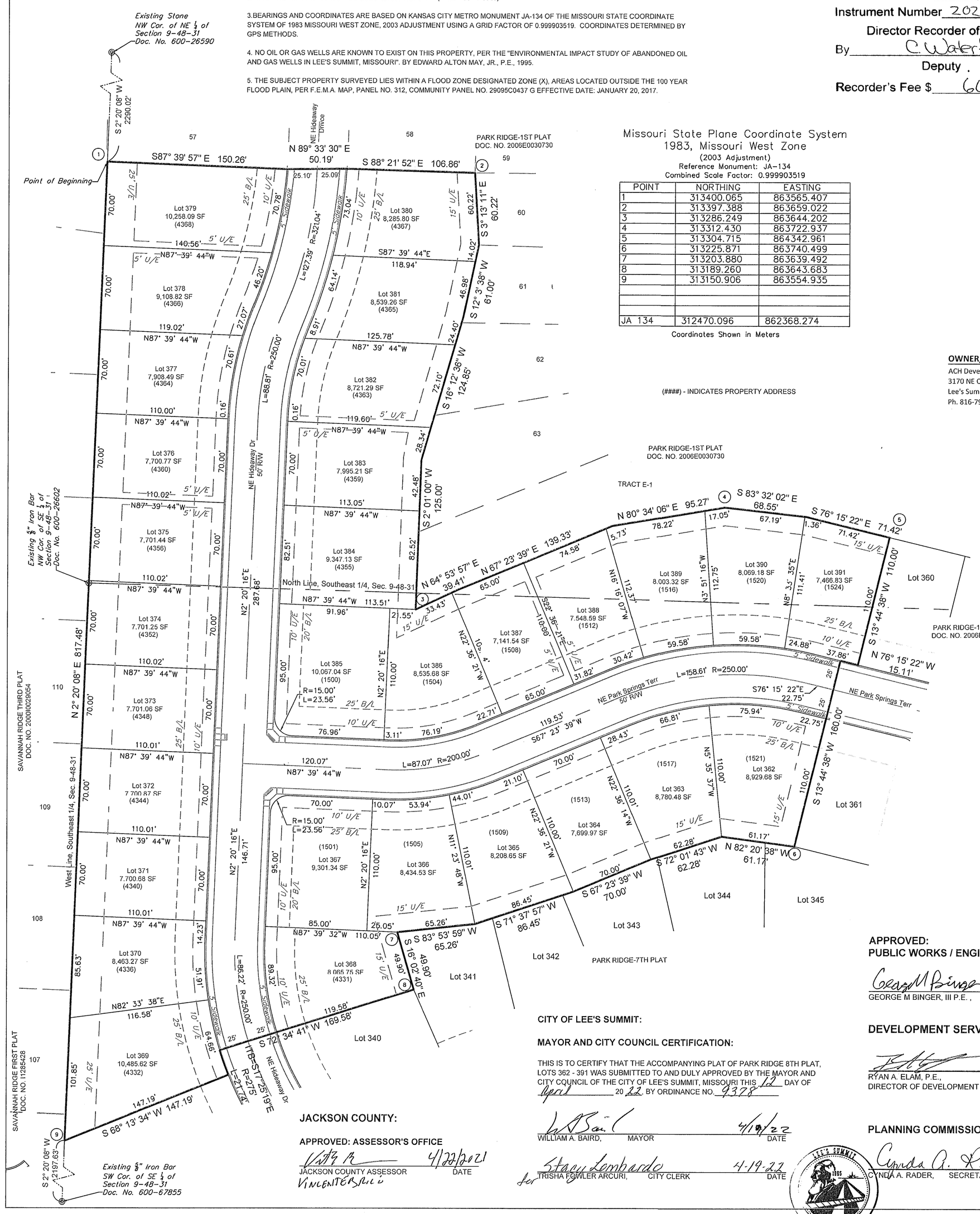
2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)

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.

Filed for Record this day of
February 28, 2023
At 10 o'clock 02 Minutes ___ AM
Recorded in Book I209 At Page 11
Instrument Number 2023E0013609
Director Recorder of Deeds
By C Waterfield
Deputy
Recorder's Fee $ 66.00



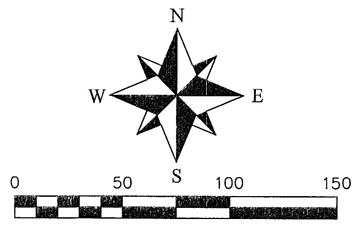
Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-134
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	313400.065	863565.407
2	313397.388	863659.022
3	313286.249	863644.202
4	313312.430	863722.937
5	313304.715	864342.961
6	313225.871	863740.499
7	313203.880	863639.492
8	313189.260	863643.683
9	313150.906	863554.935
JA 134	312470.096	862368.274

Coordinates Shown in Meters

(####) - INDICATES PROPERTY ADDRESS

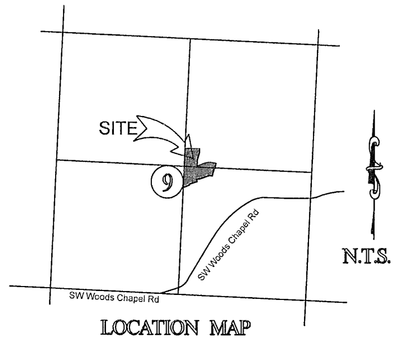
OWNER/DEVELOPER:
ACH Development, LLC
3170 NE Carnegie Drive, Ste 400
Lee's Summit, MO 64064
Ph. 816-795-8100



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 57, Park Ridge 1st Plat, a subdivision as recorded in the Office of the Recorder, as Document Number 2006E0030730; thence along the South line of said Lot 57, South 87° 39' 57" East, a distance of 150.26 feet; thence North 89° 33' 30" East, a distance of 50.19 feet; thence South 88° 21' 52" East, a distance of 106.86 feet; thence along the Westerly line of said Park Ridge 1st Plat the next 4 described courses; (1) thence South 3° 13' 11" East, a distance of 60.22 feet; (2) thence South 12° 3' 38" West, a distance of 61.00 feet; (3) thence South 16° 12' 36" West, a distance of 124.85 feet; (4) thence South 2° 01' 00" West, a distance of 125.00 feet; thence along the Southerly line of said Park Ridge 1st Plat the next 5 described courses; (1) thence North 64° 53' 57" East, a distance of 39.41 feet; (2) thence North 67° 23' 39" East, a distance of 139.33 feet; (3) thence North 80° 34' 06" East, a distance of 95.27 feet; (4) thence South 83° 32' 02" East, a distance of 68.55 feet; (5) thence South 76° 15' 22" East, a distance of 71.42 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 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; thence North 2° 20' 08" East along the West line of the Southeast Quarter of said Section 9, a distance of 817.48 feet to the Point of Beginning.

The above described tract contains 312,652.33 Sq. Ft. (7.18 Acres) more or less and is subject to all easements, restrictions, reservations, covenants, conditions and right of ways, recorded or unrecorded if any.



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

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 8TH PLAT LOTS 362 - 391"

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 AT THE TIME OF PUBLIC INFRASTRUCTURE INSTALLATION.

IN TESTIMONY WHEREOF:
ACH DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 12 DAY OF April, 2022.

ACH DEVEOPMENT, LLC

MICHAEL D. ATCHESON

NOTARY CERTIFICATION:
STATE OF Missouri)
) SS
COUNTY OF Lafayette)

ON THIS 12 DAY OF April, 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

Adam Murry
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Lafayette County
My Commission Expires: September 22, 2024
ID: #16826948

MY COMMISSION EXPIRES: 9-22-24

APPROVED:
PUBLIC WORKS / ENGINEERING

GEORGE M BINGER, III P.E., CITY ENGINEER — DATE 4-15-2022

DEVELOPMENT SERVICES DEPARTMENT

RYAN A. ELAM, P.E., DIRECTOR OF DEVELOPMENT SERVICES — DATE 4-14-2022

PLANNING COMMISSION

CYNDA A. RADER, SECRETARY — DATE 4-14-22

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF PARK RIDGE 8TH PLAT, LOTS 362 - 391 WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 12 DAY OF April 20 22 BY ORDINANCE NO. 9328

WILLIAM A. BAIRD, MAYOR — DATE 4/19/22

for TRISHA FOWLER ARCURI, CITY CLERK — DATE 4-19-22

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR — DATE 4/22/2021
VINCENT SALIO

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: 4/18/2022

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

REVISIONS

DATE					

Final Plat - Park Ridge 8th Plat
Lots 362 - 391
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 8th Plat
	DRAWN BY		SCALE	DATE OF PREPARATION	
	M. Schlicht, PLS, PE		1"=50'	November 13, 2020	

PROFESSIONAL SEAL

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2012000102
PROFESSIONAL LAND SURVEYOR

ENGINEERING SOLUTIONS
— ENGINEERING & SURVEYING —
58 SE SMITH STREET
LEE'S SUMMIT, MO 64063
P:(816) 623-9888 F:(816)623-9849