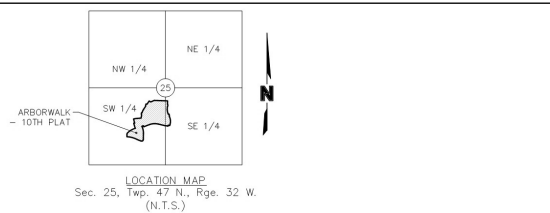


DWG: P:\307\1007-1500\07-1037\40-Design\Survey\SRVY\Sheets\Final Plot\V_FPT_71037.dwg
DATE: 04/11/2017 2:43pm USER: mhollogley



PROPERTY DESCRIPTION:

A tract of land in the Southeast Quarter and the Southwest Quarter of Section 25, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Beginning at the Northeast corner of ARBORWALK-4TH PLAT, TRACTS "A-4" THRU "K-4", a subdivision in Lee's Summit, Jackson County, Missouri; thence Westerly, along the North line of said ARBORWALK-4TH PLAT, TRACTS "A-4" THRU "K-4", on a curve to the right having an initial tangent bearing of North 83°53'00" West with a radius of 727.00 feet, a central angle of 07°10'58" and an arc distance of 91.14 feet; thence North 76°42'01" West, continuing along said North line, 228.02 feet; thence Westerly, continuing along said North line, on a curve to the left having a common tangent with the last described curve with a radius of 523.00 feet, a central angle of 33°48'29" and an arc distance of 308.60 feet; thence South 69°29'30" West, continuing along said North line, 197.63 feet; thence Northwesterly, continuing along said North line, on a curve to the right having a common tangent to the last described curve with a radius of 14.00 feet, a central angle of 86°03'48" and an arc distance of 21.03 feet; thence Northwesterly, continuing along said North line, on a curve to the left having a common tangent with the last described curve with a radius of 525.00 feet, a central angle of 02°47'54" and an arc distance of 25.64 feet; thence South 62°45'24" West, continuing along said North line, 50.00 feet to the Northwest corner of said ARBORWALK-4TH PLAT, TRACTS "A-4" THRU "K-4"; thence Southerly, along the West line of said ARBORWALK-4TH PLAT, TRACTS "A-4" THRU "K-4", on a curve to the right having an initial tangent bearing of South 27°14'37" East with a radius of 475.00 feet, a central angle of 28°15'21" and an arc distance of 234.25 feet; thence South 01°00'44" West, continuing along said West line, 218.29 feet; thence Southerly, continuing along said West line, on a curve to the right having a common tangent with the last described curve with a radius of 114.00 feet, a central angle of 14°23'40" and an arc distance of 28.64 feet; thence Southwesterly, continuing along said West line, on a curve to the right having a common tangent with the last described curve with a radius of 50.00 feet, a central angle of 87°28'04" and an arc distance of 76.33 feet; thence North 77°07'32" West, continuing along said West line, 18.74 feet; thence Westerly, continuing along said West line, on a curve to the right having a common tangent with the last described curve with a radius of 365.00 feet, a central angle of 13°51'27" and an arc distance of 88.28 feet; thence North 63°16'05" West, continuing along said West line, 66.63 feet; thence Westerly, continuing along said West line, on a curve to the left having a common tangent with the last described curve with a radius of 835.00 feet, a central angle of 24°24'05" and an arc distance of 355.61 feet; thence North 00°31'26" West, 92.46 feet; thence Northerly, along a curve to the right being tangent to the last described curve with a radius of 45.00 feet, a central angle of 45°01'11" and an arc distance of 33.74 feet; thence North 16°44'48" West, 180.00 feet; thence Easterly, along a curve to the right having an initial tangent bearing of North 73°15'14" East with a radius of 825.00 feet, a central angle of 02°13'31" and an arc distance of 32.04 feet; thence North 14°31'15" West, 142.70 feet; thence North 74°34'28" East, 59.55 feet; thence North 85°44'23" East, 201.64 feet; thence North 09°53'58" East, 114.36 feet; thence North 36°31'05" West, 20.28 feet; thence North 08°17'57" East, 50.01 feet; thence Easterly, along a curve to the right having an initial tangent bearing of South 82°51'58" East with a radius of 957.00 feet, a central angle of 00°16'18" and an arc distance of 4.54 feet; thence North 56°25'24" East, 18.36 feet; thence Northwesterly, along a curve to the right having an initial tangent bearing of North 15°26'22" East with a radius of 380.00 feet, a central angle of 18°38'49" and an arc distance of 123.67 feet; thence North 34°05'17" East, 138.53 feet; thence North 18°50'32" West, 22.34 feet; thence North 19°53'26" East, 50.02 feet; thence Easterly, along a curve to the right having an initial tangent bearing of South 71°24'10" East with a radius of 225.00 feet, a central angle of 04°52'55" and an arc distance of 19.17 feet; thence North 73°47'01" East, 17.88 feet; thence North 34°05'17" East, 131.54 feet; thence South 55°54'43" East, 60.00 feet; thence North 66°11'42" East, 135.92 feet; thence South 87°40'59" East, 461.00 feet; thence South 02°13'01" West, 117.90 feet; thence South 42°46'59" East, 19.80 feet; thence South 02°13'01" West, 50.00 feet; thence North 02°13'01" West, 19.80 feet; thence South 02°13'01" West, 116.40 feet; thence Southerly, along a curve to the left having a common tangent to the last described curve with a radius of 275.00 feet, a central angle of 28°34'05" and an arc distance of 137.12 feet; thence South 26°21'04" East, 11.88 feet; thence South 67°51'50" East, 18.56 feet; thence Easterly, along a curve to the right having an initial tangent bearing of North 70°37'24" East with a radius of 266.00 feet, a central angle of 02°42'58" and an arc distance of 12.61 feet; thence South 16°39'40" East, 50.00 feet; thence South 23°29'38" West, 21.40 feet; thence South 26°21'04" East, 13.84 feet; thence Southerly, along a curve to the right being tangent to the last described curve with a radius of 375.00 feet, a central angle of 42°24'40" and an arc distance of 277.58 feet; thence South 16°39'38" West, 42.86 feet to a point on the North line of ARBORWALK - 1ST PLAT, LOT 1 AND TRACTS "A" THRU "T", a subdivision in Lee's Summit, Jackson County, Missouri; thence North 73°56'24" West, along said North line, 50.00 feet; thence Southerly, continuing along said North line, on a curve to the right having a common tangent with the last described curve with a radius of 15.00 feet, a central angle of 83°34'32" and an arc distance of 21.88 feet; thence North 83°53'00" West, continuing along said North line, 20.61 feet to the Point of Beginning. Containing 997,209 square feet or 22.89 acres, more or less.

IN WITNESS WHEREOF:

M-IV ARBORWALK LLC, a Delaware limited liability company, has caused these presents to be executed in the State of _____ day of _____ 2017.

M-IV ARBORWALK LLC
a Delaware limited liability company

Authorized Signer _____

STATE OF _____
COUNTY OF _____

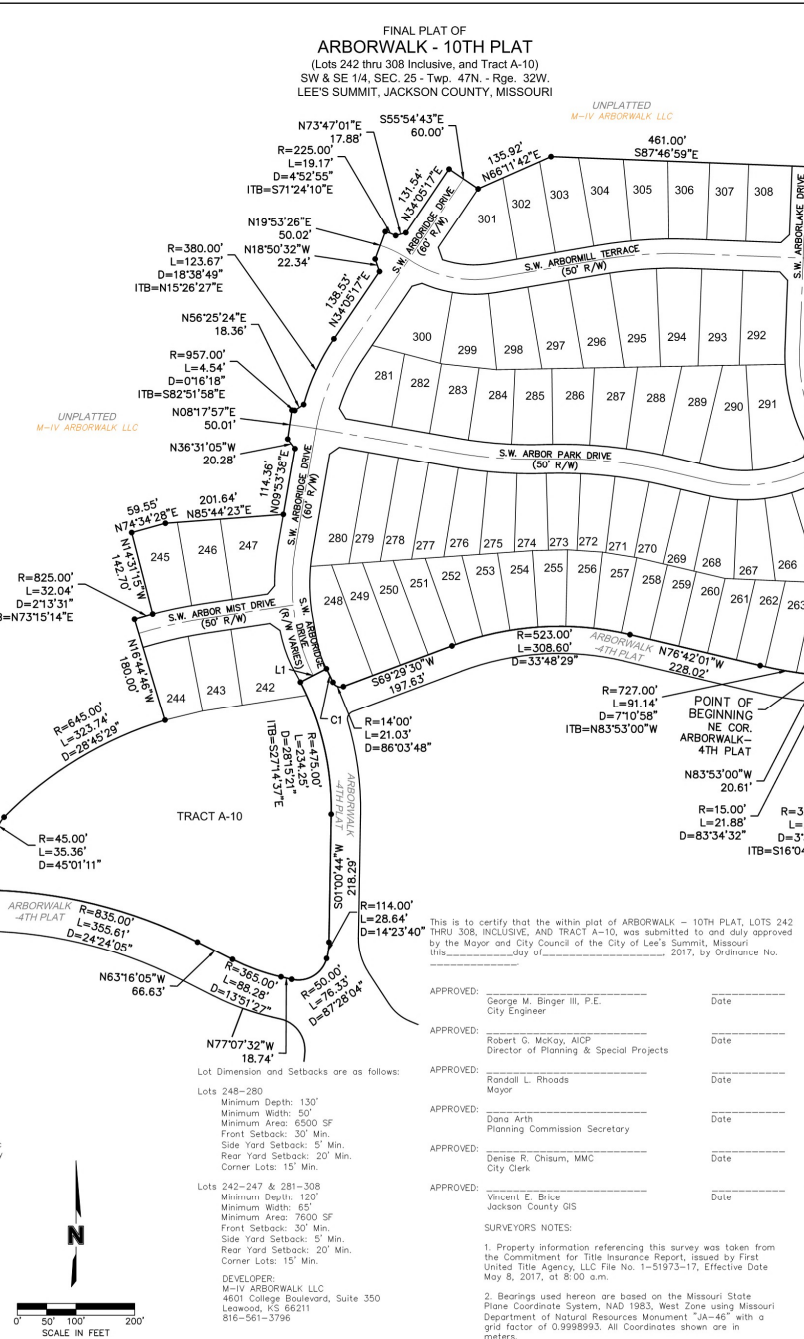
Be it remembered that on this _____ day of _____, 2017, before me, the undersigned, a Notary Public in and for the County of _____ State of _____, personally known, and being by me sworn, did say that he is Authorized Signer of M-IV ARBORWALK LLC, a Delaware limited liability company and that said instrument was signed in belief and to the best of said said limited liability company and that said instrument was acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: _____

Notary Public _____



PLAT DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

ARBORWALK - 10TH PLAT, LOTS 242 THRU 308, INCLUSIVE, AND TRACT A-10

EASEMENT DEDICATION:

An easement 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 Easement" (U.E.), Sanitary Sewer Easement (S.E.), or within any street or thoroughfare dedicated to public use on this plat. The 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. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

SINGLE DEDICATION:

The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES:

Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be constructed between this line and the street right-of-way line.

FLOODPLAIN:

According to "Flood Insurance Rate Map" Community Panel No. 29095C05310, revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain).

OIL AND GAS WELLS:

There is no visible evidence, this date, of abandoned oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", Edward Atton Moy, Jr., P.E. 1995.

RESTRICTED ACCESS:

Lots 242, 247, 248, 280, 281, 300, 301 and Tract A-10 shall not have direct vehicular access to S.W. Arboridge Drive.

COMMON AREA: Tracts A-10 (4.35 Acres)

TRACTS A-10 is hereby reserved as Common Area and shall be maintained and owned by the ARBORWALK Homes Association. During the period in which the developer maintains effective control of the board of the condominium or property owners' association, or other entity approved by the Governing Body, the developer shall remain jointly and severally liable for the maintenance obligations of the condominium or property owners' association.

Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

All storm water conveyance, retention or detention 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.

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S24°24'24"E	50.00'	
L2	N00°31'26"W	92.4600'	
L3	S42°46'59"E	19.80'	
L4	S24°13'01"W	19.80'	
L5	S67°51'50"E	18.56'	
L6	S23°29'38"W	21.40'	
L7	S26°21'04"E	13.84'	

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA / INITIAL TANGENT BEARING
C1	525.00'	25.64'	02°47'54"
C2	266.00'	12.61'	02°42'58"
			N70°37'24"E

PLAN LEGEND

- EASEMENTS**
 - D.E. STORM DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.S. LANDSCAPE EASEMENT
 - S.E. SANITARY EASEMENT
- SETBACKS**
 - B.L. BUILDING SETBACK
- MISC.**
 - R. RADIUS
 - L. ARC DISTANCE
 - D. DELTA / CENTRAL ANGLE
 - I.T.B. INITIAL TANGENT BEARING
 - R/W. RIGHT OF WAY
 - P.O.S. PRIVATE OPEN SPACE
- SURVEY MARKERS**
 - MO DIRT SURVEY MONUMENT
 - FOUND SECTION CORNER
 - MONUMENTATION (AS NOTED)
 - FOUND PROPERTY CORNER
 - MONUMENTATION (AS NOTED)
 - SET 5/8" IRON REBAR WITH ALUMINUM CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
 - SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION, 1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS

This plat and survey of ARBORWALK - 10TH PLAT were executed by Olsson Associates, Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY that the Plat of ARBORWALK - 10TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.



OLSSON ASSOCIATES, INC. MO OLS 366
Jonas S. Roudsush, MO. PLS 2002014092
Date: July 18, 2017
roudsush@olssonassociates.com

This is to certify that the within plat of ARBORWALK - 10TH PLAT, LOTS 242 THRU 308, INCLUSIVE, AND TRACT A-10, was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri on this _____ day of _____ 2017, by Ordinance No. _____.

- APPROVED:** George M. Binger III, P.E.
City Engineer
Date _____
- APPROVED:** Robert G. McKay, AICP
Director of Planning & Special Projects
Date _____
- APPROVED:** Randall L. Rhoads
Mayor
Date _____
- APPROVED:** Dana Ath
Planning Commission Secretary
Date _____
- APPROVED:** Denise R. Chisum, MMC
City Clerk
Date _____
- APPROVED:** Vincent E. Brink
Jackson County GIS
Date _____

SURVEYORS NOTES:

- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by First United Title Agency, LLC File No. 1-5193-17, Effective Date May 8, 2017, at 8:00 a.m.
- Bearings used herein are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument "A-46" with a grid factor of 0.9998993. All Coordinates shown are in meters.

DATE OF SURVEY

06-30-2017

REVISIONS

07-18-2017

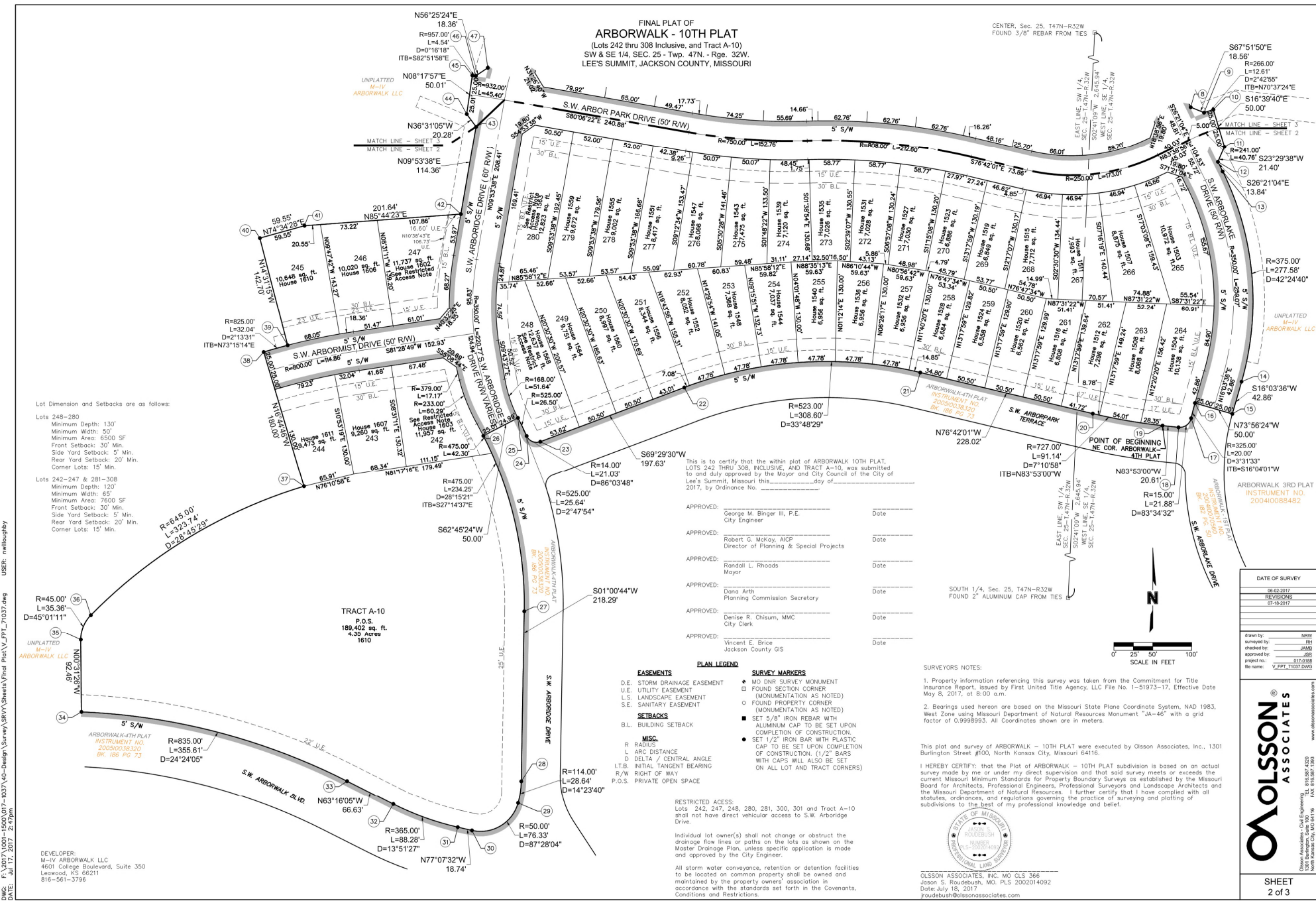
Drawn by: NHO
Checked by: JAM
Approved by: JAM
Project no.: 011-1007
File name: V_FPT_71037.DWG

OLSSON ASSOCIATES

Olsson Associates, Inc. Engineering
1301 Burlington Street #100
North Kansas City, MO 64116
Phone: 816.267.1500
Fax: 816.267.1500
www.olssonassociates.com

SHEET

1 of 3



Lot Dimension and Setbacks are as follows:
Lots 248-280
Minimum Depth: 130'
Minimum Width: 50'
Minimum Area: 6500 SF
Front Setback: 30' Min.
Side Yard Setback: 5' Min.
Rear Yard Setback: 20' Min.
Corner Lots: 15' Min.
Lots 242-247 & 281-308
Minimum Depth: 120'
Minimum Width: 65'
Minimum Area: 7600 SF
Front Setback: 30' Min.
Side Yard Setback: 5' Min.
Rear Yard Setback: 20' Min.
Corner Lots: 15' Min.

DEVELOPER:
M-IV ARBORWALK LLC
4601 College Boulevard, Suite 350
Leawood, KS 66211
816-561-3796

DATE: 07/18/2017 15:00:07 -03740-Design\Survey\SRV\Sheets\Final Plat\JLFPT_21027.dwg
USER: muller@olsson.com

DATE OF SURVEY: 06-02-2017
REVISIONS:
07-18-2017

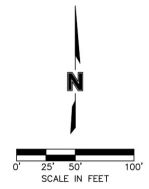
drawn by: NBY
checked by: JAM
approved by: JAM
project no.: 017-08
file name: Y:\PPT_21027.DWG

OLSSON ASSOCIATES
Olsson Associates, Inc. Engineering
1401 North Kansas City, MO 64116
TEL: 816.267.1500
FAX: 816.267.1500
SHEET 2 of 3

USER: mllgloby

DATE: 07/18/2017 15:00:07 -1037:40-Design\Survey\SRV\Sheets\Final Plot\LFJT_21037.dwg

DEVELOPER:
M-IV ARBORWALK LLC
4601 College Boulevard, Suite 350
Leawood, KS 66211
816-561-3796



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RESTRICTED ACCESS:
Lots 242, 247, 248, 280, 281, 300, 301 and Tract A-10
shall not have direct vehicular access to S.W. Arbuckle Drive.

Individual lot owner(s) shall not change or obstruct the
drainage flow lines or paths on the lots as shown on the
Master Drainage Plan, unless specific application is made
and approved by the City Engineer.

All storm water conveyance, retention or detention 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.

This is to certify that the within plat of ARBORWALK 10TH PLAT,
LOTS 242 THRU 308, INCLUSIVE, AND TRACT A-10, was submitted
to and duly approved by the Mayor and City Council of the City of
Lee's Summit, Missouri this _____ day of _____
2017, by Ordinance No. _____

APPROVED: _____ Date _____
George M. Binger III, P.E.
City Engineer

APPROVED: _____ Date _____
Robert G. McKay, AICP
Director of Planning & Special Projects

APPROVED: _____ Date _____
Randall L. Rhoads
Mayor

APPROVED: _____ Date _____
Dana Arth
Planning Commission Secretary

APPROVED: _____ Date _____
Denise R. Chisum, MMC
City Clerk

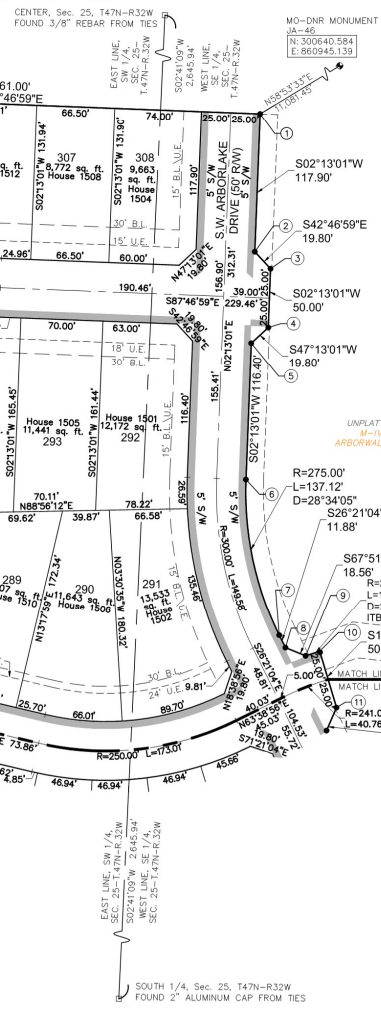
APPROVED: _____ Date _____
Vincent E. Brice
Jackson County GIS

SURVEYOR'S NOTES:

1. Property information referencing this survey was taken from the
Commitment for Title Insurance Report, issued by First
United Title Agency, LLC File No. 1-51973-17, Effective Date
May 8, 2017, at 8:00 a.m.

2. Bearings used hereon are based on the Missouri State
Plane Coordinate System, NAD 1983, West Zone using Missouri
Department of Natural Resources Monument "JA-46" with a
grid factor of 0.9998993. All Coordinates shown are in
meters.

FINAL PLAT OF ARBORWALK - 10TH PLAT (Lots 242 thru 308 Inclusive, and Tract A-10) SW & SE 1/4, SEC. 25 - Twp. 47N. - Rge. 32W. LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	980629.013	2815136.158
2	980511.210	2815131.597
3	980496.680	2815145.044
4	980446.722	2815143.110
5	980433.276	2815128.580
6	980316.970	2815124.078
7	980184.281	2815152.445
8	980173.634	2815157.718
9	980166.642	2815174.907
10	980170.541	2815186.893
11	980122.644	2815201.227
12	980103.020	2815192.696
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18	979762.070	2815142.087
19	979764.266	2815121.596
20	979779.624	2815031.829
21	979832.072	2814809.949
22	979812.954	2814506.435
23	979743.721	2814321.349
24	979751.040	2814303.701
25	979774.111	2814292.526
26	979751.611	2814247.884
27	979525.414	2814300.694
28	979307.180	2814296.838
29	979278.911	2814292.760
30	979243.454	2814233.422
31	979247.630	2814215.153
32	979277.462	2814132.306
33	979307.429	2814072.805
34	979396.973	2813731.190
35	979488.424	2813730.353
36	979520.371	2813743.252
37	979685.948	2814017.459
38	979858.297	2813965.601
39	979866.931	2813996.453
40	980005.063	2813960.677
41	980020.902	2814018.079
42	980035.880	2814219.142
43	980148.527	2814238.790
44	980164.824	2814226.722
45	980214.307	2814233.940
46	980213.732	2814238.442
47	980223.887	2814253.740
48	980335.080	2814300.311
49	980450.399	2814382.947
50	980471.541	2814375.732
51	980518.569	2814392.747
52	980511.689	2814410.634
53	980516.683	2814427.804
54	980625.615	2814501.523
55	980591.990	2814551.209
56	980646.843	2814675.548

- EASEMENTS**
- D.E. STORM DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.S. LANDSCAPE EASEMENT
 - S.E. SANITARY EASEMENT
- SETBACKS**
- B.L. BUILDING SETBACK
- MISC.**
- R. RADIALS
 - L. ARC DISTANCE
 - I.T.B. INITIAL TANGENT BEARING
 - R/W. RIGHT OF WAY
 - P.O.S. PRIVATE OPEN SPACE
- PLAN LEGEND**
- MO DNR SURVEY MONUMENT
 - FOUND SECTION CORNER (MONUMENTATION AS NOTED)
 - FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
 - SET 5/8" IRON REBAR WITH ALUMINUM CAP TO BE SET UPON COMPLETION OF CONSTRUCTION.
 - SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION. (1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)

This plat and survey of ARBORWALK - 10TH PLAT were executed by Olsson Associates, Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of ARBORWALK - 10TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Professional Boundary Surveys as established by the Missouri Board of Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

OLSSON ASSOCIATES, INC. MO CLS 366
Jason S. Roudsush, MO. PLS 2002014092
Date: July 18, 2017
Jroudsush@olssonassociates.com

DATE OF SURVEY

06-02-2017

REVISIONS

07-18-2017

drawn by: NJOY

checked by: JAMB

approved by: JAMB

project no.: 017-088

file name: V_PPT_11557.DWG

OLSSON ASSOCIATES

Olsson Associates, Inc. Engineering
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
Tel: 816.267.1500
Fax: 816.267.1500

SHEET
3 of 3