

# FINAL PLAT OF HIGHLAND MEADOWS 5TH PLAT LOTS 134-159 AND TRACTS G, H, & I A SUBDIVISION OF LAND IN SECTION 10, TOWNSHIP 47, RANGE 32 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEDICATION: THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS HIGHLAND MEADOWS FIFTH PLAT, LOTS 134 THRU 159, AND TRACTS G, H & I.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE 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, 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 ON THIS PLAT AS UTILITY EASEMENTS (U/E), OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF STORM SEWER, UPON OVER OR UNDER THE AREAS OUTLINED OR DESIGNATED AS DRAINAGE EASEMENTS (D/E).

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 EASEMENT HEREIN GRANTED.

STREETS: ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON 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 HIGHLAND MEADOWS HOMES ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

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.

COMMON AREA: TRACTS G, H & I IS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANAGING MEMBER, BMW COMMUNITIES INC.  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSONS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HIGHLAND MEADOWS FIFTH PLAT, LOTS 134 THRU 159 AND TRACT G, H, & I, 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. \_\_\_\_\_.

WILLIAM A. BAIRD - MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

TRISHA FOWLER ARCURI - CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

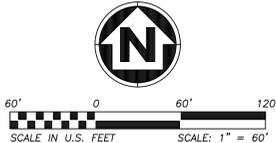
GEORGE M. BINGER III, P.E. - CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

RYAN A. ELAM, P.E. - DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

VINCENT E. BRILL - JACKSON COUNTY ASSESSOR/GIS DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

## HIGHLAND MEADOWS 5TH PLAT BOUNDARY DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 87°10'35" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 747.13 FEET TO THE SOUTHEAST CORNER OF LOT 114, HIGHLAND MEADOWS, FOURTH PLAT, RECORDED AS DOCUMENT NO. 2017E0104888; THENCE ALONG THE EAST LINE OF SAID HIGHLAND MEADOWS, FOURTH PLAT THE FOLLOWING EIGHT (8) COURSES:  
NORTH 02°48'00" EAST, A DISTANCE OF 170.17 FEET TO THE SOUTHEAST CORNER OF LOT 115; THENCE NORTH 01°49'29" EAST, A DISTANCE OF 121.61 FEET TO THE NORTHEAST CORNER OF LOT 115; THENCE NORTH 73°08'56" WEST, A DISTANCE OF 76.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 115; THENCE NORTH 87°51'19" WEST, A DISTANCE OF 74.00 FEET TO THE NORTHWEST CORNER OF LOT 116; THENCE SOUTH 89°54'43" WEST, A DISTANCE OF 149.12 FEET TO THE SOUTHEAST CORNER OF LOT 119; THENCE NORTH 02°48'00" EAST, A DISTANCE OF 120.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 119 AND BEING ON THE SOUTH RIGHT OF WAY LINE OF SW 12TH STREET, AS PREVIOUSLY ESTABLISHED AND BEING ON A NON-TANGENT CURVE TO THE LEFT, THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 86°33'11" EAST, A RADIUS OF 425.00 FEET FOR AN ARC DISTANCE OF 9.84 FEET; THENCE NORTH 02°47'00" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 120; THENCE NORTH 03°14'02" EAST, A DISTANCE OF 127.15 FEET TO THE NORTHEAST CORNER OF LOT 120; THENCE LEAVING SAID EAST PLAT BOUNDARY LINE, NORTH 86°26'23" EAST, A DISTANCE OF 69.45 FEET; THENCE NORTH 76°44'00" EAST, A DISTANCE OF 71.81 FEET; THENCE NORTH 84°55'00" EAST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 85°27'00" EAST, A DISTANCE OF 63.03 FEET; THENCE SOUTH 76°24'00" EAST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 68°08'25" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 54°30'00" EAST, A DISTANCE OF 95.58 FEET; THENCE SOUTH 41°38'00" EAST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 38°07'00" EAST, A DISTANCE OF 88.00 FEET; THENCE SOUTH 31°55'00" EAST, A DISTANCE OF 35.90 FEET; THENCE SOUTH 70°29'47" EAST, A DISTANCE OF 74.91 FEET; THENCE SOUTH 65°33'30" EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 24°26'31" EAST, A DISTANCE OF 232.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 03°02'22" EAST, A RADIUS OF 1045.00 FEET FOR AN ARC DISTANCE OF 780.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SW 11TH STREET, AS PREVIOUSLY ESTABLISHED BY HIGHLAND MEADOWS, THIRD PLAT, RECORDED AS DOCUMENT NO. 2014E0053988; THENCE NORTH 70°15'57" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SW 11TH STREET, A DISTANCE OF 138.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 92 OF SAID HIGHLAND MEADOWS, THIRD PLAT; THENCE SOUTH 14°13'00" EAST, ALONG THE WEST LINE OF SAID LOT 92, A DISTANCE OF 127.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 92; THENCE SOUTH 87°00'00" EAST, ALONG THE SOUTH LINE OF SAID LOT 92, A DISTANCE OF 55.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 92 AND BEING ON THE WEST LINE OF LOT 130, THE GLEN AT THE MEADOWS OF WINTerset, THIRD PLAT, LOTS 118-184, RECORDED AS DOCUMENT NO. 20030024585; THENCE SOUTH 03°07'14" WEST, ALONG THE WEST LINE OF SAID GLEN AT THE MEADOWS OF WINTerset, THIRD PLAT, THE WEST LINE OF THE GLEN AT THE MEADOWS OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1260.55 FEET TO THE POINT OF BEGINNING, CONTAINING 617,869.60 SQ. FEET (14.18 ACRES).

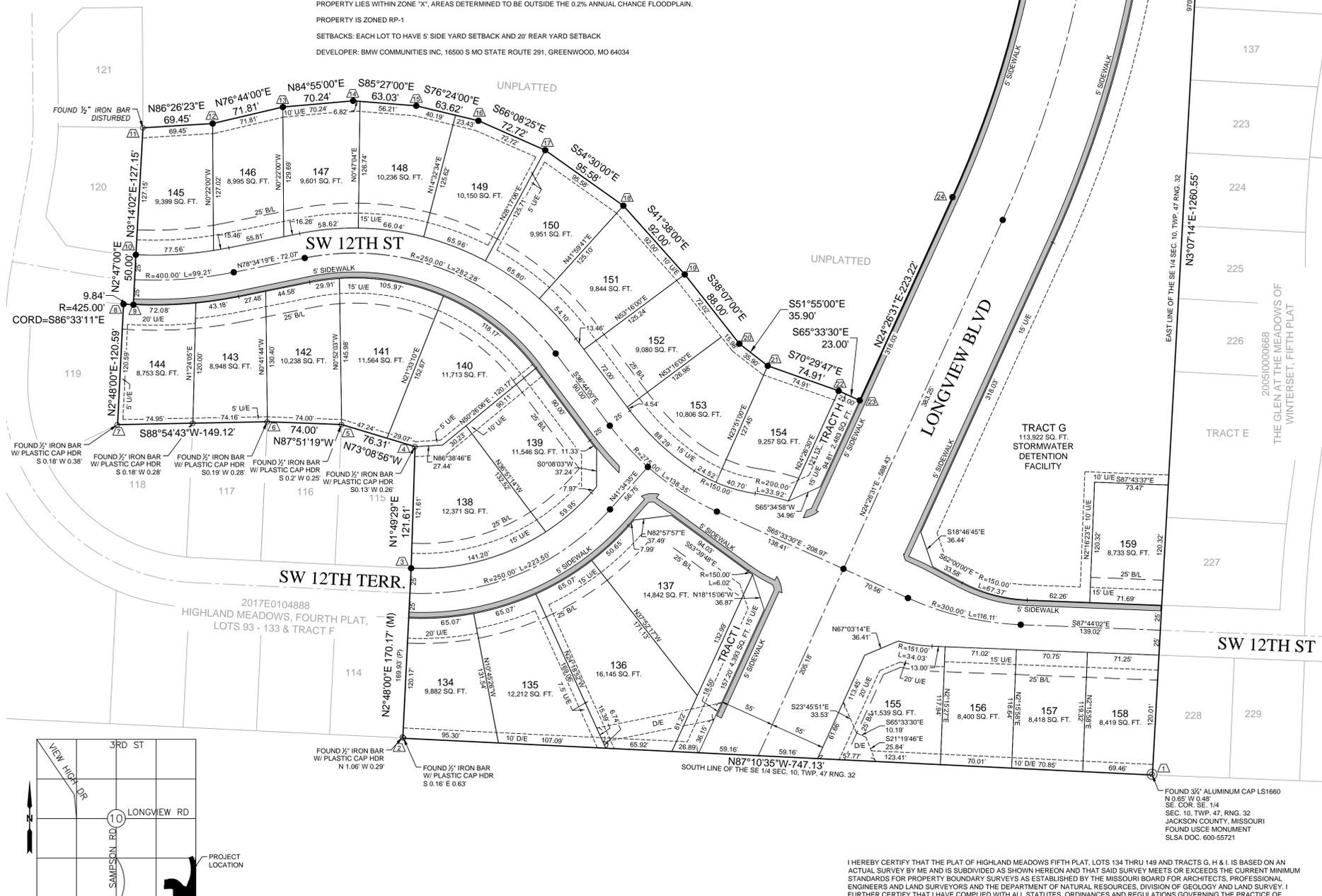


- = FOUND SURVEY MONUMENT AS NOTED.
- = SET 5/8" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LG 82 @ PLAT EXTERIOR CORNERS AND CENTERLINE INTERSECTIONS, PC'S & PT'S
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- BL = BUILDING SETBACK LINE
- △ = STATE PLANE COORDINATE

## SURVEYOR'S GENERAL NOTES

NOTE: BEARINGS & COORDINATES SHOWN ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE (NSRS 2011).  
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030.16.040).  
REAR LOT CORNERS AND CENTERLINE INTERSECTIONS, ROAD PC'S & PT'S, EXCEPT PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH 5/8" REBAR SEMI-PERMANENT MONUMENTS AND CAPS (LC-62).  
PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH 5/8" REBAR PERMANENT MONUMENTS AND CAPS (LC-62).  
ALL LOTS, PARCELS AND PROPERTIES IN THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR HIGHLAND MEADOWS AS FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI.  
NO ABANDONED OIL OR GAS WELL ARE IDENTIFIED ON THIS DRAWING. LOCATIONS IF SHOWN ARE PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020.  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 22096C0418G, DATED JANUARY 19, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
PROPERTY IS ZONED RP-1  
SETBACKS: EACH LOT TO HAVE 5' SIDE YARD SETBACK AND 20' REAR YARD SETBACK  
DEVELOPER: BMW COMMUNITIES INC, 16500 S MO STATE ROUTE 291, GREENWOOD, MO 64034

STATE PLANE COORDINATES (METERS)		
GRID FACTOR = 0.99989470		
Point #	Northing	Easting
1	303134.741	855577.913
2	303186.542	855580.447
3	303223.586	855581.627
4	303230.328	855559.369
5	303231.172	855536.832
6	303230.309	855491.393
7	303267.017	855493.188
8	303266.837	855496.183
9	303282.057	855496.923
10	303320.747	855499.109
11	303322.061	855520.235
12	303327.084	855541.537
13	303328.981	855562.859
14	303327.457	855582.008
15	303322.898	855600.854
16	303313.933	855621.122
17	303297.017	855644.838
18	303276.060	855663.466
19	303254.960	855680.021
20	303248.211	855688.632
21	303240.589	855710.153
22	303237.688	855716.535
23	303299.623	855744.884
24	303351.736	855757.009
25	303345.948	855796.627
26	303508.190	855806.192
27	303507.131	855826.197



I HEREBY CERTIFY THAT THE PLAT OF HIGHLAND MEADOWS FIFTH PLAT, LOTS 134 THRU 149 AND TRACTS G, H & I, IS BASED ON AN ACTUAL SURVEY BY ME AND IS SUBDIVIDED AS SHOWN HEREON AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY. 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.

KIRK R. BALDWIN, MO PLS 2001015227  
ANDERSON ENGINEERING, INC., LC-62

DATE \_\_\_\_\_

DRAWING NO.  
20KC10057PLAT.DWG  
SHEET NUMBER  
**1**  
OF 1

BMW COMMUNITIES INC.  
16500 S MO STATE ROUTE 291  
GREENWOOD, MO 64034  
**FINAL PLAT  
HIGHLAND MEADOWS 5TH PLAT  
LOTS 134-159 AND TRACTS G, H, & I**  
PART OF E 1/2 - SE 1/4  
SEC. 10, TWP. 47, RNG. 32  
LEE'S SUMMIT, JACKSON COUNTY, MO

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY:	DRAWN BY:
1	REVISED PER CITY COMMENTS DATED 12/11/2020	MJE	12/17/2020	CHECK BY:	KRB
2	REVISED PER CITY COMMENTS DATED 01/08/2021	MJE	01/11/2021	DATE:	11/11/2020
				FIELD BOOK:	
				JOB NUMBER:	20KC10057

## ANDERSON ENGINEERING

EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W 141ST TERR. • SUITE A • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400  
ANDERSON ENGINEERING, INC., LC-62