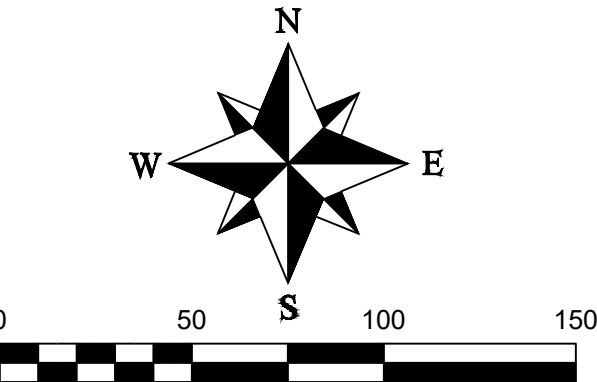


NAPA VALLEY- 5TH PLAT BOUNDARY DESCRIPTION

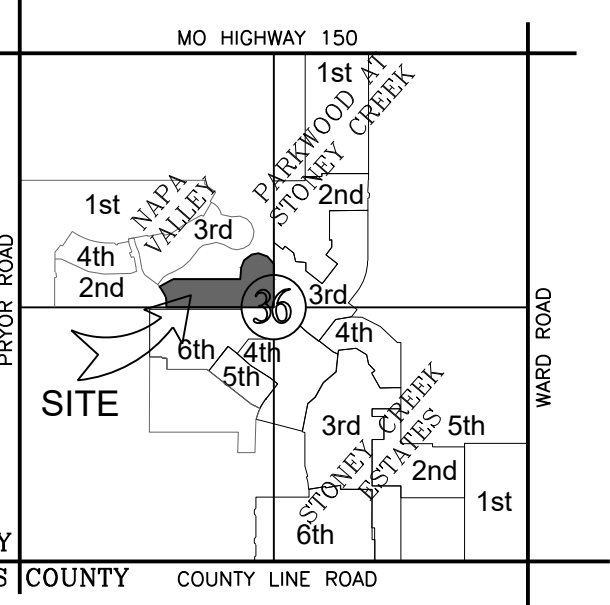
ALL THAT PART OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 87°54'30" WEST ALONG THE NORTH LINE OF PARKWOOD AT STONEY CREEK 6TH PLAT, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER, A DISTANCE OF 1135.82 FEET; THENCE NORTH 2°13'02" EAST ALONG THE EAST LINE OF NAPA VALLEY 2ND PLAT, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER, A DISTANCE OF 60.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 151.69 FEET; THENCE NORTH 52°25'41" EAST, A DISTANCE OF 151.13 FEET; THENCE SOUTH 87°54'09" EAST, A DISTANCE OF 712.32 FEET; THENCE NORTH 6°54'25" EAST, A DISTANCE OF 119.28 FEET; THENCE NORTH 23°10'13" EAST, A DISTANCE OF 83.19 FEET; THENCE NORTH 53°47'02" EAST, A DISTANCE OF 101.53 FEET; THENCE NORTH 82°38'16" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 68°26'25" EAST, A DISTANCE OF 101.93 FEET; THENCE SOUTH 39°35'11" EAST, A DISTANCE OF 104.20 FEET; THENCE SOUTH 2°18'46" WEST, A DISTANCE OF 456.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 420,137.85 SQUARE FEET (9.65 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.



OWNER/DEVELOPER:
CHOYCE, LLC
PO BOX 847
LEES SUMMIT, MO 64063PH.
816-985-6108



LOCATION MAP
SECTION 36-T47N-R32W

LEGEND

- These standard symbols will be found in the drawing:
- Set 1/2" Rebar & Cap (LS-2005008319-D)
 - Found Survey Monument (As Noted)
 - U/E Utility Easement
 - B/L Building Setback Line
 - #### Street Address

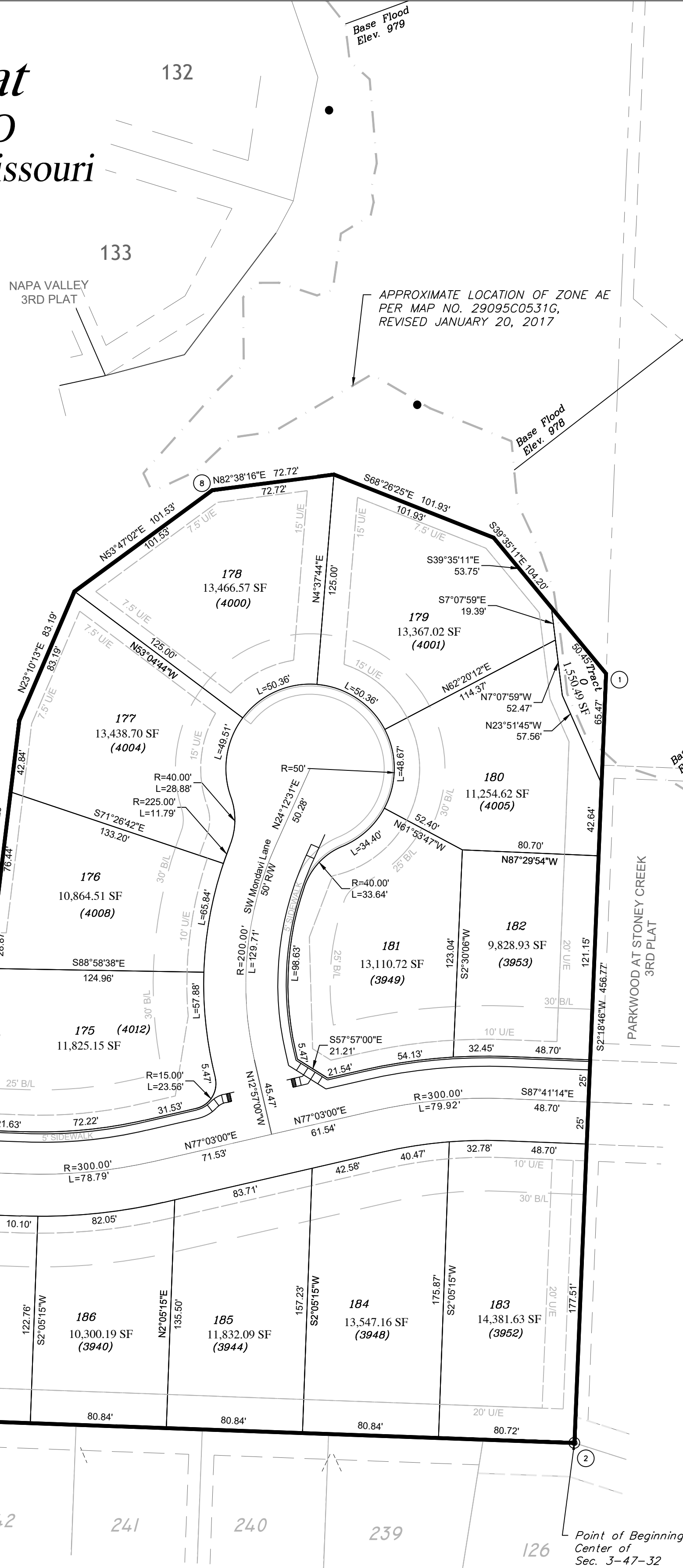
NAPA VALLEY
2ND PLAT

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

POINT	NORTHING	EASTING
1	297531.022	857967.616
2	297392.551	857945.475
3	297406.545	857559.722
4	297466.245	857603.705
5	297494.332	857640.217
6	297493.972	857650.060
7	297486.387	857857.185
8	297564.076	857896.502
CA08	295023.772	857606.886
CA08AZ	295008.486	857868.230

Coordinates Shown in Meters

FINAL PLAT
Napa Valley -5th Plat
Lots 166 Thru 196 and Tract O
Lee's Summit, Jackson County, Missouri



DEDICATION:
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

"NAPA VALLEY - 5TH PLAT - LOTS 166-196 AND TRACT O"

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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 527.1888 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT 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.

STREETS:
THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

COMMON AREA:
TRACT O SHALL BE UNDEVELOPED "GREEN AREA" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

MASTER DRAINAGE PLAN
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY WHEREOF:
CHOYCE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 20____.

CHOYCE, LLC.

KEVIN HIGDON, MANAGING MEMBER

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN HIGDON OF CHOYCE, LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF NAPA VALLEY - 5TH PLAT LOTS 166 THRU 196 AND TRACT O, 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

APPROVED:
PUBLIC WORKS / ENGINEERING

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

DEVELOPMENT SERVICES DEPARTMENT

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

PLANNING COMMISSION

CYNDA A. RADER, SECRETARY DATE

APPROVED BY JACKSON COUNTY ASSESSOR MAPPING:

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 NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

DATE	DESCRIPTION

Final Plat
Napa Valley 5th Plat
Section 36, Township 47 N, Range 32 West
Lee's Summit, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	36	47N	32W	Jackson	Napa
DRAWN BY M. Schlicht, PLS, PE					DATE OF PREPARATION June, 15, 2016

PROFESSIONAL SEAL

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