

# FINAL AFFIDAVIT AND AGREEMENT

STATE OF MISSOURI  
COUNTY OF JACKSON

On this 9 day of June, 2021 before me, the undersigned Notary Public,  
personally appeared Kevin Higdon

on behalf of Choya LLC  
(name of firm, corporation or partnership)

General Contractor, Upon being duly sworn, on his oath he does say that all of the persons, firms, and corporations, including affiant, and all subcontractors, who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction and improvements on the project hereinafter described, have been paid in full and that such work has been fully completed.

Affiant further says that no claims have been made to affiant by, nor is any suit now pending on behalf of, any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, financing statement, security agreement, or conditional bills of sale have been given or are now outstanding as to any materials placed upon or installed in the aforesaid project.

The General Contractor does, for a valuable consideration, hereby agree to indemnify and save the City of Lee's Summit, Missouri, harmless against any lien, claim or suit of, or by any general contractor, subcontractor, mechanic or materialman in connection with the construction of improvements on said project.

The improvements referred to herein are situated in the County of Jackson, City of Lee's Summit, State of Missouri, and the project is described as follows:

Name of Project: Site permit 20192738

The declarations herein contained are hereby affirmed.

KC  
Signature of Affiant

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

Melissa Zurewski  
Notary Public

My Commission Expires Aug 26, 2024

MELISSA ZUROWSKI  
Notary Public, Notary Seal  
State of Missouri  
Jackson County  
Commission #15427247  
My Commission Expires 08-26-2024

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Rev. 07/2015

**DEVELOPMENT SERVICES**

**Punch List**

**Date:** Tuesday, June 1,, 2021

**To:** **Choyce LLC**  
10712 Wildflower  
Lee's Summit, Mo.64086

**Re: Certificate of Substantial Completion for:**  
Project Title: NAPA VALLEY 4TH PLAT  
Permit Number: PRSUBD20192738  
Permit Type: Development - Subdivision  
Work Description: FULL PLAT DEVELOPMENT - Napa Valley 4th Plat

A comprehensive inspection was completed for this project. It has been determined by Development Services that a Certificate of Substantial Completion can be released. The following items were incomplete as of the date of this letter. The developer, contractors and engineers have thirty (30) days to complete these deficiencies in accordance with the City of Lee's Summit's, Design and Construction Manual, Ordinance 5813. Failure to complete all items will result in a freeze of building permits until all items are corrected and a Certificate of Final Acceptance is issued.

**PUNCH LIST CORRECTIONS:**

- 1. Maintain erosion control until 70% vegetation has been established.**
- 2.Final Affidavit and Agreement.**
3. Remove gutter buddy's when vegetation has been established.
4. Make sure valve lids are set to grade.
5. We need a ring and lid on ISO valve
6. Need to have the tracer wire come up on the hydrant and not in the box.

We do not claim this list identifies all possible incomplete, damaged, or unfinished work - items may have been unintentionally omitted. Omission from the punch list does not relieve the Developer, Contractors, or Engineer from responsibility to complete work in accordance with approved Engineering Plans, Development Plans and Lee's Summit's Design and Construction Manual.

\_\_\_\_\_  
Permit Holder  
(Signature & Date)

  
Steven Robbins  
\_\_\_\_\_  
Steve Robbins, Field Engineering Inspector  
(Signature & Date)

Original: Public Works Inspections File  
Copy:

Developer

Development Services Engineering Manager



## DEVELOPMENT SERVICES

### Certificate of Substantial Completion

**Date:** Tuesday, June 01, 2021

**To:** Choyce LLC  
10712 Wildflower Dr.  
Lee's Summit, MO. 64086

**Project Title:** NAPA VALLEY 4TH PLAT  
**Permit Number:** PRSUBD20192738  
**Permit Type:** Development - Subdivision  
**Permit Work Class:** Development Complete  
**Project Address:**  
**Project Parcel #:** 69720990401000000

This Certificate of Substantial Completion for the infrastructure associated with the above referenced project satisfies the Development Services portion of the requirements for a building permit. The infrastructure for this subdivision has been installed and tested and can be used for its intended purpose. Incomplete items will be indicated in a separate punch list letter. The Punch List will indicate corrections and documentation that must be completed in order to receive a Certificate of Final Acceptance from Development Services. A thirty (30) calendar day time period commences from the above date of issuance for completion and submittal to the City of all required final acceptance items as directed in the City of Lee's Summit's, Design and Construction Manual, Ordinance 5813. After all requirements have been met, a Certificate of Final Acceptance will be issued. If the Certificate of Final Acceptance is not obtained within the specified time period, issuance of building permits shall be suspended until the requirements are met.

#### Erosion and Sediment Control

Erosion and sediment control must be established/installed according to Lee's Summit's Design and Construction Manual Sections 1000, 2150, and 5100. Erosion and sediment control must be established/installed immediately and maintained continuously - the 90 day completion period which may apply to other punch list items does not relate to erosion and sediment control.

#### Public Infrastructure      Quantity

Sanitary Sewer 8"	_646_ linear feet
Stormwater 15" HDPE	_576_ linear feet
Street	_1,516_ linear feet
Water	



8" PVC

\_778\_ linear feet

Building permits will be frozen on if all items on the punch list are not completed. If you have any questions about the above or any items listed on the Punch List please contact Steve Robbins, Field Engineering Inspector, at (816) 969-1228.

By signing this letter, the permit holder acknowledges the receipt and accepts the terms of this Certificate of Substantial Completion.



Permit Holder  
(Signature & Date)

Steven Robbins

Digitially signed by Steven Robbins  
DN: CN=Steven Robbins,  
OU=Development, OU=LS Users,  
DC=CDLS, DC=MO  
Reason: I am approving this document  
Date: 2021.06.04 17:07:06-05'00'

Steve Robbins, Field Engineering Inspector  
(Signature & Date)

Original: Inspections File

Copy:

Contractor

Developer

Design Engineer / Architect

Codes Administration Director

Codes Administration Manager

GIS Manager

Public Works Development Engineering Manager

Public Works Engineering Support Supervisor (PW Records)

Public Works Operations

Water Utilities Operations