

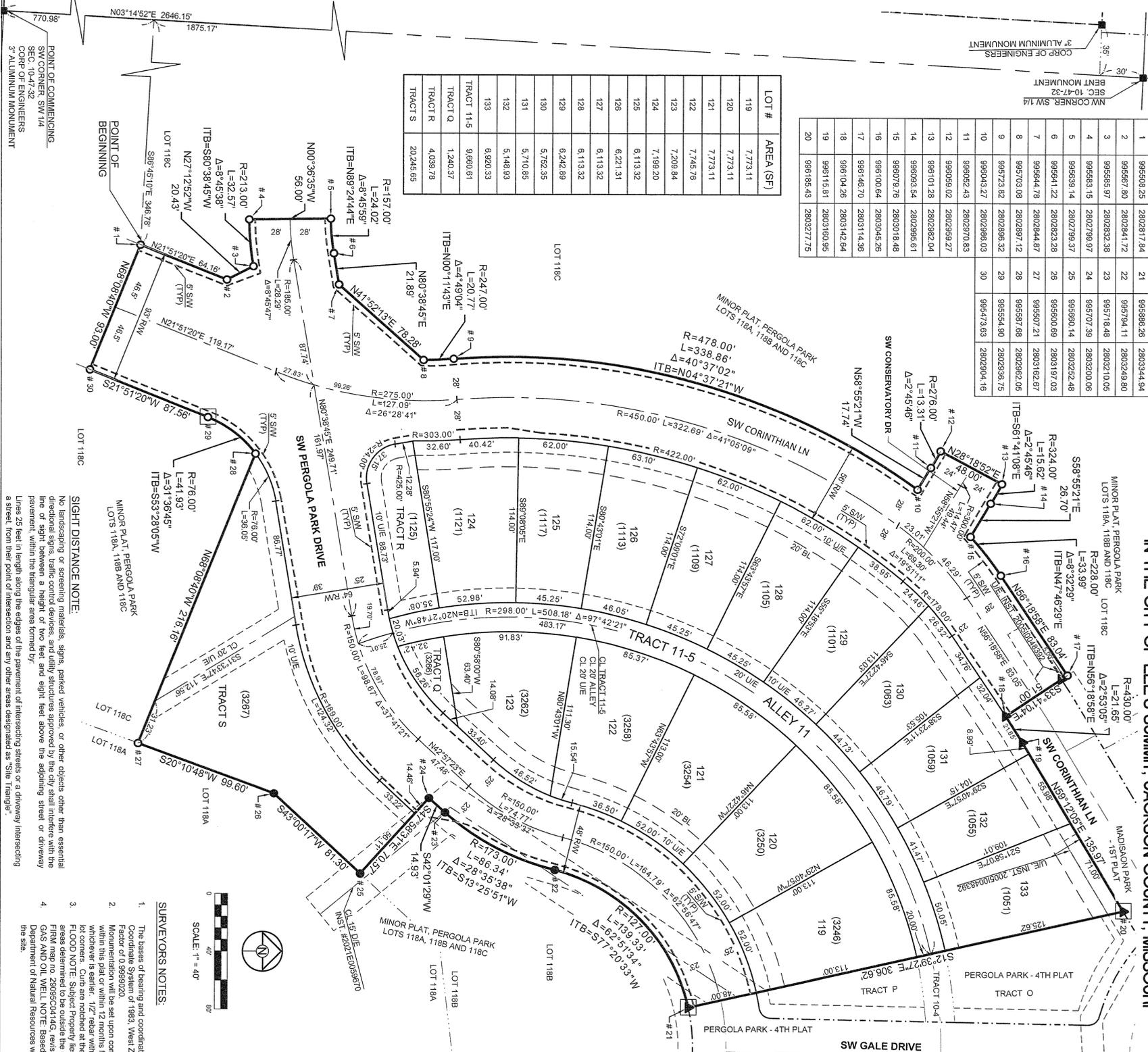
MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-148
GRID FACTOR 0.9999020
COORDINATES LISTED IN U.S. FEET
NORTH
EAST
JA-148 999942.81 20807772.26

FINAL PLAT OF PERGOLA PARK - 5TH PLAT

LOTS 119 thru 133 and TRACTS O thru S and 11-5
IN THE SW 1/4 OF SEC. 10-T47-R32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Point #	Northing	Easting	Point #	Northing	Easting
1	995908.25	2802817.94	21	995996.26	2803344.94
2	995957.80	2802841.72	22	995794.11	2803249.80
3	995956.97	2802832.38	23	995718.48	2803210.05
4	995958.15	2802799.97	24	995707.39	2803200.06
5	995939.14	2802799.37	25	995690.14	2803252.48
6	995941.22	2802823.28	26	995690.99	2803197.03
7	995944.78	2802844.87	27	995597.21	2803162.67
8	995703.08	2802897.12	28	995597.88	2802982.05
9	995723.82	2802986.32	29	995564.90	2802936.75
10	995904.27	2802986.03	30	995473.63	2802904.16
11	995952.43	2802970.83			
12	995959.02	2802959.27			
13	996101.28	2802982.04			
14	996093.54	2802956.61			
15	996079.78	2803018.48			
16	996100.64	2803045.26			
17	996146.70	2803144.36			
18	996104.28	2803142.64			
19	996115.81	2803160.95			
20	996195.43	2803277.75			

LOT #	AREA (SF)
119	7,773.11
120	7,773.11
121	7,773.11
122	7,745.76
123	7,269.84
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	5,716.85
132	5,148.83
133	6,920.33
TRACT 11-5	9,680.61
TRACT Q	1,240.37
TRACT R	4,038.78
TRACT S	20,245.65



POINT OF BEGINNING
SEC. 10-T47-R32
CORNER SW 1/4
CORP OF ENGINEERS
3" ALUMINUM MONUMENT

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NO landscaping or screening materials, signs, parked vehicles, or other objects other than essential structural signs, frame control devices, and utility structures approved by the City shall interfere with the view of the street from the adjacent street or driveway.
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".

SURVEYORS NOTES:

- The bases of bearing and coordinates are based 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 all lot corners. Cuts are notched at the prolongation of each interior lot line.
- FLOOD NOTE: Subject property lies within Flood Zone X, defined as FIRM determined flood zone. Flood hazard is 0.2% annual chance flood per FEMA Regional Office. Flood hazard is 0.2% annual chance flood per GAS and Oil Well Note. Based on the map of the flood plain on Missouri Department of Natural Resources web site there are no known wells on the site.

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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 O thru S and 11-5."

RESTRICTIONS:
The use of all tracks, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instrument same 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 the plat as though set forth herein.

Drainage Note: Individual lot owners 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.

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

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

Essempment: An essempment or license is hereby granted to the City of Lees Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, antennas, conduits, ducts, structures for water, gas, sanitary sewer, storm sewer, surface drainage channels, 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 Essempment (U.E.)" or within any street or thoroughfare dedicated or used on this plat. Grantor, or 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, (2009), any right to request restoration of rights previously transferred and vacation of the same 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.

DESCRIPTON:
A replat of part of LOT 118C, MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C, a subdivision in the City of Lees Summit, Missouri, as shown on a subdivision instrument Number 2021E0128263, in the Southwest-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-Quarter, thence along the West line of said Southwest-Quarter North 03 degrees 14 minutes 52 seconds East, a distance of 770.98 feet, thence South 96 degrees 45 minutes 10 seconds East, a distance of 346.73 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 80 degrees 46 seconds West, a radius of 2713.00 feet, a central angle of 08 degrees 45 minutes 56 seconds and an arc length of 42.57 feet, thence North 01 degrees 39 minutes 35 seconds West, a distance of 56.20 feet to a point of curvature, thence along a curve to the left having an initial tangent bearing of North 89 degrees 44 seconds East, a radius of 1527.00 feet, a central angle of 02 degrees 21 minutes 41 seconds and an arc length of 24.02 feet, thence North 90 degrees 38 minutes 45 seconds East, a distance of 21.99 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 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 57 minutes 02 seconds and an arc length of 338.86 feet, thence North 55 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 curve and having a radius of 276.00 feet, a central angle of 02 degrees 49 minutes 46 seconds and an arc length of 13.31 feet, thence North 28 degrees 49 minutes 46 seconds East, a radius of 14.80 feet, thence South 42 degrees 56 minutes 31 seconds East, a distance of 51.00 feet to a point of curvature, thence along the South right of way of said North 55 degrees 55 minutes 21 seconds East, a distance of 14.80 feet, thence North 42 degrees 56 minutes 31 seconds East, a distance of 70.57 feet to a point of curvature, thence along a curve to the right having an initial tangent bearing of North 85 degrees 18 minutes 48 seconds East, a radius of 121.00 feet, a central angle of 05 degrees 05 minutes 05 seconds and an arc length of 21.65 feet, thence North 55 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 of Lees 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 306.82 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 138.33 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 30 seconds and an arc length of 86.34 feet, thence South 42 degrees 56 minutes 31 seconds West, a distance of 14.80 feet, thence South 42 degrees 56 minutes 31 seconds East, a distance of 70.57 feet to a point of curvature, thence along a curve to the right having an initial tangent bearing of South 53 degrees 28 minutes 05 seconds West, a radius of 99.60 feet, thence North 68 degrees 05 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 78.00 feet, a central angle of 31 degrees 35 minutes 45 seconds and an arc length of 41.93 feet, thence South 21 degrees 51 minutes 20 seconds West, a distance of 87.59 feet, thence North 68 degrees 05 minutes 40 seconds West, a distance of 93.00 feet to the Point of Beginning, and containing 4.9802 acres, more or less.

OWNERSHIP AFFIDAVIT:
STATE OF MISSOURI)
COUNTY OF JEFFERSON) ss.
Before me personally appeared Russell G. Pearson, who being by me sworn did say that he is an authorized signatory for NLP 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 Lees Summit, Missouri Development Ordinance.
Dated this 9th day of January, 2023 By: *Russell G. Pearson*
Russell G. Pearson

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 Subdivision prepared by 160 Design Services, Inc. on 01/05/2023. Building Types Va, Vi, Vii, Viii, Viii and X without regard to center, general or edge preference.
PERMANENT MONUMENTS
 SET 2" ALUMINUM CAP W/ 1/2" REBAR W/ 20022754 CAP ON 2" LONG 9/8 BAR
 SET 1/2" REBAR W/ 1.58859-F CAP

BUILDING LINE/ENCROACHMENT SUMMARY:
YARD LOCATION SETBACK TO PRIMARY MAXIMUM ALLOWABLE
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