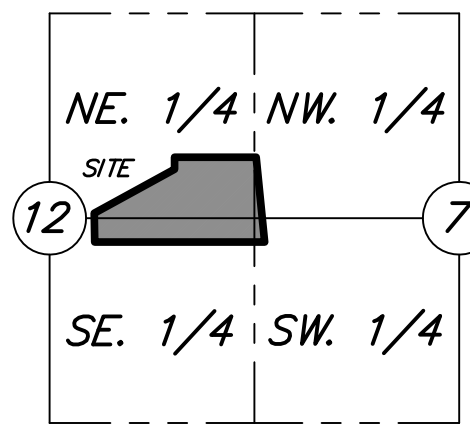
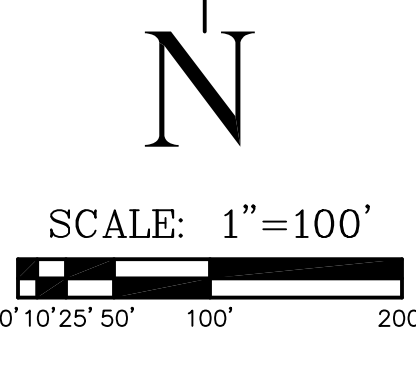
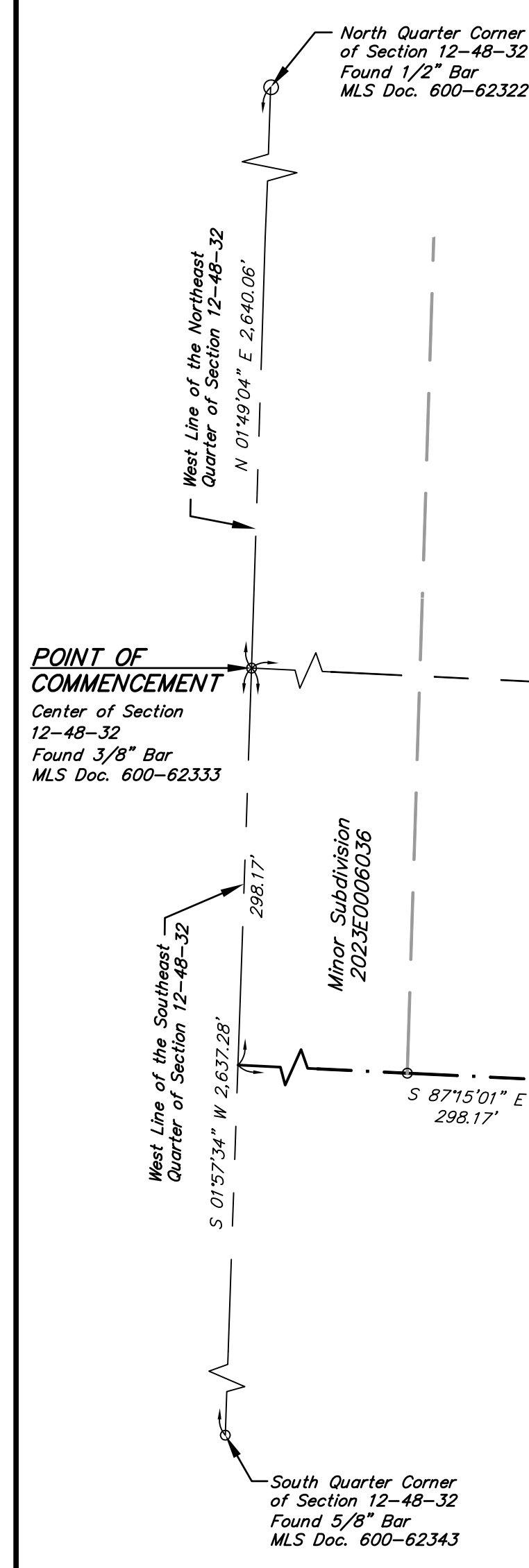


# FINAL PLAT ORCHARD ESTATES

Sec. 12, Twp 48, Rge 32 &  
Sec. 7, Twp 48, Rge 31  
Kansas City, Jackson County, Missouri



**SECTION LOCATION**  
Section 12, Twp. 48, Rng. 32  
Section 7, Twp. 48, Rng. 31  
(Not to Scale)



**LEGEND**  
B.L. = Building Line  
U.E. = Utility Easement  
▲ Denotes Permanent Monument to be Set after Construction  
○ Denotes Found Existing Bar  
● Denotes 1/2" Bar to be Set with Plastic Cap

**NOTE:**  
The bearings and coordinates shown hereon are based on the MISSOURI STATE PLANE COORDINATE SYSTEM (1983 and as Amended), WEST ZONE and are tied to Station JA-130 of the Kansas City Metro Control Project using a combined grid factor of 0.9999044. The coordinates are listed in meters.

**STATE PLANE COORDINATES**

Point	Northing	Easting
1	313,378.375	858,941.706
2	313,488.037	858,945.186
3	313,640.589	859,258.770
4	313,686.257	859,260.855
5	313,677.806	859,446.046
6	313,671.737	859,571.884
7	313,347.311	859,588.480

**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 **ORCHARD ESTATES**.

**UTILITY EASEMENT:** 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, 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.

**STREET DEDICATION:** Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

**BUILDING LINES:** 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.

**RIGHT OF ENTRANCE:** The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**FLOODPLAIN:** The subject property is located in "Zone X" (areas of minimal flooding) according to the Jackson County, Missouri Flood Insurance Rate Map (FIRM) map number 29095C0407G, map revised January 20, 2017.

**PAYMENT IN LIEU OF LAND DEDICATION:** The Developer elects to pay the City of Kansas City, Missouri, a sum of \$4,277.06 in lieu of required parkland dedication for 3 new residential lots pursuant to Section 88-408-C of the Zoning and Development Code.

**NOTE:**  
Document No. 45511 (Book 254, Page 161) and Document No. 526271 (Book 793, Page 136) are Easements for Pipeline and have a history of being assigned and modified. This location is still a "Blanket Easement".

LAND DATA	AREA
Total Land Area	40.74 acres
Land Area for Proposed and Existing Right of Way	0.73 acres
Net Land Area	40.01 acres

PLAT DATA	COUNT
Number of Lots	4
Number of Tracts	0

**COUNTY RECORDING INFORMATION**

PLAT DEDICATION:	Reserved for County Recording Stamp
ORCHARD ESTATES	
PRIVATE OPEN SPACE DEDICATION:	
0 acres Parkland	
RECORD AS:	
Plat	

**DESCRIPTION:**  
A tract of land in the Northeast Quarter and the Southeast Quarter of Section 12, Township 48, Range 32, and in the Northwest Quarter and the Southwest Quarter of Section 7, Township 48, Range 31, all in Kansas City, Jackson County, Missouri described as follows: Commencing at the Center of said Section 12; Thence South 1°57'34" West, along the West Line of the Southeast Quarter of said Section 12, a distance of 298.17 feet; Thence South 87°15'01" East, a distance of 559.50 feet to the Point of Beginning; Thence North 1°49'04" East, a distance of 360.00 feet; Thence North 64°03'29" East, a distance of 1144.21 feet; Thence North 2°36'47" East, a distance of 150.00 feet; Thence South 87°23'13" East, a distance of 608.27 feet; Thence South 87°14'21" East, a distance of 413.37 feet to a point on the Westerly right-of-way of Lee's Summit Road; Thence South 2°55'42" East, along said right-of-way, a distance of 1065.88 feet; Thence North 87°15'01" West, a distance of 2124.61 feet to the Point of Beginning. Also known as Lot 4, Minor Subdivision recorded as Instrument Number 2023E0033192.

Contains 40.74 acres, more or less.

**IN TESTIMONY WHEREOF:** LAW OFFICES OF PHIL LEVOTA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

LAW OFFICES OF PHIL LEVOTA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY  
By: \_\_\_\_\_  
Phil LeVota, Manager

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public in and for the county and state aforesaid, came Phil LeVota, to me personally known, who being by me duly sworn did say that he is the Manager of LAW OFFICES OF PHIL LEVOTA, L.L.C., and that said instrument was signed on behalf of said Company by authority of its Members and acknowledged said instrument to be the free act and deed of said Company.

**IN WITNESS THEREOF:** I have hereunto set my hand and affixed my Notarial Seal at my office in \_\_\_\_\_, the day and year last above written.

My Commission Expires: \_\_\_\_\_  
Notary Public  
CITY PLAN COMMISSION PUBLIC WORKS  
Approved: \_\_\_\_\_  
Michael J. Shaw, Director

**CITY COUNCIL**  
This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

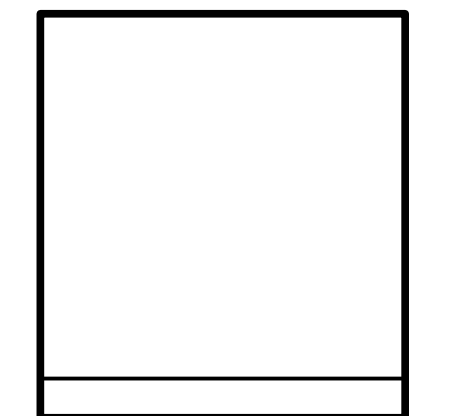
Mayor  
Quinton Lucas  
City Clerk  
Marilyn Sanders  
Jackson County GIS Department

**Owner: LAW OFFICES OF PHIL LEVOTA, L.L.C.**  
P.O. Box 3314  
Independence, MO 64055  
Ph: (816) 889-9200

**SURVEYOR'S CERTIFICATION:**  
I hereby certify that the plat of **ORCHARD ESTATES** subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

**DO NOT RECORD**  
ROBERT C. PARKS, MO LS NO. 2362

**WEISKIRCH & PARKS ENGINEERS, INC.**  
MO. CERTIFICATE OF AUTHORITY  
L.S. No. 000247  
111 NORTH MAIN, SUITE #10  
INDEPENDENCE, MISSOURI 64050  
(816)254-5000 WPK@WPKEC.COM



**FINAL PLAT  
ORCHARD ESTATES  
SECTION 12, TOWNSHIP 48, RANGE 32  
KANSAS CITY, JACKSON COUNTY, MISSOURI**

REVISIONS	DATE	DESCRIPTION
1	6/12/25	Standard Plat Language

JOB NO.	4516
SCALE:	NOTED
DATE:	5/20/25
DRAFTER:	T.K.O.
CHKD:	B.P.
SHEET NO.	1 OF 1