

Minor Plat  
Lots 13A, 14A & 14B - Napa Valley

Replat of Lots 13 & 14, Napa Valley - 1st Plat  
Section 36, Township 47, Range 32  
Lee's Summit, Jackson County, Missouri

PLAT DESCRIPTION:

ALL OF LOTS 13 & 14, NAPA VALLEY 1ST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND, BLACKSTONE PLACE RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 36-47-32, SAID POINT BEING 144.75 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 14, NAPA VALLEY FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE S87°51'37"E, A DISTANCE OF 115.69 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 21.99 FEET; THENCE S2°08'23"W, A DISTANCE OF 78.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N2°08'23"E AND A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 21.99 FEET; THENCE N87°51'37"W, A DISTANCE OF 100.69 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE N2°08'05" E, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREFTER BE KNOWN AS:

"Lots 13A, 14A & 14B - Napa Valley"

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE 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 TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.), "DRAINAGE EASEMENT" (D.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

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

OIL - GAS WELLS:

THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

DRAINAGE NOTE:

THE INDIVIDUAL LOT OWNER SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN FOR NAPA VALLEY LOT 13, AND 14, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OWNER LOT 14A & 14B

IN TESTIMONY THEREOF:

CHOYCE LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MANAGER: KEVIN HIGDON

NOTARY CERTIFICATION

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

COUNTY OF \_\_\_\_\_ ) JSS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN HIGDON, MANAGER OF CHOYCE, LLC, A MISSOURI CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

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

OWNER LOT 13A

IN TESTIMONY THEREOF:

DANYALE S & WILLIAM E PERKINS, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DANYALE S PERKINS

WILLIAM E PERKINS

NOTARY CERTIFICATION

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

COUNTY OF \_\_\_\_\_ ) JSS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DANYALE S & WILLIAM E PERKINS, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

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

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF LOTS 13A, 14A & 14B - NAPA VALLEY 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. \_\_\_\_\_.

APPROVED:

PUBLIC WORKS / ENGINEERING

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

PLANNING & CODES ADMINISTRATION

RYAN A. ELAM, P.E., DIRECTOR OF DEVELOPMENT SERVICES DATE \_\_\_\_\_

PLANNING COMMISSION

DANA ARTH, SECRETARY DATE \_\_\_\_\_

WILLIAM A. BAIRD, MAYOR DATE \_\_\_\_\_

TRISHA FOWLER ARCURI, CITY CLERK DATE \_\_\_\_\_

JACKSON COUNTY:

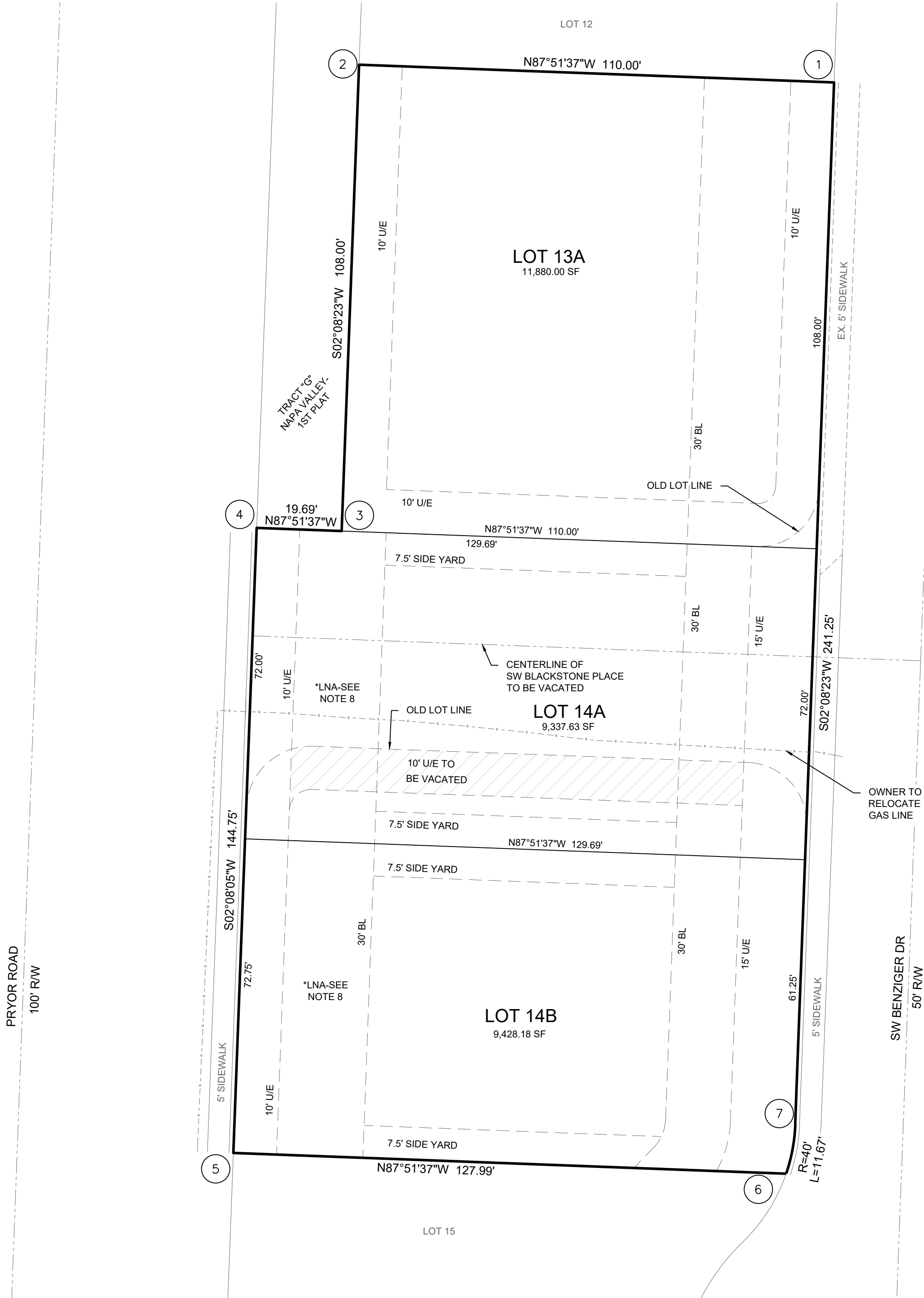
APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102 DATE: \_\_\_\_\_  
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D



SURVEYOR'S GENERAL NOTES:

- THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.  
(A). PLAT OF NAPA VALLEY 1ST PLAT, RECORDED AS INSTRUMENT NO. 20050049801.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (URBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- NO TITLE REPORT WAS FURNISHED.
- THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF EXISTING UTILITIES WITHIN THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- BEARINGS SHOWN HEREIN ARE BASED ON THE PLAT OF NAPA VALLEY 1ST PLAT
- 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.
- \* LOTS 14A AND 14B SHALL HAVE NO ACCESS TO PRYOR ROAD.

Missouri State Plane Coordinate System

1983, Missouri West Zone

(2003 Adjustment)

Reference Monument: CA-08

Combined Scale Factor: 0.9998997

POINT	NORTHING	EASTING
1	297560.584	857217.431
2	297561.836	857183.925
3	297528.939	857182.696
4	297529.165	857176.698
5	297485.075	857175.055
6	297483.618	857214.039
7	297487.102	857214.685
CA08	295023.772	857606.886
CA08AZ	295008.486	857868.230

Coordinates Shown in Meters

REVISIONS

DATE	DESCRIPTION

Minor Plat - Napa Valley Lots 13A, 14A & 14B  
Section 36, Township 47, Range 32  
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	36	47	32	Jackson	Napa Valley lot 14
DRAWN BY	SCALE	DATE OF PREPARATION	DATE	DATE	DATE
M. Schlicht, PLS, PE	1" = 20'	March 29, 2019			

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-5988 F: (816) 623-9849