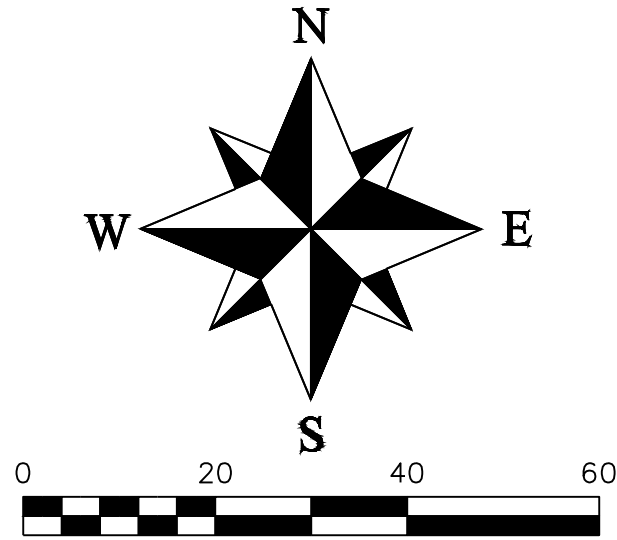


LOCATION MAP
SECTION 36-T47N-R32W

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

POINT	NORTHING	EASTING
1	297619.701	857527.512
2	297656.732	857521.835
3	297661.575	857525.775
4	297664.661	857571.515
5	297626.969	857577.297
CA08	295023.772	857606.886
CA08AZ	295008.486	857868.230

Coordinates Shown in Meters



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- ① Exception Document Location
- U/E Utility Easement
- BL Building Setback Line

DEVELOPMENT STANDARDS:

SINGLE-FAMILY AND SINGLE-FAMILY ESTATE LOTS (CURRENTLY SHOWN AS LOTS 80A, 80B) SHALL CONFORM TO THE FOLLOWING:

MINIMUM LOT SIZE OF 8,400 SQUARE FEET
FRONT YARD SETBACK OF 30 FEET
REAR YARD SETBACK OF 30 FEET
SIDE YARD SETBACK OF 7.50 FEET

MINIMUM LOT SIZE OF 4,950 SQUARE FEET
FRONT YARD SETBACK OF 15 FEET
REAR YARD SETBACK OF 20 FEET
SIDE YARD SETBACK OF 7.50 FEET

Minor Plat
Napa Valley - Lots 80A & 80B

Replat of Lot 80 & Tract K, Napa Valley - 1st Plat
Section 36, Township 47, Range 32

Lee's Summit, Jackson County, Missouri

PLAT DESCRIPTION:

ALL OF LOT 80 AND TRACT K, NAPA VALLEY 1ST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND,
A PORTION OF THE SW FLINT ROCK RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 80 OF SAID NAPA VALLEY FIRST PLAT; THENCE NORTH 08° 46' 44" WEST, A DISTANCE OF 86.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 20.79 FEET; THENCE NORTH 86° 09' 15" EAST, A DISTANCE OF 38.06 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 7° 23' 56" EAST AND A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 9.75 FEET; THENCE SOUTH 08° 46' 44" EAST, A DISTANCE OF 99.32 FEET; THENCE SOUTH 81° 13' 16" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 08° 46' 44" WEST, A DISTANCE OF 11.44 FEET TO THE POINT OF BEGINNING.
AND,
UNPLATTED AREA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 118 OF SAID NAPA VALLEY THIRD PLAT; THENCE NORTH 08° 38' 4" WEST, A DISTANCE OF 26.11 FEET; THENCE NORTH 81° 13' 16" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 08° 46' 44" EAST, A DISTANCE OF 11.44 FEET; THENCE NORTH 81° 13' 16" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 8° 46' 44" EAST, A DISTANCE OF 16.04 FEET; THENCE SOUTH 81° 41' 41" WEST, A DISTANCE OF 165.07 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 HEREAFTER BE KNOWN AS:

"Napa Valley - Lots 80A & 80B"

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 LOT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OWNER LOT 80

IN TESTIMONY THEREOF:

TOSCANO INVESTMENTS LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 2020.

MANAGER: KEITH W. WEHMEIR

NOTARY CERTIFICATION

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEITH W. WEHMEIR, MANAGER OF TOSCANO INVESTMENTS 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 TRACT K

IN TESTIMONY THEREOF:

NAPA VALLEY INVESTMENTS LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 2020.

MANAGER:

NOTARY CERTIFICATION

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, MANAGER OF NAPA VALLEY INVESTMENTS 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 UNPLATTED AREA

IN TESTIMONY THEREOF:

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

MANAGER: KEVIN HIGDON

NOTARY CERTIFICATION

STATE OF _____)
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.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

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.
- * LOT 80B SHALL HAVE NO ACCESS TO SW STONEY BROOK DR.
- #### - INDICATES STREET ADDRESS.

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF NAPA VALLEY - LOTS 80A & 80B, 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.

By _____
Ryan A. Elam, P.E., Director of Development Services Date _____

By _____
Trisha Fowler Arcuri, City Clerk Date _____

By _____
George M Binger, III P.E., City Engineer Date _____

APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPT:

By _____
Date _____

REVISIONS	
DATE	

Minor Plat - Napa Valley - Lots 80A & 80B
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 1st 80
DRAWN BY	SCALE	DATE OF PREPARATION			
M. Schlicht, PLS., PE	1" = 20'	May 29, 2020			

