

SETBACK TABLE:

FRONT - 30 FEET.
REAR - 30 FEET.
SIDE - 7.5 FEET
STREET SIDE(CORNER LOT) - 25 FEET.

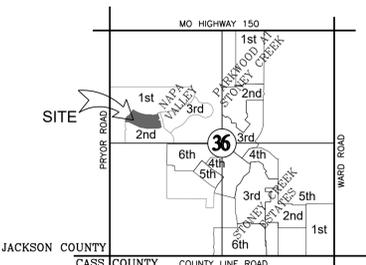
LIMITS OF NO ACCESS (LNA) NOTES:

LOTS 154 AND 165 SHALL HAVE NO DIRECT VEHICLE ACCESS TO SW STONEYBROOK DRIVE.

DEVELOPER:

MAR INVESTMENTS INC.
PO BOX 847
LEES SUMMIT MO 64063

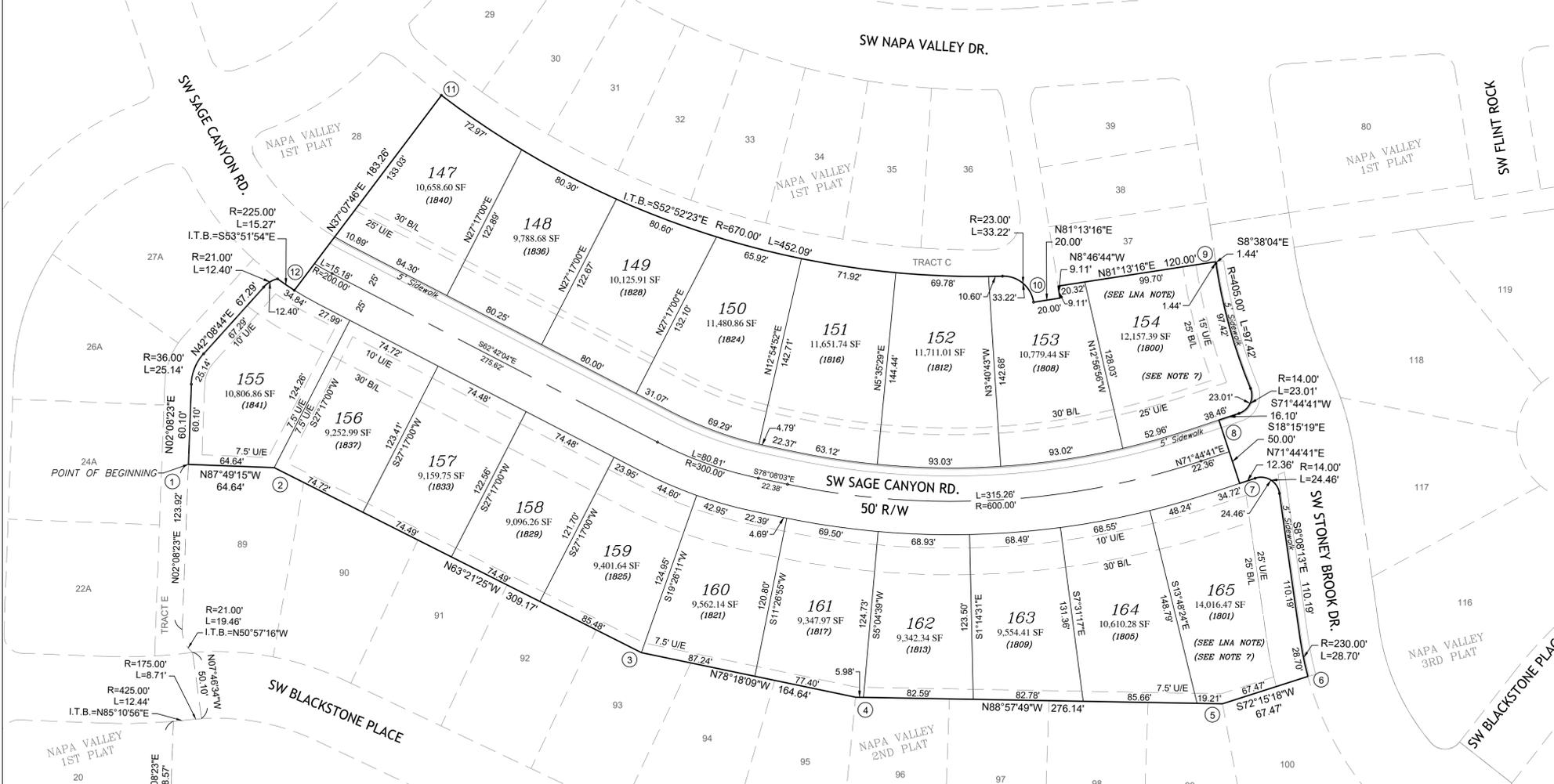
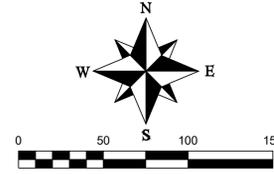
FINAL PLAT
Napa Valley - 4th Plat
Lots 147 Thru 165
Lee's Summit, Jackson County, Missouri



Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor: 0.9998997

Table with 3 columns: POINT, NORTHING, EASTING. Lists coordinates for points 1 through 12 and CA08/CA08AZ.

LOCATION MAP SECTION 36-T47N-R32W



DEDICATION: THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT.

NAPA VALLEY - 4TH PLAT - LOTS 147-165

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES...

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

STREETS: THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN: INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY WHEREOF: MAR INVESTMENTS INCORPORATED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___ DAY OF ___, 2018.

MAR INVESTMENTS, INC.

ELIZABETH MARTIN, MEMBER

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____)
ON THIS ___ DAY OF ___, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ OF MAR INVESTMENTS, INC. AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF NAPA VALLEY 4TH PLAT, LOTS 147-165 WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS ___ DAY OF ___, 20___, BY ORDINANCE NO. _____

WILLIAM A. BAIRD, MAYOR DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

APPROVED: PUBLIC WORKS / ENGINEERING

GEORGE M BINGER, III P.E., CITY ENGINEER DATE

PLANNING & SPECIAL PROJECTS

ROBERT G. McKay, AICP, DIRECTOR OF PLANNING AND SPECIAL PROJECTS DATE

PLANNING COMMISSION

DANA ARTH, SECRETARY DATE

SURVEY AND PLAT NOTES:

- 1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
a) SEMI-PERMANENT MONUMENTS: SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
b) PERMANENT MONUMENTS: SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.
2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)
3. BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT CA-08 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.9998997. COORDINATES DETERMINED BY GPS METHODS.
4. NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" BY EDWARD ALTON MAY, JR., P.E., 1995.
5. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. COMMUNITY PANEL NO. 29095C0531 G EFFECTIVE DATE: JANUARY 20, 2017.
6. INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
7. SIDEWALKS ADJACENT TO LOTS 154 AND 165 ALONG SW STONEY BROOK DRIVE SHALL BE CONSTRUCTED BY HOME BUILDER.

NAPA VALLEY - 4TH PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 87°54'45" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 359.67 FEET TO THE SOUTHEAST CORNER OF NAPA VALLEY-1ST PLAT, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER; THENCE NORTH 02°23'23" EAST, A DISTANCE OF 308.57 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 85°10'56" WEST, AND A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 12.44 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 8.71 FEET; THENCE NORTH 07°46'34" WEST, A DISTANCE OF 50.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 50°57'16" EAST, AND A RADIUS OF 21.00 FEET, AN ARC DISTANCE OF 19.46 FEET; THENCE NORTH 02°08'23" EAST, A DISTANCE OF 123.92 FEET TO THE NORTHWEST CORNER OF NAPA VALLEY-2ND PLAT, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 02°08'23" EAST, A DISTANCE OF 60.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 36.00 FEET, AN ARC DISTANCE OF 25.14 FEET; THENCE NORTH 42°08'44" EAST, A DISTANCE OF 67.29 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 21.00 FEET, AN ARC DISTANCE OF 12.40 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 53°51'54" EAST, AND A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 15.27 FEET; THENCE NORTH 37°07'46" EAST, A DISTANCE OF 183.26 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 52°52'23" EAST, AND A RADIUS OF 670.00 FEET, AN ARC DISTANCE OF 452.09 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 23.00 FEET, AN ARC DISTANCE OF 33.22 FEET; THENCE NORTH 81°13'16" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 08°46'44" WEST, A DISTANCE OF 9.11 FEET; THENCE NORTH 81°13'16" EAST, A DISTANCE OF 120.01 FEET; THENCE SOUTH 08°38'04" EAST, A DISTANCE OF 1.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 97.42 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 23.01 FEET; THENCE SOUTH 71°44'41" WEST, A DISTANCE OF 16.10 FEET; THENCE SOUTH 18°15'19" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 71°44'41" EAST, A DISTANCE OF 12.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 24.46 FEET; THENCE SOUTH 08°08'13" EAST, A DISTANCE OF 110.19 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 28.70 FEET; THENCE SOUTH 72°15'18" WEST, A DISTANCE OF 67.47 FEET; THENCE NORTH 88°57'49" WEST, A DISTANCE OF 276.14 FEET; THENCE NORTH 78°18'09" WEST, A DISTANCE OF 164.64 FEET; THENCE NORTH 63°21'25" WEST, A DISTANCE OF 309.17 FEET; THENCE NORTH 87°49'15" WEST, A DISTANCE OF 64.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 235,085.56 SQUARE FEET (5.40 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

REVISIONS table with columns for DATE and REVISIONS.

Final Plat
Napa Valley 4th Plat
Section 36, Township 47 N, Range 32 West
Lee's Summit, Jackson County, Missouri

Final Plat metadata table with columns: SHEET, SECTION, TOWNSHIP, RANGE, COUNTY, JOB NO., DRAWN BY, DATE OF PREPARATION.

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS logo and contact information: 50 SE 80TH STREET, LEE'S SUMMIT, MO 64082, P: (616) 625-9888, F: (816) 625-9849

MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, L.L.C., MO CORP LS 2005008319-D
DATE: _____