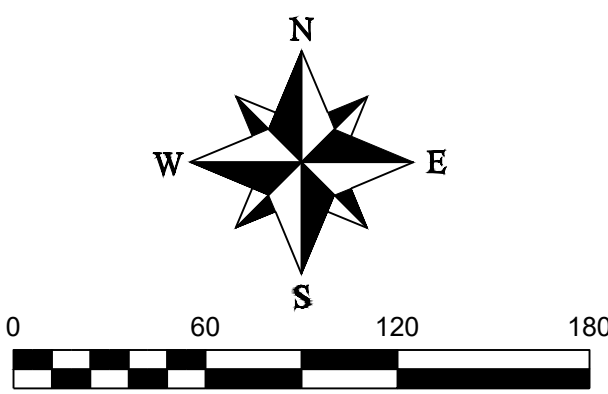


LEGEND

- Found Survey Monument ($\frac{1}{2}$ " Bar)
- ▲ Set 1/2" Rebar & Cap (LS-2005008319-D)
- Set 5/8" Rebar & Cap (LS-2005008319-D)
- State Plane Coordinate Identification
- U/E Utility Easement
- BL Building Line
- S/E Sanitary Sewer Easement
- #### House Number



ALL OF LOTS 133, NAPA VALLEY 3RD PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
AND
ALL OF TRACT N, NAPA VALLEY 2ND PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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 HEREAFTER BE KNOWN AS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEAS SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CABLES, CONDUIITS, 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 OF LAND AND DESIGNATION ON THIS PLAN AS "EASEMENTS" (I.E., "DRAINAGE EASEMENT") (SEE WITHIN ANY OF THE PLATS REFERRED TO HEREIN) THAT HAVE BEEN TRANSFERRED BY DEED TO THE PUBLIC UTILITIES COMMISSION, BEING THE ASSAIGNS 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 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

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.

ACCORDING TO MAP NUMBER 29095C0531G, DATED JANUARY 20, 2017, PART OF THIS SITE FALLS IN ZONE A AND ZONE AE, AREA DETERMINED TO BE SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.

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 133A AND TRACT N3, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY THEREOF:
CHOYCE LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 2020.

MANAGER: KEVIN HIGDON

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, 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.

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

NOTARY PUBLIC

IN TESTIMONY THEREOF:
MAR INVESTMENTS INC. A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2020.

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ELIZABETH MARTIN, MEMBER OF MAR INVESTMENTS INC, 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.

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "NAPA VALLEY, LOT 133A & TRACT N3" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

CARLA DIAL	CITY CLERK	DATE
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APPROVED:
PUBLIC WORKS / ENGINEERING

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

DEVELOPMENT SERVICES

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

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE

THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SEC 36-47-32

THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SEC 36-47-32

PEOPLES STEPHEN W & AMANDA J
INST. NO. 19990005034

UNPLATTED

NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER, SEC 36-47-32

BROWN DAVID L & CARRILEE
UNPLATTED
INST. NO. 2010E0085374

S87°54'19"E 1913.25'

LOT 70

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LOT 72

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LOT 74

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LOT

PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "Mapa Valley, Lot 133A & Tract N3", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

Matthew J. Schlicht, MOPLS 2012000102
Engineering Solutions, LLC LS-2005008139-D

SURVEYOR'S GENERAL NOTES:

- 1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Plat of Napa Valley 2nd Plat, recorded as Instrument No. 2016E0116406.
(B). Plat of Napa Valley 3rd Plat, recorded as Instrument No. 2016E0116409.
- 2). This survey meets or exceeds the accuracy standards of a (URBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- 3.) No Title report was furnished.
- 4.) Tract "N3 is to be owned and maintained by the Napa Valley HOA.
- 5). 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.
- 6). 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.
- 7.) Bearings shown herein are based on the Plat of Napa Valley 2nd Plat
- 8). Part of this property is located within Zone A and Zone AE, area subject to flooding by the 1% annual chance flood, per Map Number 2090SC0531G, Effective January 20, 2017

VICINITY MAP
SECTION 36-T47N-R32W[illegible]

***Napa Valley Lots 133A & Tract N3
a Replat of Lot 133 & Tract N
Section 36, Twp. 47, Rge 32
Lee's Summit, Jackson County, Missouri***

***Minor Plat of
NAPA VALLEY, LOT 133A
& TRACT N3***

<p>Minor Plat of</p> <p>NAPA VALLEY, LOT 133A</p> <p>& TRACT N3</p>					JOB NO.
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	NAPA VALLEY, 133A
1 OF 1	36	47	32	JACKSON	DATE OF PREPARATION
DRAWN BY				SCALE	

PROFESSIONAL SEAL

The logo for Engineering Solutions features the word "ENGINEERING" in a large, bold, serif font. Below it, the words "—ENGINEERING & SURVEYING—" are written in a smaller, sans-serif font, flanked by horizontal lines. To the right of this text, the word "SOLUTIONS" is written in a large, bold, serif font, partially overlapping a large, stylized, light-colored circular graphic.

LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849