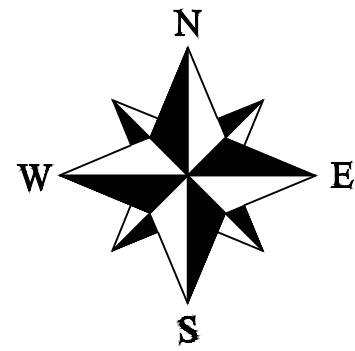


Minor Plat
Pergola Park Lot 112A & Lot 2A
Replat of Lot 112, Pergola Park - 4th Plat, &
Replat of part of Lot 2, "Minor Plat of New
Longview Mansion, Lots 1-2"
Section 10, Township 47, Range 32
Lee's Summit, Jackson County, Missouri

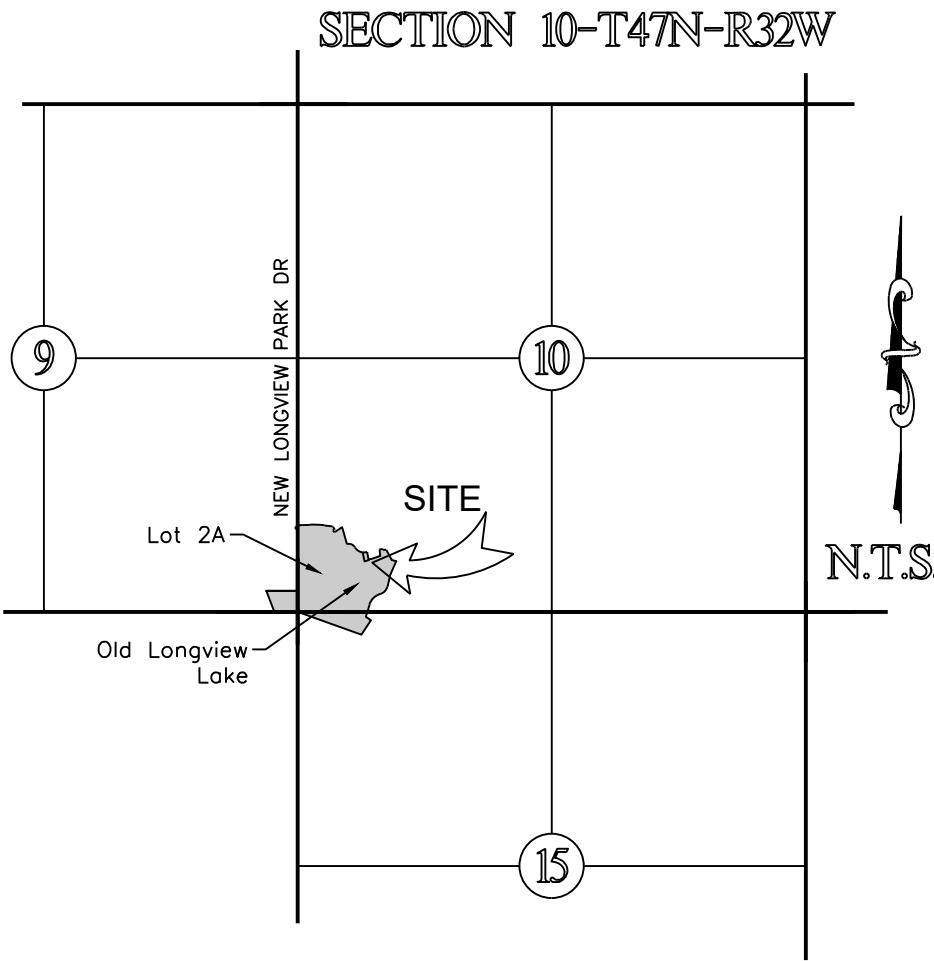


LEGEND

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
- B/L Building Setback Line

OWNER:
NLV PERGOLA PARK, LLC
3152 SW GRANDSTAND CIRCLE
LEES SUMMIT, MO 64081



PLAT DESCRIPTION:

ALL OF LOT 112, PERGOLA PARK 4TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND ALL OF LOT 2, NEW LONGVIEW MANSION, LOTS 1-2, 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:

"PERGOLA PARK LOT 112A & LOT 2A"

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:

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS INCLUDED IN THE MASTER DRAINAGE PLAN FOR "PERGOLA PARK - 4TH PLAT", UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

OWNER

IN TESTIMONY WHEREOF:

NLV PERGOLA PARK LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 20____.

RUSSELL PEARSON

NOTARY CERTIFICATION

STATE OF _____)

COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RUSSELL PEARSON, AUTHORIZED SIGNATORY OF PERGOLA PARK 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

APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPT:

By _____

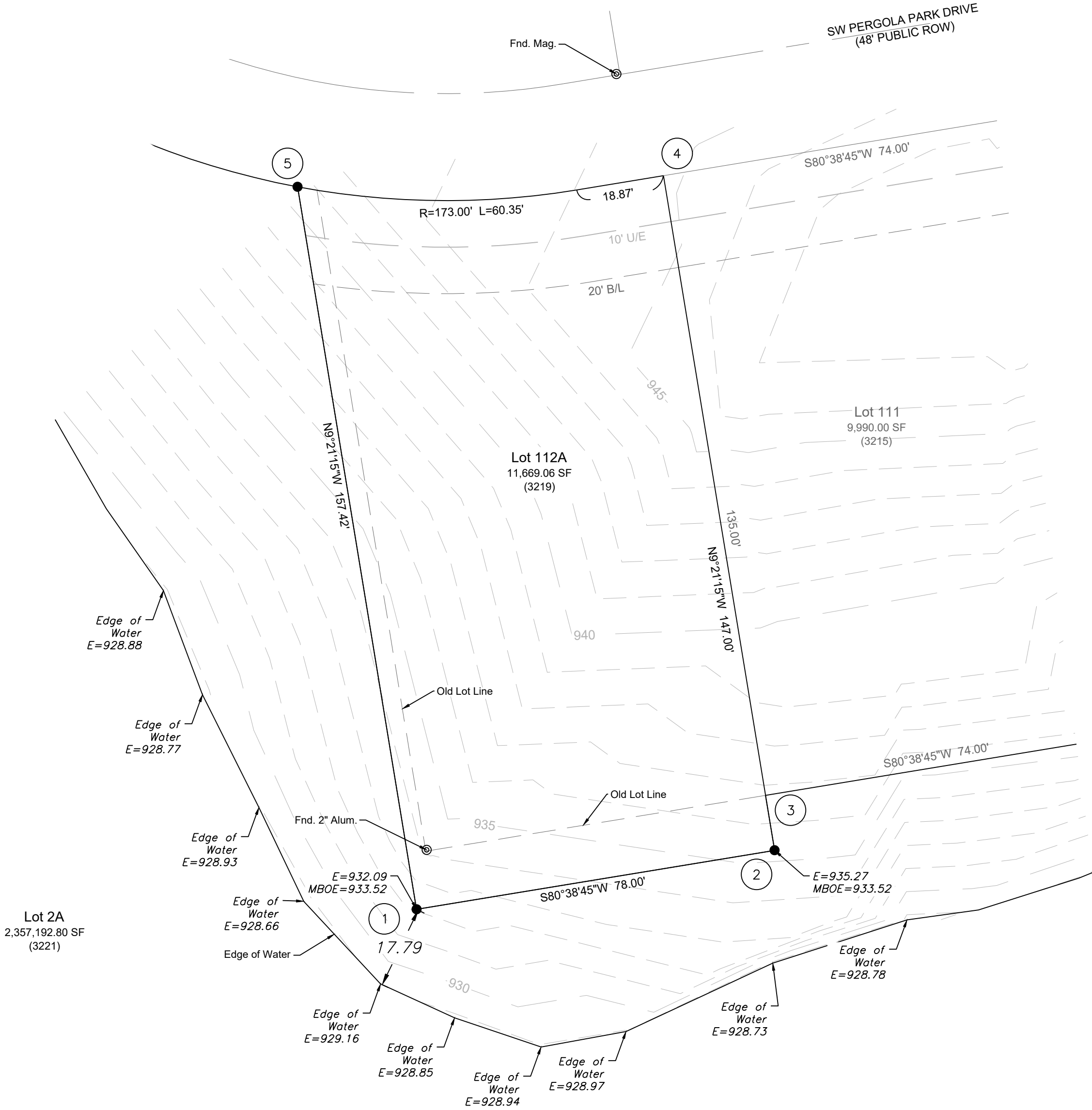
Date _____

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
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

LOT 2
NEW LONGVIEW MANSION, LOTS 1-2
DOC. NO. 2016E0123276



SURVEYOR'S GENERAL NOTES:

- THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR:
(A). PLAT OF PERGOLA PARK - 4TH PLAT, RECORDED AS INSTRUMENT NO. 2020E0019489.
(B). PLAT OF PERGOLA PARK - 3RD PLAT, RECORDED AS INSTRUMENT NO. 2006E0018783.
(C). PLAT OF NEW LONGVIEW MANSION, LOTS 1-2, RECORDED AS INSTRUMENT NO. 2016E0123276.
- 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.
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- (#####) - INDICATES STREET ADDRESS.

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-29 2
Combined Scale Factor: 0.9999030

POINT	NORTHING	EASTING
1	303451.559	854549.147
2	303455.423	854572.605
3	303459.033	854572.011
4	303499.633	854565.323
5	303498.903	855151.184

Coordinates Shown in Meters

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF PERGOLA PARK LOT 112A & LOT 2A, 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

REVISIONS

DATE	REVISIONS

Minor Plat - Pergola Park
Lot 112A & Lot 2A
Section 10, Township 47, Range 32
Lee's Summit, Jackson County, Missouri

Minor Plat

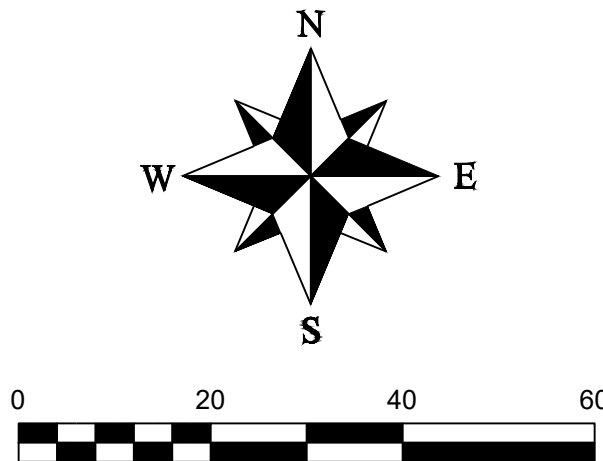
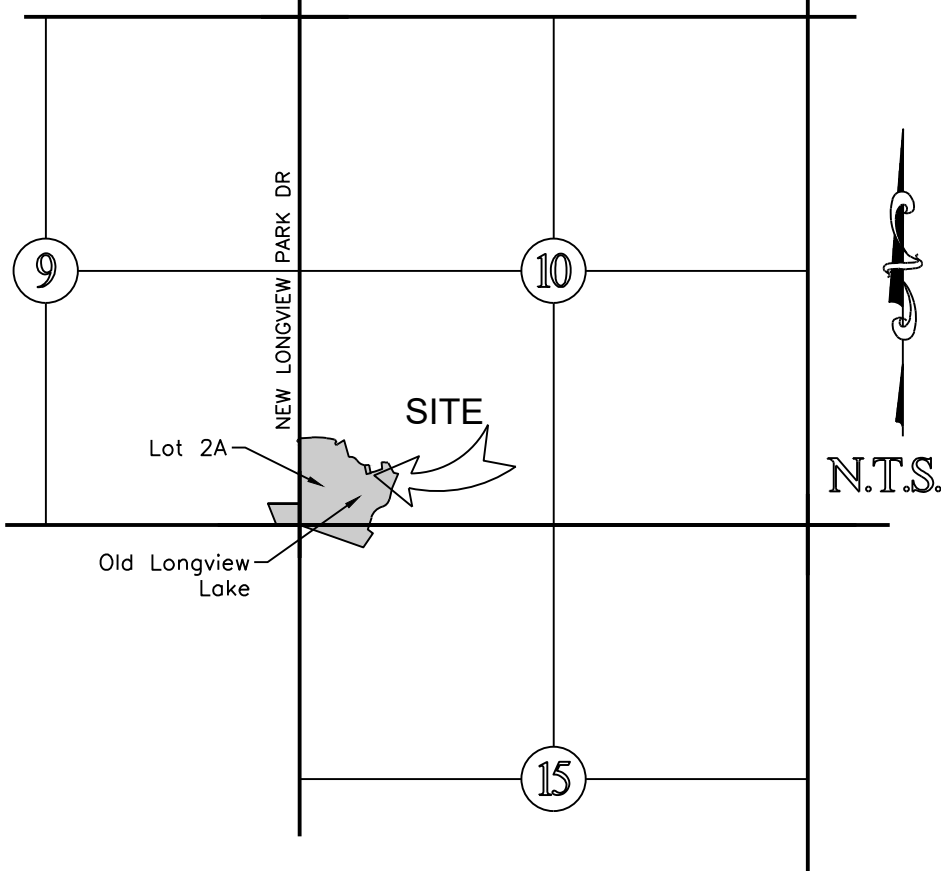
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1 of 2	10	47	32	Jackson	Pergola Park	December 7, 2020

PROFESSIONAL SEAL

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

Minor Plat
Pergola Park Lot 112A & Lot 2A
Replat of Lot 112, Pergola Park - 4th Plat, &
Replat of part of Lot 2, "Minor Plat of New
Longview Mansion, Lots 1-2"
Section 10, Township 47, Range 32
Lee's Summit, Jackson County, Missouri

LOCATION MAP
SECTION 10-T47N-R32W



LEGEND

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- ⊙ Found Survey Monument (As Noted)
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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 _____

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REVISIONS

DATE	REVISIONS

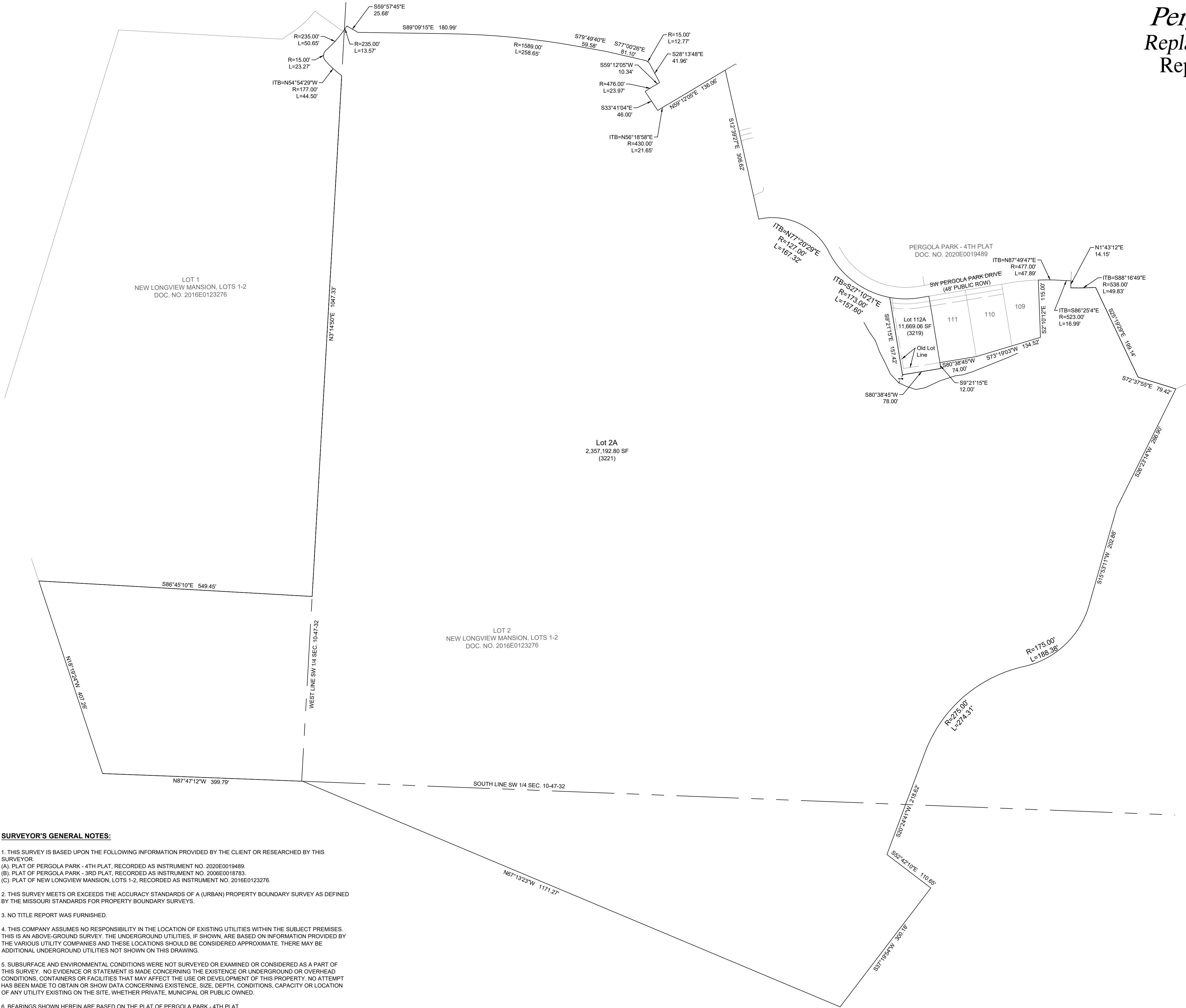
Minor Plat - Pergola Park
Lot 112A & Lot 2A
Section 10, Township 47, Range 32
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
2 of 2	10	47	32	Jackson	Pergola Park	December 7, 2020

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- (####) - INDICATES STREET ADDRESS.