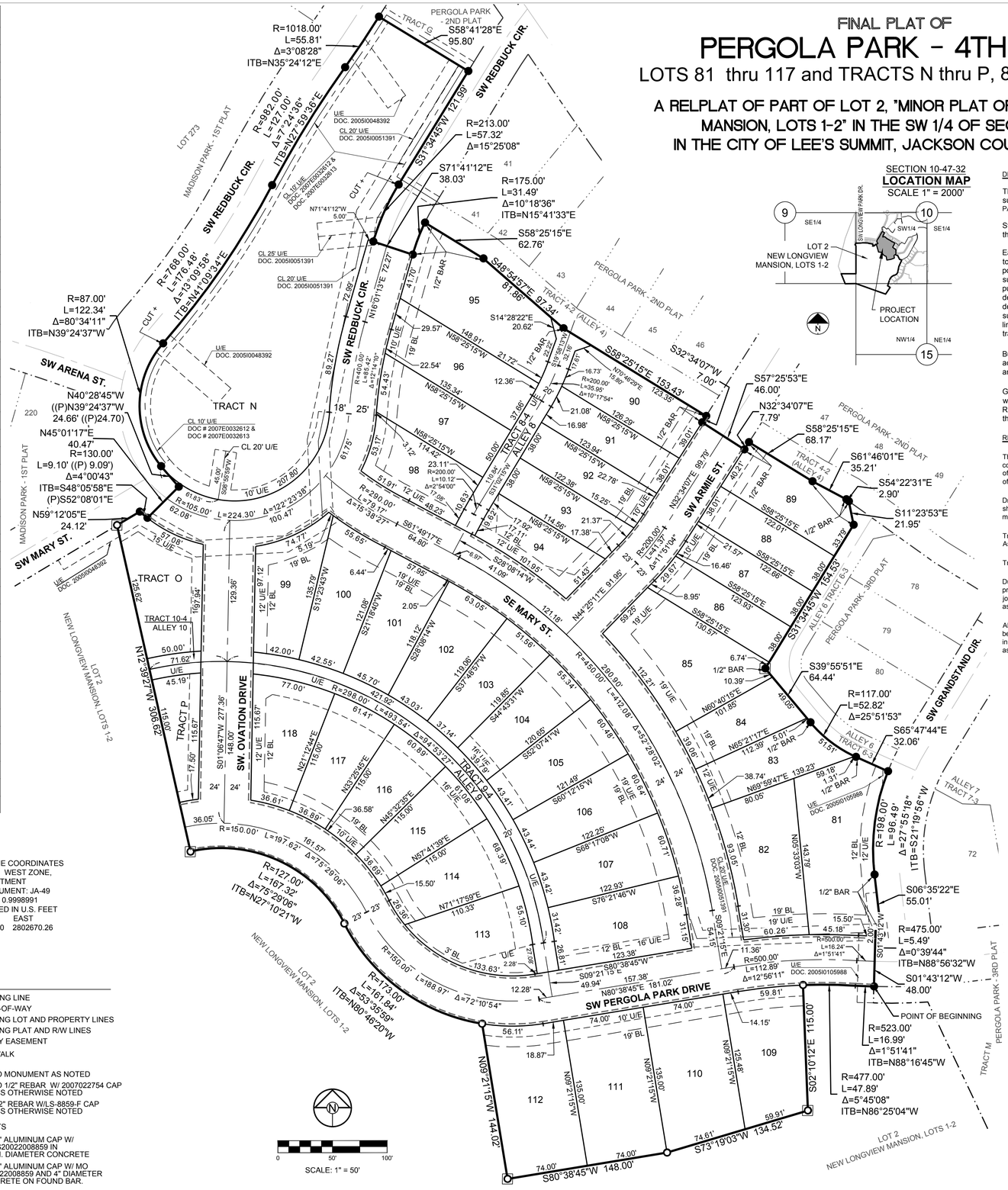
FINAL PLAT OF
PERGOLA PARK - 4TH PLAT

LOTS 81 thru 117 and TRACTS N thru P, 8-4, 9-4 and 10-4

A RELPLAT OF PART OF LOT 2, "MINOR PLAT OF NEW LONGVIEW MANSION, LOTS 1-2" IN THE SW 1/4 OF SEC. 10-47-32 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LOT #	AREA (SF)
81	10,858.64
82	8,946.18
83	5,367.13
84	4,635.95
85	10,148.94
86	4,816.85
87	4,677.01
88	4,648.75
89	5,785.23
90	5,940.69
91	4,739.18
92	4,688.02
93	4,517.19
94	4,960.54
95	10,048.67
96	7,130.41
97	6,279.67
98	5,594.46
99	6,146.90
100	6,503.55
101	6,274.21
102	6,289.32
103	5,297.42
104	5,719.58
105	6,289.45
106	6,342.23
107	6,382.63
108	7,742.88
109	8,029.09
110	9,637.89
111	9,990.00
112	10,153.96
113	6,148.08
114	6,255.11
115	5,621.60
116	5,604.44
117	5,652.03
118	6,533.49
R/W	96,522.30
TRACT N	55,613.42
TRACT O	7,459.31
TRACT P	3,605.43
TRACT 8-4	4,273.34
TRACT 9-4	8,496.64
TRACT 10-4	951.90



DESCRIPTION:

A replat of Part of LOT 2, "MINOR PLAT OF NEW LONGVIEW MANSION, LOTS 1-2" as recorded by Instrument Number 2016E0123276 in the Southwest One-Quarter of Section 10, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri and being more particularly described as follows.

Beginning at a point on the East line of said LOT 2, said point being the Southwest corner of SW Pergola Park Drive right of way and a corner point of Tract M as platted in "PERGOLA PARK - 3RD PLAT" as recorded by Instrument Number 2006E0018783; thence along a curve to the right, having an initial tangent bearing of North 88 degrees 16 minutes 45 seconds West, a radius of 523.00 feet, a central angle of 01 degrees 51 minutes 41 seconds and an arc length of 16.99 feet to a point of reverse curvature; thence along a curve to the left, having an initial tangent bearing of North 86 degrees 25 minutes 04 seconds West, a radius of 477.00 feet, a central angle of 05 degrees 45 minutes 08 seconds and an arc length of 47.89 feet; thence South 02 degrees 10 minutes 12 seconds East, a distance of 115.00 feet; thence South 73 degrees 19 minutes 03 seconds West, a distance of 134.52 feet; thence South 80 degrees 38 minutes 45 seconds West, a distance of 148.00 feet; thence North 09 degrees 21 minutes 15 seconds West, a distance of 144.02 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 80 degrees 46 minutes 20 seconds West, a radius of 173.00 feet, a central angle of 53 degrees 35 minutes 59 seconds and an arc length of 161.84 feet to a point of reverse curvature; thence along a curve to the left, having an initial tangent bearing of North 27 degrees 10 minutes 21 seconds West a radius of 127.00 feet, a central angle of 75 degrees 29 minutes 06 seconds and an arc length of 167.32 feet; thence North 12 degrees 39 minutes 27 seconds West, a distance of 306.62 feet to a point on the North line of said LOT 2; thence along the Northerly and Easterly lines of said LOT 2 for the remaining 31 courses, North 59 degrees 12 minutes 05 seconds East, a distance of 24.12 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 48 degrees 05 minutes 58 seconds East(Platted South 52 degrees 08 minutes 01 seconds East), a radius of 130.00 feet, a central angle of 04 degrees 00 minutes 43 seconds and an arc length of 9.10 feet(Platted 9.09 feet); thence North 45 degrees 01 minutes 17 seconds East, a distance of 40.47 feet; thence North 40 degrees 28 minutes 45 seconds West(Platted North 39 degrees 24 minutes 37 seconds West), a distance of 24.66 feet(Platted 24.70 feet) to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 39 degrees 24 minutes 37 seconds West, a radius of 87.00 feet, a central angle of 80 degrees 34 minutes 11 seconds and an arc length of 122.34 feet to a point of reverse curvature; thence along a curve to the left, having an initial tangent bearing of North 41 degrees 09 minutes 34 seconds East, a radius of 768.00 feet, a central angle of 13 degrees 09 minutes 58 seconds and an arc length of 176.48 feet to a point of reverse curvature; thence along a curve to the right, having an initial tangent bearing of North 27 degrees 59 minutes 36 seconds East, a radius of 982.00 feet, a central angle of 07 degrees 24 minutes 36 seconds and an arc length of 127.00 feet to a point of reverse curvature; thence along a curve to the left, having an initial tangent bearing of North 35 degrees 24 minutes 12 seconds East, a radius of 1018.00 feet, a central angle of 03 degrees 08 minutes 28 seconds and an arc length of 55.81 feet; thence South 58 degrees 41 minutes 28 seconds East, a distance of 95.80 feet; thence South 31 degrees 34 minutes 45 seconds West, a distance of 121.99 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 213.00 feet, a central angle of 15 degrees 25 minutes 08 seconds and an arc length of 57.32 feet; thence South 71 degrees 41 minutes 12 seconds East, a distance of 38.03 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 15 degrees 41 minutes 33 seconds East, a radius of 175.00 feet, a central angle of 10 degrees 18 minutes 36 seconds and an arc length of 31.49 feet; thence South 58 degrees 25 minutes 15 seconds East, a distance of 62.76 feet; thence South 48 degrees 54 minutes 57 seconds East, a distance of 97.34 feet; thence South 58 degrees 25 minutes 15 seconds East, a distance of 153.43 feet; thence South 32 degrees 34 minutes 07 seconds West, a distance of 7.00 feet; thence South 57 degrees 25 minutes 53 seconds East, a distance of 46.00 feet; thence North 32 degrees 34 minutes 07 seconds East, a distance of 7.79 feet; thence South 58 degrees 25 minutes 15 seconds East, a distance of 68.17 feet; thence South 61 degrees 46 minutes 01 seconds East, a distance of 35.21 feet; thence South 54 degrees 22 minutes 31 seconds East, a distance of 2.90 feet; thence South 11 degrees 23 minutes 53 seconds East, a distance of 21.95 feet; thence South 31 degrees 34 minutes 45 seconds West, a distance of 154.53 feet; thence South 39 degrees 55 minutes 51 seconds East, a distance of 64.44 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 117.00 feet, a central angle of 25 degrees 51 minutes 53 seconds and an arc length of 52.82 feet; thence South 65 degrees 47 minutes 44 seconds East, a distance of 32.06 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 21 degrees 19 minutes 56 seconds West, a radius of 198.00 feet, a central angle of 27 degrees 55 minutes 18 seconds and an arc length of 96.49 feet; thence South 06 degrees 35 minutes 22 seconds East, a distance of 55.01 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 88 degrees 56 minutes 32 seconds West, a radius of 475.00 feet, a central angle of 00 degrees 39 minutes 44 seconds and an arc length of 5.49 feet; thence South 01 degrees 43 minutes 12 seconds West, a distance of 48.00 feet to the Point of Beginning, and containing 9.8099 acres, more or less.

DEDICATIONS:

The undersigned owners of the property described herein have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "PERGOLA PARK - 4TH PLAT".

Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

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 television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E...) or within any street or thoroughfare dedicated to 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 limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement 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.

Grantors, on behalf of themselves, their heirs, their assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

RESTRICTIONS:

The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

Drainage Note: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots as shown by the master drainage plan for "PERGOLA PARK - 4TH PLAT", unless specific application is made and approved by the city engineer.

Tracts 8-4, 9-4 and 10-4 are to be private alleyways to be owned and maintained by the Homeowners Association.

Tracts N, O and P are Common Area to owned and maintained by the Homeowners Association.

During the period in which the developer maintains effective control of the board of condominium or property owners association, or other entity approved by the Governing Body, the developer shall remain jointly and severally liable for the maintenance obligations of the condominium or property owners association.

All storm water conveyance, retention or detention facilities if any to be located on common property shall be owned and maintained by the property owners association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

SURVEYORS NOTES:

1. The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.99990164.
2. Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curb are notched at the prolongation of each interior lot line.
3. FLOOD NOTE: Subject Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain per FIRM map no. 29095C0414G, revised January 20, 2017.
4. GAS AND OIL WELL NOTE: Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
)ss.
COUNTY OF JACKSON)

Comes now _____, _____ of, _____ who being duly sworn upon his oath, does state that he is the part owner of the property legally described in the proposed plat, titled "PERGOLA PARK - 4TH PLAT" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this ____ day of _____, 20__ By_____
Print

Subscribed and sworn to before me this this ____ day of _____, 20___

_____
Notary Public

_____
Print Name

My Commission Expires:_____

This is to certify that the within plat of "PERGOLA PARK - 4TH PLAT" " 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.

Randall L. Rhoads, - Mayor	Date	Trisha Fowler Arcuri - City Clerk	Date
Dana Arth - Planning Commission Sec.	Date	George M. Binger, III, P.E. - City Engineer	Date
Ryan A, Elam, P.E. - Director of Development Services		Jackson County Assessor/GIS Dept.	Date

MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-49
GRID FACTOR 0.9998991
COORDINATES LISTED IN U.S. FEET

	NORTH	EAST
JA-49	1002109.10	2802670.26

LEGEND:

- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- U/E - UTILITY EASEMENT
- SIDEWALK
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR W/ 2007022754 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED

PERMANENT MONUMENTS

- SET 2" ALUMINUM CAP W/ MO LS2002008859 IN 4" MIN. DIAMETER CONCRETE
- SET 2" ALUMINUM CAP W/ MO LS20022008859 AND 4" DIAMETER CONCRETE ON FOUND BAR.

SCALE: 1" = 50'

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 02-21-2019 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
DAVID ALLEN RINNE
NUMBER PLS-2014000198
PROFESSIONAL LAND SURVEYOR

David Allen Rinne, P.L.S.
MO# PLS-2014000198

DEVELOPER:
NAI HEARTLAND
RUSSELL PEARSON
4400 COLLEGE BLVD, SUITE 170
OVERLAND PARK, KS 66211
ph: 913-890-2015

SCHLAGEL & ASSOCIATES, P. A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE 04-19-2019	FINAL PLAT OF PERGOLA PARK - 4TH PLAT
DRAWN BY JWT	
CHECKED BY DR	
PROJ. NO. 19-002	SHEET NO. 1 OF 1