### **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 MONUMENTJA-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

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. COMMUNITY PANEL NO. 29095C0430 G EFFECTIVE DATE: JANUARY 20, 2017.

6. ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY(BMP) 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." REFER TO THE "COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS

#### **BOUNDARY DESCRIPTION**

ALL THAT PART OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

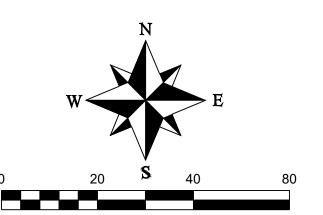
BEGINNING AT THE NORTHEAST CORNER OF LOT 22 OF "THE ESTATES OF CHAPEL RIDGE-1ST PLAT", A SUBDIVISION IN SAID LEE'S SUMMIT AS RECORDED IN DOCUMENT NUMBER 2006E0130148; THENCE N 77°33'53" W ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 133.84 FEET TO A POINT ON THE EAST LINE OF LOT 21 OF SAID "THE ESTATES OF CHAPEL RIDGE-1ST PLAT"; THENCE N 18°32'01" E ALONG SAID EAST LINE, A DISTANCE OF 99.41 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 21; THENCE N 64°01'33" W ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 41.05 FEET; THENCE N 50°30'29" E, A DISTANCE OF 125.00 FEET; THENCE S 39°29'35" W, A DISTANCE OF 26.45 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 170.53 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 600.00 FEET. AN ARC DISTANCE OF 15.94 FEET: THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 24.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 22,605.22 SQUARE FEET (0.52 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

# Final Plat

## THE ESTATES OF CHAPEL RIDGE-2ND PLAT LOTS 23 & 24

Section 8, Township 48 North, Range 31 West Lee's Summit, Jackson County, Missouri



**DEVELOPER:** 

816-795-8100

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

Coordinates Shown in Meters

CITY OF LEE'S SUMMIT:

WILLIAM A. BAIRD,

APPROVED:

RYAN A. ELAM, P.E.

862036.693

861996.855

862006.486

861995.239

862024.640

862368.275

**MAYOR AND CITY COUNCIL CERTIFICATION:** 

SUMMIT, MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_

TRISHA FOWLER ARCURI, CITY CLERK

**PUBLIC WORKS / ENGINEERING** 

DIRECTOR OF DEVELOPMENT SERVICES

PLANNING COMMISSION

CARLA DIAL, SECRETARY

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

**DEVELOPMENT SERVICES DEPARTMENT** 

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE ESTATES OF

CHAPEL RIDGE-2ND PLAT LOTS 23 & 24 WAS SUBMITTED TO AND DULY

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S

NORTHING 312730.652

312739.437

312768.166

312773.645

312797.877

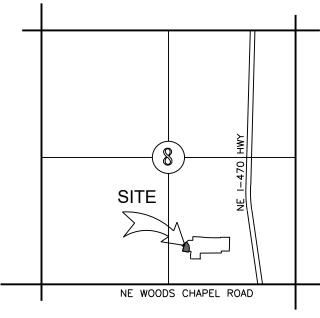
312470.096

CHAPEL RIDGE RESIDENTIAL LLC

3170 NE CARNEGIE DR #400

LEE'S SUMMIT, MO 64064





Pl

PROFESSIONAL SEAL

### **JACKSON COUNTY: APPROVED: ASSESSOR'S OFFICE**

JACKSON COUNTY GIS

DATE

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

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

SURVEYOR'S CERTIFICATION:

