Final Plat
North Park Village 2nd Plat
Lots 53-93 and Tract F
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 2ND PLAT, LOTS 53 - 93 AND TRACT F 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._____.

RANDALL L. RHOADS, MAYOR DATE

DENISE R. CHISUM,MMC CITY CLERK DATE

APPROVED:
PUBLIC WORKS / ENGINEERING

GEORGE M BINGER, III P.E. , CITY ENGINEER DATE

PLANNING & CODES ADMINISTRATION

ROBERT G. McKAY, AICP, DATE
DIRECTOR OF PLANNING AND SPECIAL PROJECTS

PLANNING COMMISSION

DANA ARTH, SECRETARY DATE

JACKSON COUNTY:

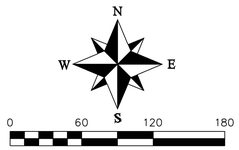
APPROVED: ASSESSOR'S OFFICE

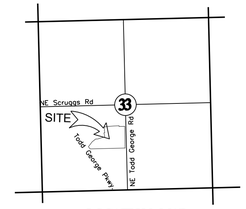
JACKSON COUNTY ASSESSOR DATE

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

POINT	NORTHING	EASTING
1	306616.941	864134.820
2	306624.066	864083.216
3	306619.751	863949.248
4	306566.009	863942.816
5	306446.547	863796.700
6	306426.416	863810.913
7	306419.403	864128.115
JA90	305121.519	867342.086

Coordinates Shown in Meters





LOCATION MAP
SECTION 33-T48N-R31W

DESCRIPTION:

A tract of land being located in Section 33, Township 48 North, Rage 31 West, in Lee's Summit, Jackson County, Missouri; Beginning at the Southeast corner of Lot 52, North Park Village 1st Plat, as recorded in the Office of the Recorder, Jackson County, Missouri; thence South 01° 56' 38" West, a distance of 648.37 feet; thence North 88° 44' 01" West, a distance of 1040.92 feet; thence North 35° 14' 02" West, a distance of 80.85 feet; thence North 39° 40' 41" E, a distance of 182.34 feet; thence North 54° 01' 35" East, a distance of 135.72 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' 48" East, a distance of 68.41 feet; thence North 78° 16' 50" East, a distance of 70.49 feet; thence North 78° 29' 39" East, a distance of 70.36 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 09° 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 71.08 feet; thence North 88° 16' 16" East, a distance of 71.56 feet; thence South 88° 03' 22" East, a distance 83.50 feet; thence South 01° 56' 38" West, a distance of 18.45 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, returning to the Point of Beginning.
(Tract contains 522,429.69 Sq. Ft. (11.993 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 53 - 93 & TRACT F

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.

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 53 thru 59 AND 71.

TRACT F
Tract F will be owned and maintained by the North Park Village Homes Owner's Association. In the future it will be dedicated to the City of Lee's Summit for future Public Road Right away.

SIDEWALKS
ALL SIDEWALKS SHALL BE INSTALLED BY THE INDIVIDUAL LOT BUILDER

IN TESTIMONY WHEREOF:
CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES, FORMERLY KNOWN AS CMH PARKS, INC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS _____DAY OF _____ , 2017.

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

_____
DAVID W. PRICE, ASSISTANT SECRETARY

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

ON THIS _____ DAY OF _____, 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. 29095C0437 G EFFECTIVE DATE: JANUARY 20, 2017.

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

REVISIONS

DATE	

Final Plat - North Park Village
Lots 53 - 93 & Tract F
Section 33, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	33	48 N	31 W	Jackson	North Park Village
	DRAWN BY		SCALE	DATE OF PREPARATION	
	M. Schlicht, PLS, PE		1"=60'	September 15, 2017	

PROFESSIONAL SEAL

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