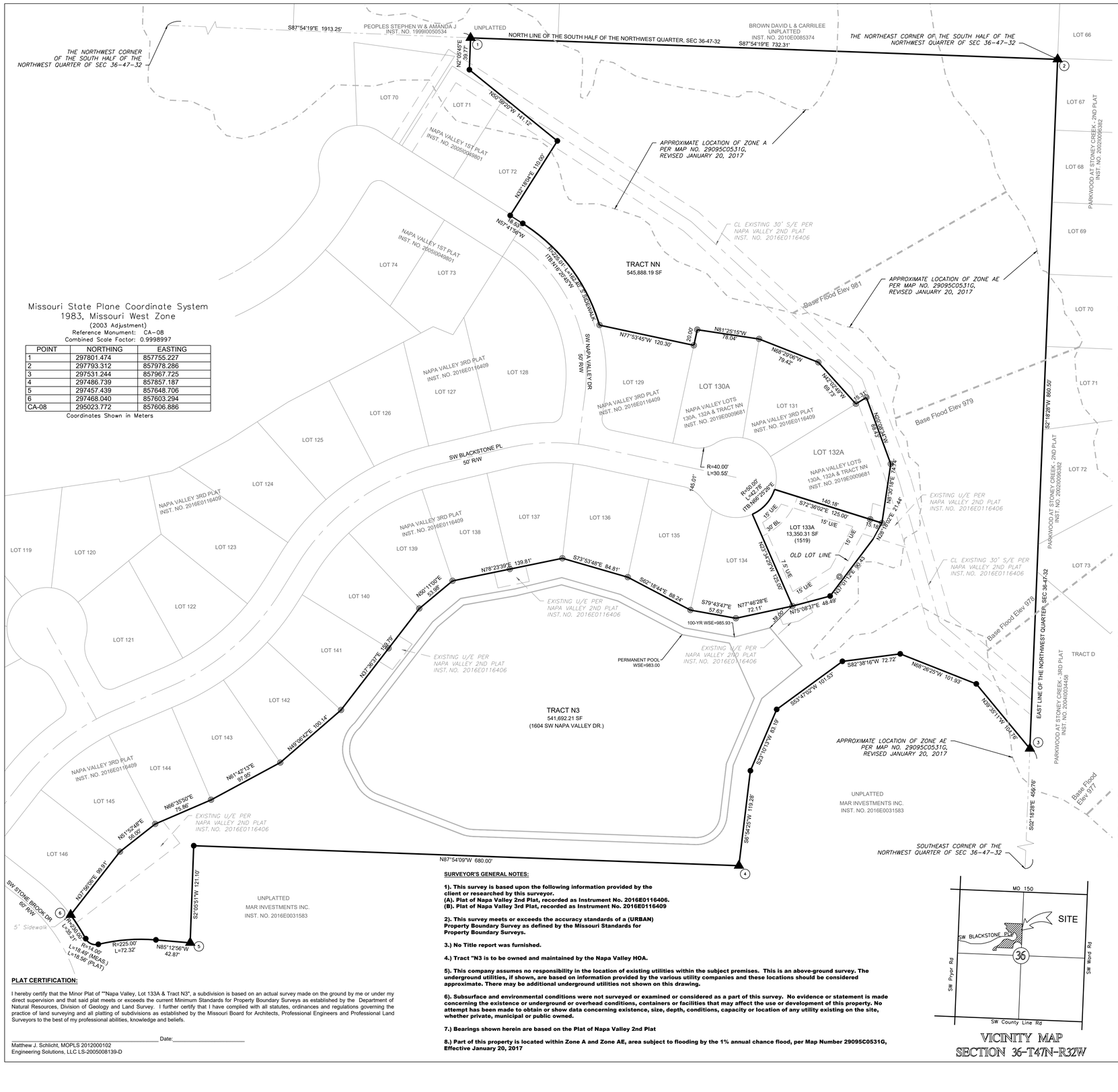

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor: 0.9998997

POINT	NORTHING	EASTING
1	297801.474	857755.227
2	297793.312	857978.286
3	297531.244	857967.725
4	297486.739	857857.187
5	297457.439	857648.706
6	297468.040	857603.294
CA-08	295023.772	857606.886

Coordinates Shown in Meters

PLAT CERTIFICATION:

I hereby certify that the Minor Plat of ""Napa 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.

_____ Date:_____
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 29095C0531G, Effective January 20, 2017

VICINITY MAP
SECTION 36-T47N-R32W

Minor Plat of
NAPA VALLEY
LOT 133A & TRACT N3
A Replat of Lot 133 Napa Valley 3rd Plat and Tract N Napa Valley 2nd Plat
Section 36, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

LEGEND

These standard symbols will be found in the drawing.

- ◎ Found Survey Monument (½" 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

N W E S

0 60 120 180

PLAT DESCRIPTION:
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.

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 HEREAFTER BE KNOWN AS:

"NAPA VALLEY, LOT 133A & TRACT N3"

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.

FLOODPLAIN:
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.

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

OWNER LOT 133A
IN TESTIMONY THEREOF:
CHOYCE LLC. A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2020.

_____
MANAGER: KEVIN HIGDON

NOTARY CERTIFICATION
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.

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

_____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC

OWNER TRACT N3
IN TESTIMONY THEREOF:
MAR INVESTMENTS INC. A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2020.

_____
MEMBER: ELIZABETH MARTIN

NOTARY CERTIFICATION
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.

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

_____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC

CITY OF LEE'S SUMMIT:

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.

_____
TRISHA FOWLER ARCURI CITY CLERK DATE

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

REVISIONS

DATE	

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

SHEET	SECTION	TOWNSHIP	RANGE
1 OF 1	36	47	32

COUNTY	JOB NO.		
JACKSON	NAPA VALLEY, 130A		
DATE OF PREPARATION			
August 13, 2020			
SCALE			
1"=60'			
DRAWN BY			
M. SCHLICHT			

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849