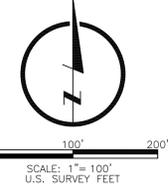
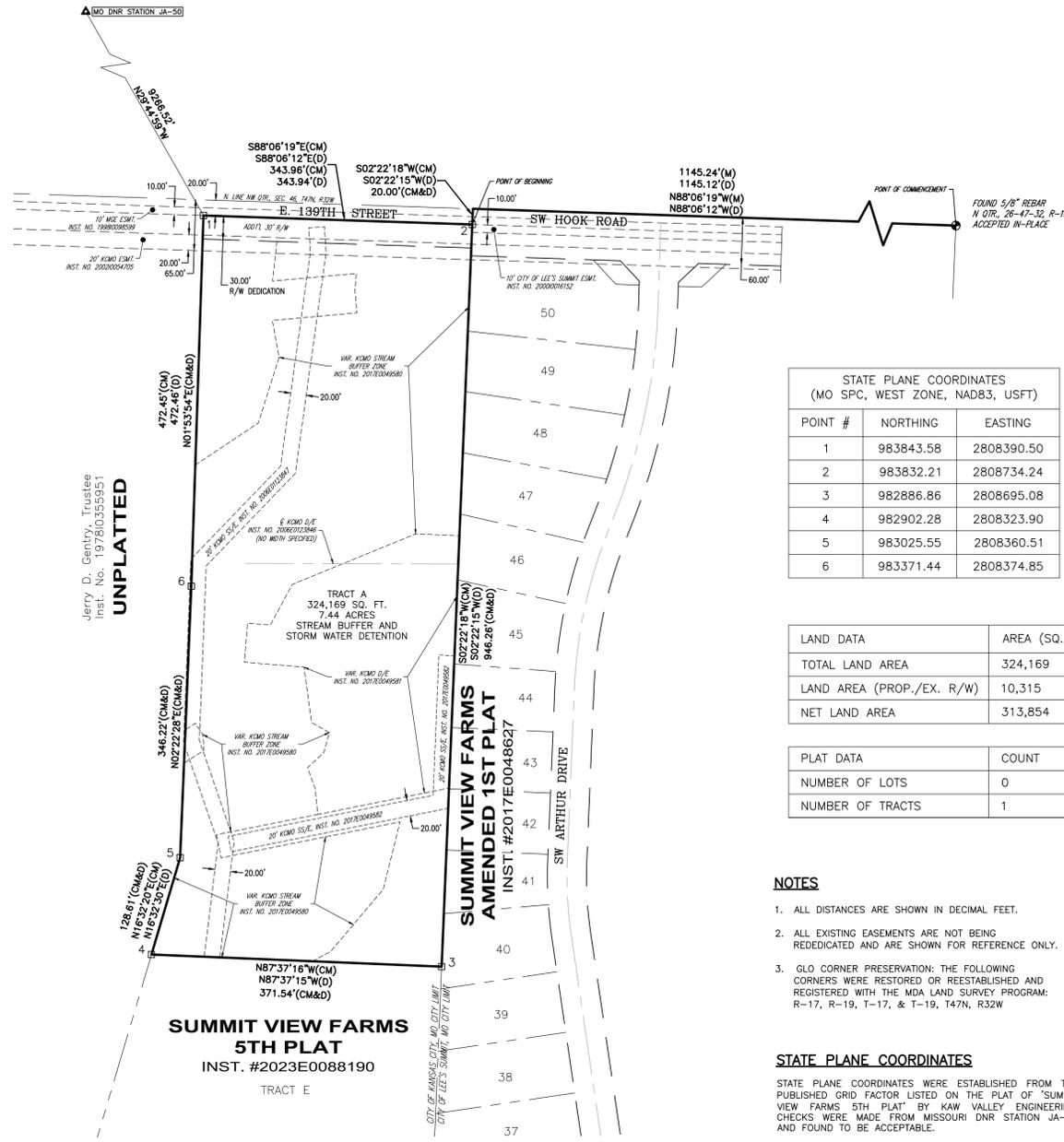
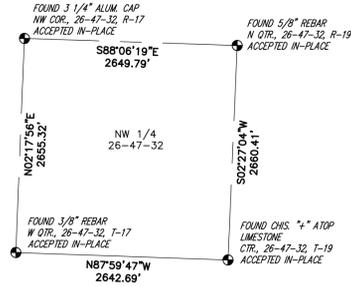
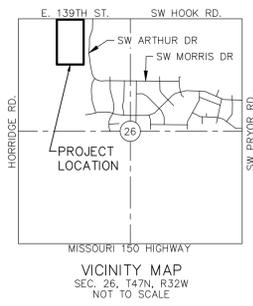


# SUMMIT VIEW FARMS 2ND PLAT

Part of the Northwest Quarter of Section 26, Township 47 North, Range 32 West, situate in the City of Kansas City, Jackson County, Missouri



- LEGEND**
- BOUNDARY LINE
  - EXISTING LOT LINE
  - SECTION LINE
  - EXISTING EASEMENT
  - RIGHT-OF-WAY LINE
  - CORNER SET (5/8"x24" REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "SURVEY MARKER LAMP RYNEARSON MO CLS 2019043127")
  - SECTION CORNER
  - D/E DRAINAGE/STORM SEWER EASEMENT
  - SS/E SANITARY SEWER EASEMENT
  - (M) MEASURED DIMENSION
  - (CM) CALCULATED FROM MEASUREMENTS
  - (D) DEED DIMENSION
  - R/W RIGHT-OF-WAY

Jerry D. Gentry, Trustee  
Inst. No. 197810355951  
**UNPLATTED**

STATE PLANE COORDINATES  
(MO SPC, WEST ZONE, NAD83, USFT)

POINT #	NORTHING	EASTING
1	983843.58	2808390.50
2	983832.21	2808734.24
3	982886.86	2808695.08
4	982902.28	2808323.90
5	983025.55	2808360.51
6	983371.44	2808374.85

LAND DATA	AREA (SQ. FT.)
TOTAL LAND AREA	324,169
LAND AREA (PROP./EX. R/W)	10,315
NET LAND AREA	313,854

PLAT DATA	COUNT
NUMBER OF LOTS	0
NUMBER OF TRACTS	1

- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  - ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
  - 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 PLAT OF '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: 854883.866m  
ELEVATION: 289.8m  
GRID FACTOR: 0.9999011

THE BEARING AND DISTANCE FROM POINT #1 (NORTHWEST CORNER OF THIS PLAT; SEE POINT TABLE) TO JA-50 IS N29°44'59" WEST, 9266.52'.

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

**CLOSURE REPORT INFORMATION**

PERIMETER: 2,609.03' AREA: 324,169 SQ. FT.  
ERROR CLOSURE: 0.0003 COURSE: N8°59'40"E  
ERROR NORTH: 0.00034 EAST: -0.00005  
PRECISION 1:8696766.667

## LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 26, Township 47 North, Range 32 West, situate in the City of Kansas City, Jackson County, Missouri, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence North 88°06'19" West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of said Northwest Quarter, a distance of 1,145.24 feet to the intersection with the Northerly prolongation of the West line of the plat of SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT, a subdivision of record filed with the Jackson County, Missouri Recorder of Deeds as Instrument No. 2017E0048627 on May 31, 2017; thence South 2°22'18" West, along the Northerly prolongation of the West line of said SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT, a distance of 20.00 feet to the intersection with the South line of the North 20.00 feet of said Northwest Quarter, said point also being the Point of Beginning; thence South 2°22'18" West, along the West line of said SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT and its Northerly prolongation, a distance of 946.26 feet to the Northeast corner of Tract E, SUMMIT VIEW FARMS 5<sup>TH</sup> PLAT, a subdivision of record filed with said Recorder of Deeds as Instrument No. 2023E0088190 on December 11, 2023; thence North 87°37'16" West, along the North line of said Tract E, a distance of 371.54 feet to the Northwest corner thereof; thence North 16°32'20" East, departing the North line of said Tract E, a distance of 128.61 feet; thence North 2°22'28" East a distance of 346.22 feet; thence North 1°53'54" East a distance of 472.45 feet to the intersection with the South line of the North 20.00 feet of said Northwest Quarter; thence South 88°06'19" East, along the South line of the North 20.00 feet of said Northwest Quarter, a distance of 343.96 feet to the Point of Beginning.

Containing 324,169 square feet or 7.44 acres, more or less.

## STREET DEDICATION

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

## MAINTENANCE OF TRACTS

TRACT A IS TO BE USED FOR STREAM BUFFER AND STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE SUMMIT VIEW FARMS HOMEOWNERS ASSOCIATION PURSUANT TO COVENANT TO MAINTAIN STORM WATER DETENTION FACILITIES RECORDED SIMULTANEOUSLY WITH THIS PLAT.

## PLAT DEDICATION

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 2ND PLAT".

IN TESTIMONY THEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME,  
OWNER: SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC

WILLIAM P. KENNEY, ADMINISTRATIVE MEMBER

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

## CITY PLAN COMMISSION

APPROVED: \_\_\_\_\_ MICHAEL J. SHAW  
CASE NUMBER: \_\_\_\_\_ DIRECTOR

## PUBLIC WORKS

## COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NO. \_\_\_\_\_ DULY AUTHENTICATED AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR  
QUINTON LUCAS

CITY CLERK  
MARILYN SANDERS

VINCENT E. BRICE  
JACKSON COUNTY ASSESSMENT DEPARTMENT

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF "SUMMIT VIEW FARMS 2ND 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 AUGUST 2, 2024.

KELLAN M. GREGORY, PLS-2011001372 DATE \_\_\_\_\_

## REFERENCE DOCUMENTS FOR BOUNDARY

- MISSOURI WARRANTY DEED TO JERRY D. GENTRY, TRUSTEE, INST. NO. 197810355951
- QUIT CLAIM DEED TO SUMMIT VIEW DEVELOPMENT GROUP, LLC, INST. NO. 2016E0047063
- SPECIAL WARRANTY DEED BY TRUSTEE TO WILLIAM P. KENNEY, INST. NO. 2004I0089901
- ACCOMMODATION QUIT CLAIM DEED TO SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, INST. NO. 2024E0056622
- PLAT OF 'SUMMIT VIEW FARMS AMENDED 1ST PLAT', INST. NO. 2017E0048627
- PLAT OF 'SUMMIT VIEW FARMS 5TH PLAT', INST. NO. 2023E0088190

## TITLE COMMITMENT

EASEMENTS SHOWN HEREON AS PER:  
AGENTS NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 2412802  
EFFECTIVE DATE: AUGUST 22, 2024 AT 8:00 AM

## 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 2909500531G  
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

## LAMP RYNEARSON

LAMP RYNEARSON.COM  
OMAHA, NEBRASKA  
14710 W. DODGE RD. STE. 100 (402) 498-2498  
NE AUTHORIZATION NO. CA0130  
FORT COLLINS, COLORADO  
4718 INNOVATION DR. STE. 100 (970) 238-0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO. E-2013011903 | LS-2010043127

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

FINAL PLAT

SUMMIT VIEW FARMS 2ND PLAT  
KANSAS CITY, JACKSON COUNTY, MISSOURI



Know what's below.  
Call before you dig.

REVISIONS

DATE	DESCRIPTION
8/22/2024	TITLE COMM. UPDATE

DESIGNER / DRAFTER  
KELLAN GREGORY/RACHEL RENNECKER  
DATE  
8/20/2024  
PROJECT NUMBER  
0322064  
BOOK AND PAGE

SHEET