

8. PLAT OF 'SUMMIT VIEW FARMS 5TH PLAT', INST. NO. ______

<u>LEGEND</u>
BOUNDARY LINE
LOT LINE
EXISTING PROPE
SECTION LINE

- REDEDICATED AND ARE SHOWN FOR REFERENCE
- CORNERS WERE RESTORED OR REESTABLISHED AND REGISTERED WITH THE MDA LAND SURVEY PROGRAM: R-17, R-19, T-17, & T-19, T47N,

	ABLE			ABL		
LOT #	AREA (SF)		LOT #	ARI	EA (SF)	
121	10070		135	,	9360	
122	9008		136	,	9360	
123	9007		137	,	9360	
124	9007		138	,	9360	
125	9006		139	,	9360	
126	9006		140	,	9360	
127	9865		141	,	9360	
128	10071		142	,	9360	
129	9365		143	1	0184	
130	9365					
131	9365		l TR		AREA BLE	
132	13156		TRAC		AREA (SF)
133	16473					
4-4	44074	l	TRACT	G	9827	1

LOTS 121 THROUGH 143 - 5.268 ACRES 2.256 ACRES

<u>EGEND</u>

 LOT LINE
 EXISTING PROPERTY LINE
 SECTION LINE
 SETBACK LINE

— — — — — EASEMENT

- CORNER SET (1/2"x24" REBAR W/ PLASTIC CAP
- STAMPED "MO 2019043127") CORNER SET (5/8"x24" REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "SURVEY MARKER LAMP RYNEARSON MO CLS 2019043127")
- CORNER SET (3/8"x8" MAGSPIKE) CORNER FOUND (ACCEPTED IN-PLACE UNLESS
- OTHERWISE NOTED) SECTION CORNER B/L BUILDING LINE
- UTILITY EASEMENT U/E LEE'S SUMMIT WATER LINE EASEMENT
- (INST. #____ INITIAL TANGENT BEARING MEASURED DISTANCE
 - RECORD DISTANCE

STATE PLANE COORDINATES

STATE PLANE COORDINATES WERE ESTABLISHED FROM THE PUBLISHED GRID FACTOR LISTED ON THE PLATS OF 'SUMMIT VIEW FARMS 4TH PLAT' AND 'SUMMIT VIEW FARMS 5TH PLAT' BY KAW VALLEY ENGINEERING. CHECKS WERE MADE FROM MISSOURI DNR STATION JA-50 AND FOUND TO BE

THE COMBINED GRID FACTOR FOR THIS PLAT IS 0.99989925, SCALED FROM 0,0.

MO DNR STATION JA-50 (ADJUSTED 2003, HORZ. 1ST NORTHÍNG: 302358.525m EASTING: 854683.866m

FLEVATION: 289.8m GRID FACTOR: 0.9999011

THE BEARING AND DISTANCE FROM POINT #1 (NORTHERNMOST CORNER OF THIS PLAT; SEE POINT TABLE) TO JA-50 IS N27'57'09" WEST, 10,440.02'.

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. NAD83.

CLOSURE REPORT INFORMATION

PERIMETER: 3,103.20' AREA: 404,937.81 SQ. FT. ERROR CLOSURE: 0.0017 COURSE: N41°56'11"E ERROR NORTH: 0.00126 EAST: 0.00113 PRECISION 1:1800104.118

FLOOD ZONE

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), JACKSON COUNTY, MISSOURI. MAP NUMBER 29095C0531G MAP EFFECTIVE DATE: 1/20/2017 COMMUNITY NUMBER: 290173

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

OWNER & DEVELOPER

SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC PO BOX 291 LEE'S SUMMIT, MISSOURI 64063

	SW NATIO	NAL AVE	
GRADE POINT	STATION	ELEVATION	V.C.T.
BEGIN CONSTRUCTION	11+40.83	991.16	
P.V.I.	11+90.00	988.67	90.00
P.V.I.	12+77.93	986.82	
END CONSTRUCTION	12+89.93	987.06	
•			

	STREET	GRADES	
	KRIST	IN ST	
GRADE POINT	STATION	ELEVATION	V.C.T.
BEGIN CONSTRUCTION	12+16.43	981.49	
P.V.I.	13+00.00	983.16	50.00
P.V.I.	15+70.00	987.21	50.00
P.V.I.	17+25.00	985.66	175.00
P.V.I.	19+50.00	994.66	75.00
P.V.I.	21+55.96	997.55	
END CONSTRUCTION	21+71.96	997.87	

	STREET	GRADES	
	143R	D ST	
GRADE POINT	STATION	ELEVATION	V.C.T.
BEGIN CONSTRUCTION	20+44.00	996.47	
P.V.I.	22+00.00	998.42	150.00
END CONSTRUCTION	22+95.30	1002.79	

ALL OF TRACT F, SUMMIT VIEW FARMS 5TH PLAT, A SUBDIVISION OF RECORD FILED WITH THE JACKSON COUNTY, MISSOURI REGISTER OF DEEDS AS INSTRUMENT NO. AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 32 WEST, ALL SITUATE IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI,

BEGINNING AT THE NORTHERNMOST CORNER OF SAID TRACT F; THENCE SOUTH 2°22'18" WEST, ALONG THE EAST LINE OF SAID TRACT F, SAID LINE ALSO BEING HARMONIOUS WITH THE WEST LINE OF THE PLAT OF SUMMIT VIEW FARMS 4TH PLAT, A SUBDIVISION OF RECORD FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 2022E0006745, A DISTANCE OF 438.15 FEET; THENCE SOUTH 2°21'56" WEST, CONTINUING ALONG THE WEST LINE OF SAID PLAT OF SUMMIT VIEW FARMS 411 DISTANCE OF 684.31 FEET: THENCE WESTERLY. DEPARTING THE WEST LINE OF SAID PLAT OF SUMMIT VIEW FARMS 4TH PLAT AND ALONG A CURVE TO THE RIGHT THAT IS NON-TANGENT WITH THE EXIT OF THE LAST-DESCRIBED COURSE, HAVING AN INITIAL TANGENT BEARING OF SOUTH 86°39'23" WEST, A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 5°43'32", AND AN ARC DISTANCE OF 82.94 FEET; THENCE NORTH 87°37'06" WEST A DISTANCE OF 168.35 FEET; THENCE NORTH 2°22'54" EAST A DISTANCE OF 60.00 FEET; THENCE NORTH 87°37'06" WEST A DISTANCE OF 94.00 FEET; THENCE NORTH 12°57'15" WEST A DISTANCE OF 203.35 FEET; THENCE NORTH 2°22'38" EAST A DISTANCE OF 566.38 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT F; THENCE NORTH 87°37'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT F, A DISTANCE OF 105.16 FEET TO THE INTERSECTION WITH THE WEST LINE THEREOF: THENCE NORTH 16"32"33" EAST. ALONG THE WEST LINE OF SAID TRACT F. A DISTANCE OF 141.48 FEET TO THE INTERSECTION WITH THE NORTH LINE THEREOF; THENCE ALONG THE NORTH LINE OF SAID TRACT F THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 87°37'22" EAST A DISTANCE OF 131.24 FEET; 2) NORTH 83°01'38" EAST A DISTANCE OF 98.10 FEET; 3) NORTHERLY, NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY AROUND A CURVE TO THE RIGHT THAT IN NON-TANGENT WITH THE EXIT OF THE LAST-DESCRIBED COURSE, HAVING AN INITIAL TANGENT BEARING OF NORTH 6*58'22" WEST, A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 151*25'31", AND AN ARC DISTANCE OF 161.21 FEET; 4) NORTH 54°27'08" EAST A DISTANCE OF 168.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 404,937 SQUARE FEET OR 9.30 ACRES, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E). PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

MONEY IN LIEU OF PARKLAND

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ 32,790.82 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 23 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE. MAINTENANCE OF TRACTS
TRACT G IS TO BE USED FOR STREAM BUFFER AND SHALL BE MAINTAINED BY THE SUMMIT VIEW FARMS HOMEOWNERS ASSOCIATION PURSUANT TO THE

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "SUMMIT VIEW FARMS 6TH PLAT". IN TESTIMONY THEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME,

OWNER: SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC

WILLIAM P. K	ENNEY, A	ADMINISTRATIVE	MEMBER	
STATE OF _)
)SS
COUNTY OF)

ON THIS _____, 20_____,

BEFORE ME, A NOTARY PUBLIC, APPEARED WILLIAM P. KENNEY, ADMINISTRATIVE MEMBER OF SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC (NO CORPORATE SEAL) TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS THERETO: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PU	IBLIC	
PRINTED NA	AMF	
PRINTED IN	AME	

CITY PLAN COMMISSION

MY COMMISSION EXPIRES: _

PUBLIC WORKS DIRECTOR

THIS CERTIFIES THAT THE ACCOMPANYING PLAT WAS SUBMITTED TO AND DULY APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NO. _____ DULY AUTHENTICATED AND PASSED THIS ____ DAY OF _____

CITY CLERK

MARILYN SANDERS

QUINTON LUCAS

VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF 'SUMMIT VIEW FARMS 6TH PLAT' IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN-CLASS SURVEY UNDER THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. 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. THE FIELD WORK WAS COMPLETED ON JUNE 1, 2022.

KELLAN M. GREGORY, PLS-2011001372

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA 4710 W. DODGE RD, STE. 100 (402)496.2498 FORT COLLINS, COLORADO 4715 INNOVATION DR., STE. 100 (970)226.034 KANSAS CITY, MISSOURI 9001 STATE LINE RD., STE. 200 (816)361.044

> Kellan M. Gregory, MO PLS #2011001372 Lamp Rynearson LS-2019043172

Know what's **below.**

Call before you dig 10/5/22 - STREET NAME UPDATE

<u>5/8/23 – W/E ADD.</u>

DESIGNER / DRAFTER

KMG / RER 9/8/2022

PROJECT NUMBER 0322064.01 **BOOK AND PAGE**

SHEET

OF 1