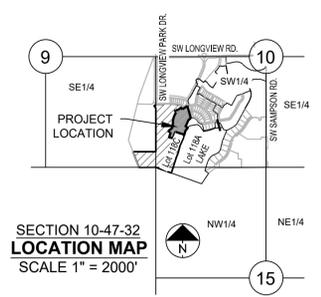


MISSOURI STATE PLANE COORDINATES OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT
 REFERENCE MONUMENT: JA-148
 GRID FACTOR: 0.9999020
 COORDINATES LISTED IN U.S. FEET NORTH EAST
 JA-148 999842.81 20807772.26

FINAL PLAT OF PERGOLA PARK - 5TH PLAT

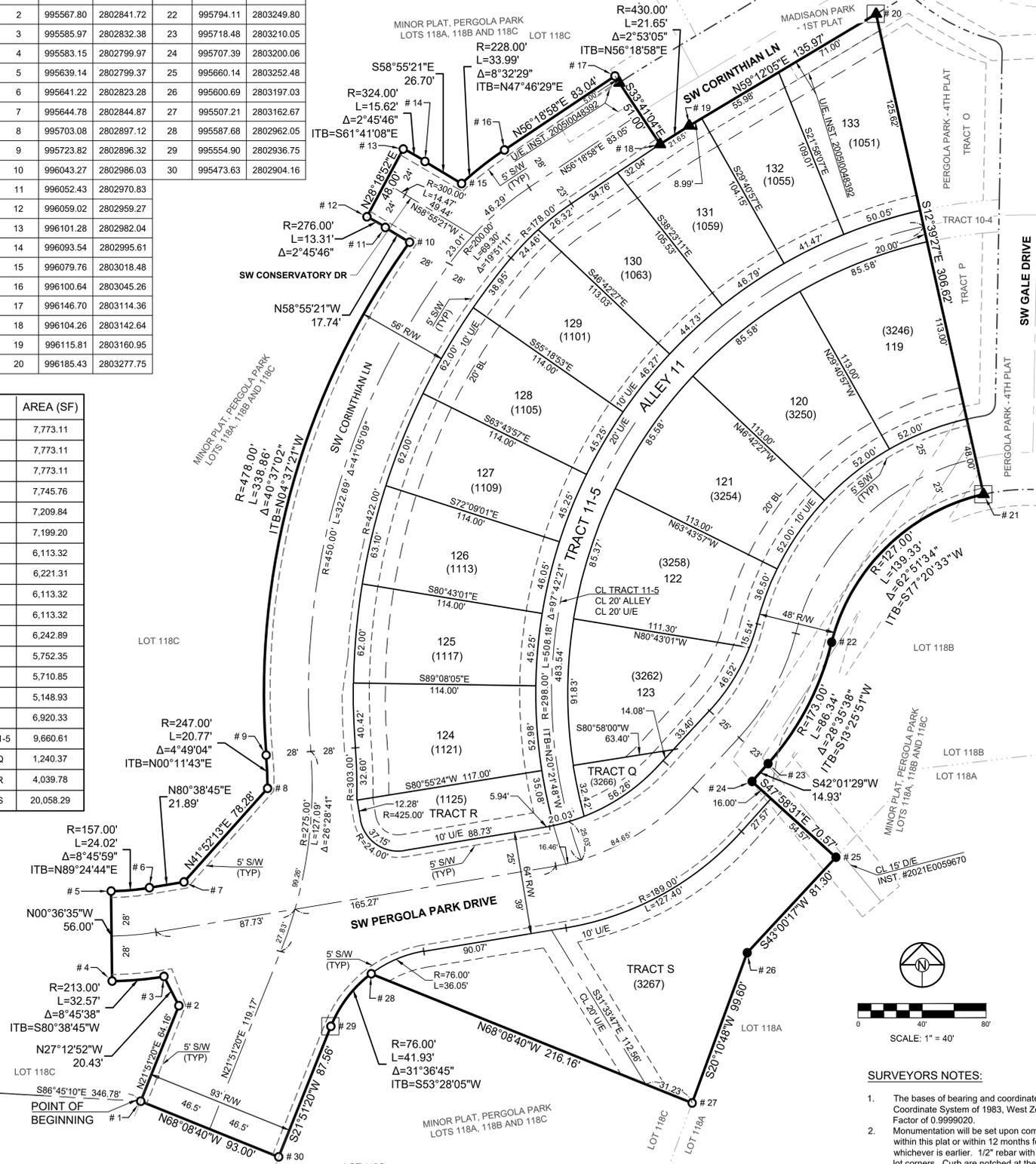
LOTS 119 thru 133 and TRACTS Q thru S and 11-5

A REPLAT OF PART OF LOT 118C, "MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C" IN THE SW 1/4 OF SEC. 10-T47-R32 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



COORDINATE LIST			COORDINATE LIST		
Point #	Northing	Easting	Point #	Northing	Easting
1	995508.25	2802817.84	21	995586.26	2803344.94
2	995567.80	2802841.72	22	995794.11	2803249.80
3	995585.97	2802832.38	23	995718.48	2803210.05
4	995583.15	2802799.97	24	995707.39	2803200.06
5	995639.14	2802799.37	25	995660.14	2803252.48
6	995641.22	2802823.28	26	995600.69	2803197.03
7	995644.78	2802844.87	27	995507.21	2803162.67
8	995703.08	2802897.12	28	995587.68	2802962.05
9	995723.82	2802896.32	29	995554.90	2802936.75
10	996043.27	2802986.03	30	995473.63	2802904.16
11	996052.43	2802970.83			
12	996059.02	2802959.27			
13	996101.28	2802982.04			
14	996093.54	2802995.61			
15	996079.76	2803018.48			
16	996100.64	2803045.26			
17	996146.70	2803114.36			
18	996104.26	2803142.64			
19	996115.81	2803160.95			
20	996185.43	2803277.75			

LOT #	AREA (SF)
119	7,773.11
120	7,773.11
121	7,773.11
122	7,745.76
123	7,209.84
124	7,199.20
125	6,113.32
126	6,221.31
127	6,113.32
128	6,113.32
129	6,242.89
130	5,752.35
131	5,710.85
132	5,148.93
133	6,920.33
TRACT 11-5	9,660.61
TRACT Q	1,240.37
TRACT R	4,039.78
TRACT S	20,058.29



DESCRIPTION:

A replat of part of Lot 118C, "MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C", a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded as Instrument Number 2021E0128206, in the Southwest One-Quarter of Section 10, Township 47 North, Range 32 West and being more particularly described as follows:

Commencing at the Southwest corner of the said Southwest One-Quarter; thence along the West line of said Southwest One-Quarter North 03 degrees 14 minutes 52 seconds East, a distance of 770.98 feet; thence South 86 degrees 45 minutes 10 seconds East, a distance of 346.78 feet to the Point of Beginning; thence North 21 degrees 51 minutes 20 seconds East, a distance of 64.16 feet; thence North 27 degrees 12 minutes 52 seconds West, a distance of 20.43 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 60 degrees 38 minutes 43 seconds West, a radius of 213.00 feet, a central angle of 08 degrees 45 minutes 38 seconds and an arc length of 32.57 feet; thence North 00 degrees 36 minutes 35 seconds West, a distance of 56.00 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 89 degrees 24 minutes 44 seconds East, a radius of 157.00 feet, a central angle of 08 degrees 45 minutes 59 seconds and an arc length of 24.02 feet; thence North 80 degrees 38 minutes 45 seconds East, a distance of 21.89 feet; thence North 41 degrees 52 minutes 13 seconds East, a distance of 78.28 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 00 degrees 11 minutes 43 seconds East, a radius of 247.00 feet, a central angle of 04 degrees 49 minutes 04 seconds and an arc length of 20.77 feet to a point of reverse curvature; thence along a curve to the right having an initial tangent bearing of North 04 degrees 37 minutes 21 seconds West, a radius of 478.00 feet, a central angle of 40 degrees 37 minutes 02 seconds and an arc length of 338.85 feet; thence North 58 degrees 55 minutes 21 seconds West, a distance of 17.74 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 276.00 feet, a central angle of 02 degrees 45 minutes 46 seconds and an arc length of 13.31 feet; thence North 28 degrees 18 minutes 52 seconds East, a distance of 48.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 61 degrees 41 minutes 08 seconds East, a radius of 324.00 feet, a central angle of 02 degrees 45 minutes 46 seconds and an arc length of 15.62 feet; thence South 58 degrees 55 minutes 21 seconds East, a distance of 26.70 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 47 degrees 46 minutes 29 seconds East, a radius of 228.00 feet, a central angle of 08 degrees 32 minutes 29 seconds and an arc length of 33.99 feet; thence North 56 degrees 18 minutes 58 seconds East, a distance of 83.04 feet; thence along the end right of way of Southwest Mary Street and its Northwesterly extension as platted in MADISON PARK - 1ST PLAT, a subdivision in the said City Lee's Summit and said MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C, South 33 degrees 41 minutes 04 seconds East, a distance of 51.00 feet to a point of curvature; thence along the South right of way of said Southwest Mary Street for the following two courses, along a curve to the right, having an initial tangent bearing of North 56 degrees 18 minutes 58 seconds East, a radius of 430.00 feet, a central angle of 02 degrees 53 minutes 05 seconds and an arc length of 21.65 feet; thence North 59 degrees 12 minutes 05 seconds East, a distance of 135.97 feet to the Northwest corner of Tract O, PERGOLA PARK - 4TH PLAT, a subdivision in the said City Lee's Summit; thence along the West line of said PERGOLA PARK - 4TH PLAT, and the East line of said Lot 118C, South 12 degrees 39 minutes 27 seconds East, a distance of 306.62 feet to a point of curvature; thence continuing along the East line of said Lot 118C for the following six courses along a curve to the left having an initial tangent bearing of South 77 degrees 20 minutes 33 seconds West, a radius of 127.00 feet, a central angle of 62 degrees 51 minutes 34 seconds and an arc length of 139.33 feet to a point of reverse curvature; thence along a curve to the right having an initial tangent bearing of South 13 degrees 25 minutes 51 seconds West, a radius of 173.00 feet, a central angle of 28 degrees 35 minutes 38 seconds and an arc length of 86.34 feet; thence South 42 degrees 01 minutes 29 seconds West, a distance of 14.93 feet; thence South 48 degrees 58 minutes 31 seconds East, a distance of 70.57 feet; thence South 43 degrees 00 minutes 17 seconds West, a distance of 81.30 feet; thence South 20 degrees 10 minutes 48 seconds West, a distance of 99.60 feet; thence North 68 degrees 08 minutes 40 seconds West, a distance of 216.16 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of South 53 degrees 28 minutes 05 seconds West, a radius of 76.00 feet, a central angle of 31 degrees 36 minutes 45 seconds and an arc length of 41.93 feet; thence South 21 degrees 51 minutes 20 seconds West, a distance of 87.56 feet; thence North 68 degrees 08 minutes 40 seconds West, a distance of 93.00 feet to the Point of Beginning, and containing 4.9802 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 - 5TH PLAT, LOTS 119 thru 133 and TRACTS Q thru S and 11-5".

Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

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.

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.

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.

Drainage Note: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots as shown by the master drainage plan for "PERGOLA PARK - 5TH PLAT", unless specific application is made and approved by the city engineer.

Tract 11-5 is to be a private alleyway to be owned and maintained by the Homeowners Association.

Tracts Q, R and S are Common Area to be owned and maintained by the Homeowners Association.

Sidewalks where shown on this plat, which are required by ordinance, are the developer's responsibility and shall either be installed with the construction of the public street infrastructure as shown on this plat, or the developer shall deposit a cash escrow with the City prior to the issuance of any building permits for structures on this plat, in the amount required by the Unified Development Ordinance.

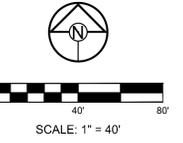
All storm water conveyance, retention or detention facilities if any to be located on common property shall be owned and maintained by the property owners association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

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

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



SURVEYORS NOTES:

- The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.9999020.
- 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 as shown and at all lot corners. Curb are notched at the prolongation of each interior lot line.
- FLOOD NOTE: Subject Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain per FIRRM 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.

SIGHT DISTANCE NOTE:

No landscaping or screening materials, signs, parked vehicles, or other objects other than essential directional signs, traffic control devices, and utility structures approved by the city shall interfere with the line of sight between a height of two feet and eight feet above the adjoining street or driveway pavement, within the triangular area formed by:
 Lines 25 feet in length along the edges of the pavement of intersecting streets or a driveway intersecting a street, from their point of intersection and any other areas designated as "Site Triangle".

LEGEND:

- (####) - LOT NUMERICAL ADDRESS
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- - - - - EXISTING PLAT AND PROPERTY LINES
- - - - - EXISTING PLAT AND RW LINES
- U/E - UTILITY EASEMENT
- - - - - 5' SIDEWALK

FOUND 1/2" REBAR WITH LS8859-F CAP
FOUND 1/2" REBAR W/ 200722754 CAP UNLESS OTHERWISE NOTED
SET 1/2" REBAR W/LS-8859-F CAP

PERMANENT MONUMENTS

- SET 2" ALUMINUM CAP W/ MO LS2002208859 ON 24" LONG 5/8" BAR
- DESIGNATES CONCRETE AROUND BAR

BUILDING TYPE MATRIX:
 Building Types allowed in this plat shall be similar to those found in the "Types Matrix, Urban Regulations", for the New Longview Development as prepared by 180° Design Studio, LLC, dated January 17, 2003 as to Types Va, Vi, VII, VIII and IX without regard to center, general or edge preference.

BUILDING LINE/ENCROACHMENT SUMMARY:
 YARD LOCATION SETBACK TO PRIMARY MAXIMUM ALLOWABLE FACE OF STRUCTURE APPURTENANCE ENCROACHMENT

FRONT YARD	20'	8'
STREET SIDE YARD	12'	5'
REAR YARD	3'	2'
SIDE YARD	5'	2'

OWNERSHIP AFFIDAVIT:
 STATE OF _____)
 COUNTY OF _____)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 _____, 202____ By _____
 Russell G. Pearson

Subscribed and sworn to before me this ____ day of _____, 202____

Notary Public _____
 Print Name _____
 My Commission Expires: _____

This is to certify that the within plat of "PERGOLA PARK - 5TH PLAT, LOTS 119 thru 133, and TRACTS Q thru S and 11-5" 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 _____
Cyndia Rader - Planning Commission Sec.	Date _____	George M. Binger, III, P.E. - City Engineer	Date _____
Ryan A. Elam, P.E. - Director of Development Services	Date _____	Jackson County Assessor Office	Date _____

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	12-08-2022	FINAL PLAT OF PERGOLA PARK - 5TH PLAT
DRAWN BY	JWT	
CHECKED BY	SCH	
PROJ. NO.	20-189	SHEET NO. 1