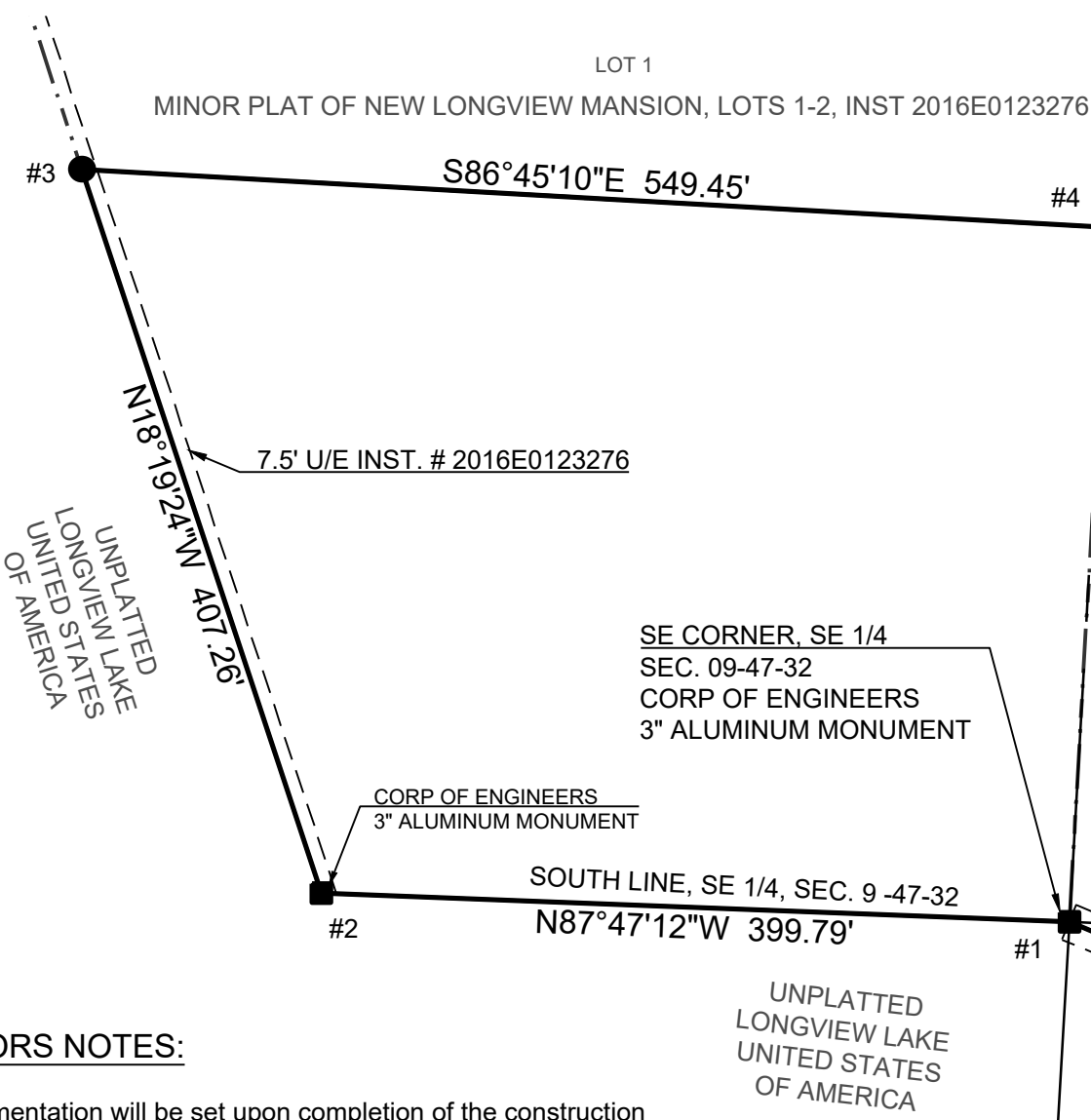


SCALE: 1" = 100'

MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-148
GRID FACTOR 0.9999020
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-148 999842.81 20807772.26

COORDINATE LIST			COORDINATE LIST		
Point #	Northing	Easting	Point #	Northing	Easting
1	994758.1513	2802427.9318	22	995820.3439	2803485.7515
2	994773.6021	2802028.4588	23	995729.3177	2803607.7416
3	995160.2167	2801900.4235	24	995573.9926	2803633.3279
4	995129.0935	2802448.9914	25	995586.6705	2803710.2907
5	996173.5421	2802508.2486	26	995598.5109	2803708.3403
6	996204.6004	2802475.4942	27	995610.5387	2803781.3562
7	996225.5564	2802476.9363	28	995649.1542	2803910.2126
8	996274.1963	2802518.5549	29	995764.0717	2803905.8580
9	996261.3417	2802540.7861	30	995763.4818	2803953.7237
10	996258.6699	2802721.7563	31	995762.6958	2803970.6967
11	996233.8664	2802978.9275	32	995747.7026	2803970.2465
12	996223.3441	2803037.5710	33	995748.5143	2804020.0521
13	996205.1105	2803116.5947	34	995568.5120	2804105.2338
14	996197.5897	2803126.4381	35	995544.8044	2804181.0328
15	996160.6206	2803146.2857	36	995305.7125	2804062.4130
16	996155.3263	2803137.4039	37	995110.9823	2804007.2777
17	996142.5400	2803117.1320	38	994987.9920	2803876.6511
18	996104.2632	2803142.6445	39	994815.3480	2803678.1418
19	996115.8120	2803160.9543	40	994610.4546	2803601.8963
20	996185.4333	2803277.7514	41	994543.4063	2803689.9187
21	995886.2602	2803344.9394	42	994304.7216	2803507.8811



SURVEYORS NOTES:

- 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 at all TRACT corners.
- 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.
- 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.

LEGEND:

- | | | | |
|---|--|-------|---------------------------------|
| ■ | FOUND MONUMENT AS NOTED | --- | EXISTING LOT AND PROPERTY LINES |
| ● | FOUND 1/2" REBAR WITH 2007022754 CAP UNLESS OTHERWISE NOTED | - - - | EXISTING PLAT AND R/W LINES |
| ▲ | FOUND 1/2" REBAR WITH LS8859-F CAP | R/W | - RIGHT-OF-WAY |
| ▲ | FOUND 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR | U/E | - UTILITY EASEMENT |
| | | W/E | - WATERLINE EASEMENT |
| | | (M) | - MEASURED |
| | | (P) | - PLATTED |

LOT 118C
1191565.09 SQ FT
27.3546 ACRES

LOT 118A
1096269.09 SQ FT
25.1669 ACRES
CONSERVATION EASEMENT
HISTORICAL PRESERVATION
INST. # 2020E0126039

OWNER/DEVELOPER:
NLV PERGOLA PARK LLC
C/O BOX REAL ESTATE DEVELOPMENT LLC
3152 SW GRANDSTAND CIRCLE
LEE'S SUMMIT, MO 64081

MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C

A REPLAT OF LOT 118, "MINOR PLAT OF PERGOLA PARK LOT 112A & LOT 118"
IN THE SE 1/4 OF SEC. 9, SW 1/4 OF SEC. 10 AND NW 1/4 OF SEC. 15, T47-R32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION:

A replat of Part of All of LOT 118, "MINOR PLAT OF PERGOLA PARK LOT 112A & LOT 118", a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded as Instrument Number 2021E0033209, in the Southeast One-Quarter of Section 9, the Southwest One-Quarter of Section 10 and the Northwest One-Quarter of Section 15, all in the Township 47 North, Range 32 West and containing 54.1159 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, LOTS 118A, 118B AND 118C".

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.

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.

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.

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

Before me personally appeared Russell G. Pearson, who being by me sworn did say that he is an authorized signatory for NLV PERGOLA PARK LLC, a Missouri limited liability company and owner of the property identified on this 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 _____, 2021 By _____
Russell G. Pearson

Subscribed and sworn to before me this this ____ day of _____, 2021

Notary Public

Print Name

My Commission Expires: _____

This is to certify that the within plat of "PERGOLA PARK, LOTS 118A, 118B AND 118C" 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. _____

William A. Baird, - Mayor

Date

Trisha Fowler Arcuri - City Clerk

Date

Cynda Rader - 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 Office

Date

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.



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

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM

Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

DATE 9-30-2021
DRAWN BY JWT
CHECKED BY SCH
PROJ. NO. 19-118

MINOR PLAT OF
PERGOLA PARK
LOTS 118A, 118B AND 118C
SHEET NO. 1