

SUMMIT VIEW FARMS 6TH PLAT

All of Tract F, SUMMIT VIEW FARMS 5TH PLAT and a 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

LEGAL DESCRIPTION

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. 2022E0006745, 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, BEING DESCRIBED AS FOLLOWS:

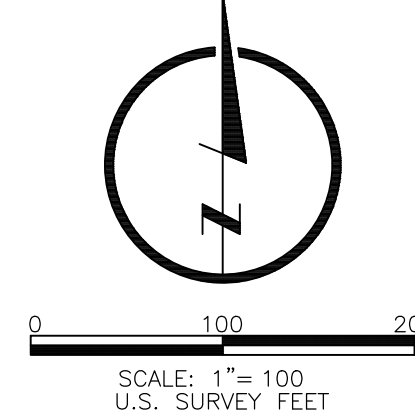
BEGINNING AT THE NORTHERMOST CORNER OF SAID TRACT F; THENCE SOUTH 2°22'18" WEST, ALONG THE EAST LINE OF SAID TRACT F, SAID LINE ALSO BEING HARMONIOUS WITH THE WEST LINE OF THE PLAT OF SUMMIT VIEW FARMS 4TH PLAT, A SUBDIVISION OF RECORD FILED WITH SAID REGISTER OF DEEDS AS INSTRUMENT NO. 2022E0006745, A DISTANCE OF 438.15 FEET; THENCE SOUTH 2°21'56" WEST, CONTINUING ALONG THE WEST LINE OF SAID PLAT OF SUMMIT VIEW FARMS 4TH PLAT, A 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 IS 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.

LEGEND

- BOUNDARY LINE
- - - 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/ 3/4" 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
- U/E UTILITY EASEMENT
- W/E LEE'S SUMMIT WATER LINE EASEMENT (INST. # _____)
- ITB INITIAL TANGENT BEARING
- M MEASURED DISTANCE
- R RECORD DISTANCE



NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- CURBS ARE NOTCHED AT THE PROLONGATION OF EACH INTERIOR LOT LINE.
- GLO CORNER PRESERVATION: THE FOLLOWING CORNERS WERE RESTORED OR REESTABLISHED AND REGISTERED WITH THE MDA LAND SURVEY PROGRAM: R-17, R-19, T-17, & T-19, T47N, R32W

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 ACCEPTABLE.

THE COMBINED GRID FACTOR FOR THIS PLAT IS 0.99989925, SCALED FROM 0.0.

MO DNR STATION JA-50 (ADJUSTED 2003, HORZ. 1ST ORDER)
 NORTHING: 302358.525m
 EASTING: 854683.866m
 ELEVATION: 289.8m
 GRID FACTOR: 0.9999011

THE BEARING AND DISTANCE FROM POINT #1 (NORTHERMOST 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

ZONE X 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

STREET GRADES

SW NATIONAL AVE

GRADE POINT	STATION	ELEVATION	V.C.T.
BEGIN CONSTRUCTION	11+40.83	991.16	
P.V.I.	11+90.00	986.67	90.00
P.V.I.	12+77.93	986.82	
END CONSTRUCTION	12+89.93	987.06	

KRISTIN ST

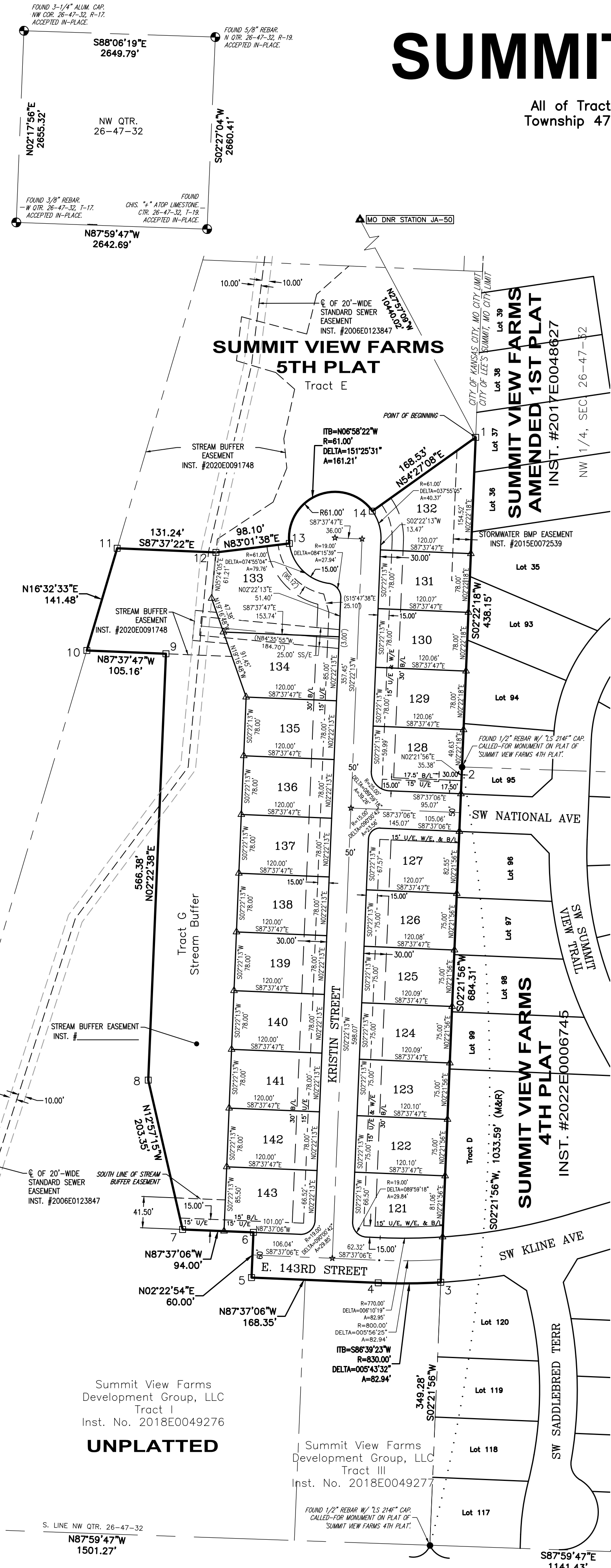
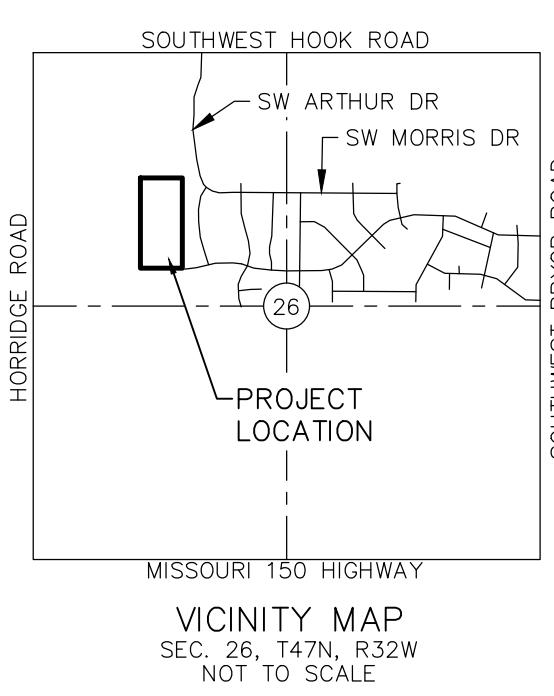
GRADE POINT	STATION	ELEVATION	V.C.T.
BEGIN CONSTRUCTION	12+16.43	981.49	
P.V.I.	13+00.00	983.16	50.00
P.V.I.	15+70.00	987.21	50.00
P.V.I.	17+25.00	985.66	175.00
P.V.I.	19+50.00	994.66	75.00
P.V.I.	21+55.96	997.55	
END CONSTRUCTION	21+71.96	997.87	

143RD 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	

LOT #	AREA (SF)	LOT #	AREA (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	10184
130	9365		
131	9365		
132	13156		
133	16473		
134	11634		

LOTS 121 THROUGH 143 - 5,268 ACRES
 TRACT G - 2,236 ACRES
 PUBLIC RIGHT OF WAY - 1,772 ACRES
 TOTAL AREA - 9,296 ACRES



POINT #	NORTHING	EASTING
1	982666.87	2808685.97
2	982229.14	2808667.84
3	981545.47	2808639.60
4	981544.78	2808556.70
5	981551.77	2808388.51
6	981611.72	2808391.01
7	981615.62	2808297.10
8	981813.78	2808251.52
9	982379.61	2808275.01
10	982383.95	2808169.95
11	982519.57	2808210.23
12	982514.14	2808341.48
13	982526.03	2808438.70
14	982568.90	2808548.87



REFERENCE DOCUMENTS FOR BOUNDARY

- MISSOURI GENERAL WARRANTY DEED TO SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, INST. NO. 2016E0039933
- GENERAL WARRANTY DEED TO JOHNSTON RE HOLDINGS, LLC, INST. NO. 2014E0073533
- QUIT CLAIM DEED TO SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, INST. NO. 2018E0049276
- QUIT CLAIM DEED TO SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, INST. NO. 2018E0049277
- MISSOURI WARRANTY DEED TO ENOCH N. AND SARENA E. GENTRY, INST. NO. 19780355951
- PLAT OF 'SUMMIT VIEW FARMS AMENDED 1ST PLAT', INST. NO. 2017E0048627
- PLAT OF 'SUMMIT VIEW FARMS 4TH PLAT', INST. NO. 2022E0006745
- PLAT OF 'SUMMIT VIEW FARMS 5TH PLAT', INST. NO. _____

TITLE COMMITMENT

EASEMENTS SHOWN HEREON AS PER:
 WFG NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 149714, REVISION 2
 EFFECTIVE DATE: MAY 05, 2023 AT 8:00 AM

LAMP RYNEARSON

LAMP RYNEARSON, CO.
 OMAHA, NEBRASKA
 14710 W. DODGE RD., STE. 100 (402)496.2498
 FORT COLLINS, COLORADO
 4715 INNOVATION DR., STE. 100 (970)226.0342
 KANSAS CITY, MISSOURI
 8001 STATE LINE RD., STE. 200 (816)381.0440

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

FINAL
 PLAT

SUMMIT VIEW FARMS 6TH PLAT
 KANSAS CITY, JACKSON COUNTY, MISSOURI



Know what's below.
 Call before you dig.

REVISIONS
 10/5/22 - STREET NAME UPDATE
 5/8/23 - W/E ADD.

DESIGNER / DRAFTER
 KMG / RER
 DATE
 9/28/2022
 PROJECT NUMBER
 0322064.01
 BOOK AND PAGE
 CNR1-43

SHEET