

# Final Plat of Monticello - 4th Plat Lots 109 - 153 & Tracts K - N Section 4 & 5, Township 48N, Range 31W

Lee's Summit, Jackson County, Missouri

#### PROPERTY DESCRIPTION

A tract of land located in part of the Southwest 1/4 of Section 4 and part of the Southeast 1/4 of 5, Township 48 North, Range 31 West,

Commencing at the West  $\frac{1}{4}$  corner of said Section 4; thence S 2°19'20" W along the West line of the Southwest Quarter of Said Section 4, a distance of 1320.79 feet to the Point of Beginning: thence N 87°58'48" W, a distance of 200.02 feet; thence S 2°19'17" W, a distance of 278.36 feet To a point on the North line of Tract I of Monticello 3rd Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence S 41°46'05" E along said North line, a distance of 264.12 to a point of curvature; thence along a curve to the left having an initial tangent bearing of S 23°11'29" W and a radius of 515.00', an arc distance of 571.17 feet to a point on the North line of said Monticello 3rd Plat; thence S 64°06'01" E along said the North line of Lots 86-88 of said Monticello 3rd Plat, a distance of 34.69 feet; thence N55°21'03 E, a distance of 60.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of S 34°39'19" E and a radius of 280.00 feet, an arc distance of 42.32 feet to the Northwest corner of Lot 89 of said Monticello 3rd Plat; thence S 88°04'12" E along the North line of Lots 89-91 of said Monticello 3rd Plat to a point of curvature; thence along a curve to the right having an initial tangent bearing of S 6°57'39" E and a radius of 438.00 feet, an arc distance of 39.15 feet to the Northwest corner of Lot 92 of said Monticello 3rd Plat; thence N 88°46'58" E, a distance of 132.51 feet to the Northeast corner of said lot 92; thence along a curve to the left having an initial tangent bearing of N 1°41'43" W and a radius of 570.50 feet, an arc distance of 305.94 feet, said curve being along the West line of Lots 104-108 of said Monticello 3rd Plat; thence N 32°25'16" W along the West line of Lots 103-104 of said Monticello 3rd Plat, a distance of 117.12 feet to a point of curvature; thence along a curve to the left tangent to the preceding course and being the West line of said Lot 103, an arc distance of 45.46 feet; thence N 25°42'50" E along the North line of said Lot 103, a distance of 119.60 feet; thence N 52°51'25" E along the North line of Lots 102-103 of said Monticello 3rd Plat, a distance of 103.87 feet; thence N 70°17'13" E along the North line of said Lot 102, a distance of 14.54 feet to a point on the West line of Tract C of Monticello 2nd Plat, a subdivision as recorded in Office of the Recorder, Jackson County, Missouri; thence N 19°10'48" W along said West line, a distance of 144.65 feet to the Northwest corner of Lot 29 of said Monticello 2nd Plat; thence along a curve to the right having an initial tangent bearing of \$70°49'12" W and a radius of 330.00 feet, an arc distance of 15.23 feet; thence N 16°32'09" W, a distance of 195.00 feet to the Northwest corner of Lot 30 of said Monticello 2nd Plat; thence N 62°26'03" E along the North line of said Lot 30, a distance of 51.66 feet; thence N 51°24'15" E along the North line of Lots 30-32 of said Monticello 2nd Plat, a distance of 130.35 feet; thence N 29°55'19" E, a distance of 25.64 feet to the Northwest corner of Tract B of said Monticello 2nd Plat; thence N 87°58'48" W, a distance of 826.53 feet to the Point of Beginning.

Containing 849,940.23 sq. ft. 19.51 acres more or less

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

Combined Scale Factor: 0.999903519 314529.335 862740.170 314444.560 862736.728 314384.516 862790.353 314221.061 862815.017 314216.441 862824.530 314210.281 863007.349 314198.386 863008.196 314199.246 863048.659 314328.813 862994.549 314361.656 863010.366 314380.774 863035.602 863039.775 314382.268 314423.908 863025.290 314422.485 863020.873 314479.463 863003.956 314486,749 863017.914 314511.534 863048.965

> 312470.096 862368.274 Coordinates Shown in Meters

863052.863

314518.306

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE

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 OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE

THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

NDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN LINLESS.

SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER. SIDEWALKS

THE SIDEWALK ADJACENT TO TRACTS M AND N. SHALL BE INSTALLED BY DEVELOPER, AT THE TIME OF THE INSTALLATION OF INFRASTRUCTURE

TRACTS K - N ARE COMMON AREA TO BE OWNED AND MAINTAINED BY MONTICELLO HOME ASSOCIATION. THESE AREA ARE TO BE USED FOR COMMON AREAS AND TRAIL.

#### CITY OF LEE'S SUMMIT:

### MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF MONTICELLO 4TH PLAT, LOTS 109 - 153 & TRACTS K - N WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS \_\_\_\_ 20 \_\_\_\_, BY ORDINANCE

WILLIAM A. BAIRD, MAYOR

**PUBLIC WORKS / ENGINEERING** 

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

#### **DEVELOPMENT SERVICES DEPARTMENT**

RYAN A. ELAM, P.E., DIRECTOR OF DEVELOPMENT SERVICES

#### PLANNING COMMISSION

DANA ARTH, SECRETARY DATE

## **JACKSON COUNTY:**

**APPROVED: ASSESSOR'S OFFICE** 

JACKSON COUNTY ASSESSOR

IN TESTIMONY WHE	REOF:			
SILVERSTONE DEVELOPME	NT, L.L.C., A MISSO	URI LIMITED LIABILITY	COMPANY, HAS CAUSED	THESE PRESENTS TO B
SIGNED BY ITS MEMBER TH	IS DAY OF	·	, 20 <u>_</u> .	
SILVERSTONE DEVELOPME	NT, L.L.C.			
TROY BELLAH, MEMBER				
NOTARY CERTIFICA	TION:			
STATE OF	)			
	)SS			

, 20 , BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY BELLAH, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF SILVERSTONE DEVELOPMENT LLC. A MISSOLIRI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

IN WITNESS THEREOF:

NOTARY PUBLIC	MY COMMISSION EXPIRES:			
IDVENORIS CENEDAL NO	TEO.			
JRVEYOR'S GENERAL NOTES:				
This survey is based upon the follow	ving information provided by the			

client or researched by this surveyor.

A). Final Plat of Dalton's Ridge 10th Plat, Doc. No. 2009E0088569 B). Minor Plat of Executive Lakes Center Lots 9-A & 9-B, Doc. No. 2002I0025209 C). Final Plat of Lake Ridge Meadows 1st Plat D). Final Plat of Lake Ridge Meadows 5th Plat

E). Final Plat of Lake Ridge Meadows 2nd Plat F). Final Plat of Dalton Ridge 9th Plat, Doc. No. 2007E0052936 G). Minor Plat of Executive Lakes Center

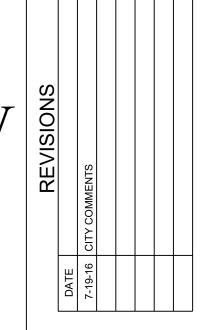
3). The subject property lies within a flood zone designation of (X), defined as areas to be outside of the 100 year floodplain, as shown on the Flood Insurance Rate Map prepared by by the Federal Emergency Management Agency for the City of Lee's Summit, Jackson County, Missouri, Community Map No. 29095C0305F and 29095C0188F, with an effective date of September 29, 2006 4). Bearings shown hereon are based the Missouri State Plane Coordinate System (West Zone) utilizing GPS observations. Distances shown hereon are ground distances in U.S. Survey Feet.

5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. 6). 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.

#### **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.

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



ello PROFESSIONAL SEAL

