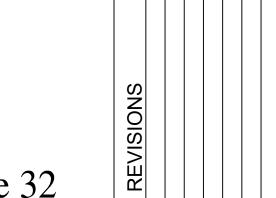
Final Plat **SURVEYOR'S GENERAL NOTES:** Missouri State Plane Coordinate System 1983, Missouri West Zone 1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS (2003 Adjustment) Pryor Ridge 11th Plat Reference Monument: JA-29 2 (A). PLAT OF ARBORWALK 10TH PLAT, RECORDED AS INSTRUMENT NO. 2019E0007628. Combined Scale Factor: 0.9999030 HOOK ROAD 2. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (URBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. 857712.248 298608.278 Lots 359 - 437 857694.939 298705.552 3. NO TITLE REPORT WAS FURNISHED. OWNER: 298714.945 857773.727 **INSPIRED HOMES LLC** 4. THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF EXISTING UTILITIES WITHIN THE SUBJECT PREMISES. 857798.23 298803.649 520 W PENNWAY ST STE 200 Section 25, Township 47, Range 32 THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY 857701.774 298814.799 KANSAS CITY, MO 64108 USA THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE 298794.462 857635.479 ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING. 298850.234 857596.105 Lee's Summit, Jackson County, Missouri 298861.030 857614.984 5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD 298889.495 857602.129 CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY, NO ATTEMPT 298803.65 857492.845 HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION 857471.496 298822.540 OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. 857326.060 298656.611 **PLAT DESCRIPTION:** 6. BEARINGS SHOWN HEREIN ARE BASED ON THE PLAT OF ARBORWALK 10TH PLAT. 857357.377 A TRACT OF LAND BEING LOCATED IN SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN JACKSON COUNTY, MISSOURI BEING MORE 857426.997 298540.97 7. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 298498.274 857560.261 YEAR FLOOD PLAIN, PER F.E.M.A. COMMUNITY PANEL NO. 29095C0531 G EFFECTIVE DATE: JANUARY 20, 2017. COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 2 DEGREES 35 MINUTES 59 SECONDS WEST ALONG THE 315309.740 862449.671 be found in the drawing. WEST LINE OF SAID SECTION 25, A DISTANCE OF 1213,73 FEET: THENCE SOUTH 87 DEGREES 24 MINUTES 01 SECONDS EAST, A DISTANCE OF 8. (####) - INDICATES STREET ADDRESS. Coordinates Shown in Meters 389.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62 DEGREES 18 MINUTES 04 SECONDS EAST, A DISTANCE OF 70.00 FEET: THENCE Set 1/2" Rebar & Cap (LS-2005008319-D) NORTH 39 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 609.08 FEET; THENCE NORTH 37 DEGREES 45 MINUTES 03 SECONDS EAST, A 9. NO VEHICULAR ACCESS SHALL BE ALLOWED ONTO SW ARBORWALK BLVD FROM LOTS 369, 370, 403, 404, 430, AND 431. Found Survey Monument (As Noted) SECTION 25-T47N-R32 (#) Coordinate Location 10. SOILS REPORT DUE AT TIME OF BUILDING PERMIT APPLICATION. U/E Utility Easement B/L Building Setback Line RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 40 DEGREES 51 MINUTES 11 SECONDS EAST AND A RADIUS OF 685.00 FEET. AN ARC DISTANCE OF 12.09 FEFT: THENCE NORTH 50 DEGREES 09 MINUTES 31 SECONDS FAST. A DISTANCE OF 145.48 FEFT: THENCE SOLITH 24 BEARING OF SOUTH 65 DEGREES 41 MINUTES 48 SECONDS WEST AND A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 61.93 FEET; THENCE SOUTH 35 DEGREES 13 MINUTES 19 SECONDS EAST, A DISTANCE OF 173.98 FEET; THENCE NORTH 71 DEGREES 20 MINUTES 22 SECONDS EAST, A Point of Commencement W Quarter Corner of. DEGREES 46 MINUTES 59 SECONDS EAST, A DISTANCE OF 276.00 FEET; THENCE SOUTH 57 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE Section 25-47-32 Fnd. 3" Alum. Cap WEST AND A RADIUS OF 380.00 FEET. AN ARC DISTANCE OF 113.14 FEET: THENCE SOUTH 56 DEGREES 25 MINUTES 24 SECONDS WEST. A DISTANCE OF 18.36 FEET: THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 82 DEGREES 35 MINUTES 39 Unplatted FEET: THENCE SOUTH 74 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 59.55 FEET: THENCE SOUTH 14 DEGREES 31 MINUTES 15 SECONDS EAST, A DISTANCE OF 142.70 FEET: THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 75 DEGREES 28 MINUTES 45 SECONDS WEST AND A RADIUS OF 825.00 FEET, AN ARC DISTANCE OF 32.04 FEET; THENCE SOUTH 16 DEGREES 44 SOUTH 73 DEGREES 15 MINUTES 14 SECONDS WEST AND A RADIUS OF 645.00 FEET, AN ARC DISTANCE OF 323.74 FEET; THENCE ALONG A -S87°46'59"E-276.00' CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 44 DEGREES 28 MINUTES 59 SECONDS WEST AND A RADIUS OF 45.00 FEET. 10,082.09 DISTANCE OF 46 00 FEET: THENCE SOUTH 0 DEGREES 31 MINUTES 26 SECONDS FAST, A DISTANCE OF 20 00 FEET: THENCE ALONG A CURVE TO 11,945.44 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 20,00 FEET: THENCE SOUTH 0 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 90.96 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 485.00 FEET, AN ARC DISTANCE OF 383.77 FEET; THENCE NORTH 45 DEGREES 11 MINUTES 11 SECONDS WEST, 321.98 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A HTB=N82°35'39"W RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 132.77 FEET; THENCE NORTH 27 DEGREES 41 MINUTES 56 SECONDS WEST, A DISTANCE OF L=4.54' THE ABOVE DESCRIBED TRACT CONTAINS 1,071,147.88 SQUARE FEET OR 24.59 ACRES MORE OR LESS. -S8°17'57"W Unplatted -S36°31'05"E THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING FINAL PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS: "Pryor Ridge 11th Plat, LOTS 359 - 437 " **EASEMENTS:** SQ FT ર્<u>કે</u> 10.667.99 AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO SQ FT AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR 185°44'23"E SQ FT WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.), "DRAINAGE EASEMENT" (D.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, L=21.43' TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED. 20.23' 10.005.46 CITY OF LEE'S SUMMIT: **BUILDING LINES:** 11,345.68 10.590.88 10th Plat 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 **MAYOR AND CITY COUNCIL CERTIFICATION:** OIL - GAS WELLS: THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF Pryor Ridge 11th Plat, LOTS 359 L=22.60'\%\ - 437 WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF ___ "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995. 20 _____, BY ORDINANCE NO._____ 12,409.89 11,913.04 _ ↑ 389.86′ R=825.00' DRAINAGE NOTE: L= 32.04' INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS INCLUDED IN THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER. WILLIAM A. BAIRD, 11,190.38 TRISHA FOWLER ARCURI, CITY CLERK INSPIRED HOMES LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ See Note 9 7 9,436.14 L=21.34' INSPIRED HOMES LLC, **APPROVED:** 9,436.23 SQ FT **PUBLIC WORKS / ENGINEERING NOTARY CERTIFICATION** SQFT Note 10*/ GEORGE M BINGER, III P.E., CITY ENGINEER COUNTY OF Note 10* **DEVELOPMENT SERVICES DEPARTMENT** 11 557 71 9.650.64 , 20 , BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SQ FT , MANAGER OF INSPIRED HOMES LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON SW Quarter of DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID Section 25-47-32 ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED. – Fnd. 2" Alum. Cap Unplatted RYAN A. ELAM, P.E., 429 Note 10* DIRECTOR OF DEVELOPMENT SERVICES I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE. Unplatted ITB=S44°28'59"W L=32.00' R=45.00' MY COMMISSION EXPIRES L= 35.36' 14,468.74 **NOTARY PUBLIC** ~S89°28'34"W 431 *~′ თ്ე PLANNING COMMISSION S89°28'34"W-See Note 9 See Note 9 2.00' 10,435.98 -N0°31'26"W SQ FT 10.435.98 13,084.82 N0°31'26"W *See SQ FT R=15'_20.00' Note 10* L=23.56' CYNDA A. RADER, SECRETARY SURVEYOR'S CERTIFICATION: APPROVED BY JACKSON COUNTY ASSESSORS OFFICE: ITB=N87°40'10"W ^LR=15' L=23.56' I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT R=835.00' "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 AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON LS89°28'34"W 46.00' THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. S89°28'25"W S89°29'20"W 20.00' Unplatted MATTHEW J. SCHLICHT, MOPLS 2012000102



ange 32

Fryor Kidge 11th Plat

Lots 359 - 437

Section 25, Township 47, Rang

Lee's Summit, Jackson County, M

Final Plat

SECTION TOWNSHIP RANGE COUNTY

25 47 32 Jackson
DRAWN BY

SCHICH PLS PF

1" = 80' March

PROFESSIONAL SEAL

SOLUTIONS

SO SE 30TH STREET

LEE'S SUMMIT, MO 64082

D. COLO SO SE 50 S

ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D