

**FINAL PLAT OF
Lumberman's Row
LOTS 1 thru 19 and TRACTS A and B**
A REPLAT OF PART OF LOT 118C, "MINOR PLAT OF PERGOLA PARK
LOTS 118A, 118B AND 118C", IN THE SE 1/4 OF SEC. 9,
THE SW 1/4 OF SEC. 10, and THE NW 1/4 OF SEC. 15, T47-R32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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 Southeast One-Quarter of section 9, the Southwest One-Quarter of section 10, and the Northwest One-Quarter of section 15, Township 47 North, Range 32 West and being more particularly described as follows.

Beginning at a corner point on the South line of said Lot 118C, said point being the Southeast corner of the said Southeast One-Quarter of said section 9; thence along the South lines of said section 9 and Lot 118C, North 87 degrees 47 minutes 12 seconds West, a distance of 399.79 feet to the Southwest corner of said Lot 118C; thence along the West of said Lot 118C, North 18 degrees 19 minutes 24 seconds West, a distance of 407.26 feet to a corner point on the said West line, said point also being the Southwest corner of Lot 1, MINOR PLAT OF NEW LONGVIEW MANSION, LOTS 1-2; thence along the West line of said Lot 118C and the South of said Lot 1 and their Easterly extension South 86 degrees 45 minutes 10 seconds East, a distance of 550.71 feet; thence North 21 degrees 51 minutes 20 seconds East, a distance of 532.86 feet; thence South 68 degrees 08 minutes 40 seconds East, a distance of 200.00 feet to a point on the West line of PERGOLA PARK - 5TH PLAT; thence along the West line of said PERGOLA PARK - 5TH PLAT, South 21 degrees 51 minutes 20 seconds West, a distance of 44.05 feet to the Southwest corner of said PERGOLA PARK - 5TH PLAT; thence along the South line of said PERGOLA PARK - 5TH PLAT for the following four courses, South 68 degrees 08 minutes 40 seconds East, a distance of 93.00 feet; thence North 21 degrees 51 minutes 20 seconds East, a distance of 87.56 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having 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 68 degrees 08 minutes 40 seconds East, a distance of 216.16 feet to a point on the East line of said LOT 118C; thence along said East line for the following six courses, South 20 degrees 10 minutes 48 seconds West, a distance of 95.46 feet; thence South 27 degrees 32 minutes 22 seconds West, a distance of 174.50 feet; thence South 16 degrees 19 minutes 52 seconds West, a distance of 177.48 feet; thence South 26 degrees 14 minutes 11 seconds West, a distance of 110.35 feet; thence South 17 degrees 25 minutes 19 seconds West, a distance of 65.31 feet; thence South 20 degrees 59 minutes 20 seconds West, a distance of 354.45 feet to the Southeast corner of said LOT 118C; thence along the South line of said LOT 118C North 67 degrees 13 minutes 25 seconds West, a distance of 407.70 feet to the Point of Beginning, and containing 14.5315 acres, more or less.

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 _____, 2023 By _____
Russell G. Pearson

Subscribed and sworn to before me this ____ day of _____, 2023

Notary Public _____

Print Name _____

My Commission Expires: _____

This is to certify that the within plat of "Lumberman's Row, LOTS 1 thru 19 and TRACTS A and B" 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 _____

Joshua Johnson - Director of Development Services Jackson County Assessor Office Date _____

SIDEWALK NOTE:

Sidewalks as shown on the Lumberman's Row Plat shall either be installed with the construction of the public street infrastructure as shown on the Lumberman's Row Plat, or 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.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 02-21-2022 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.

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



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 02/10/2023
DRAWN BY JWT
CHECKED BY SCH
PROJ. NO. 22-034 SHEET NO. 1

LOT #	AREA (SF)
1	21,939.71
2	20,458.00
3	20,458.00
4	20,458.00
5	20,458.00
6	20,458.00
7	20,761.34
8	31,800.95
9	25,001.84
10	14,998.06
11	15,000.00
12	15,000.00
13	15,000.00
14	15,000.00
15	15,000.00
16	15,000.00
17	15,000.00
18	15,000.00
TRACT A	9,939.34
TRACT B	31,915.23
TRACT C	187,543.99

LEGEND:

- (####) - LOT NUMERICAL ADDRESS
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- - - - - EXISTING LOT AND PROPERTY LINES
- - - - - EXISTING PLAT AND R/W LINES
- U/E - UTILITY EASEMENT
- - - - - 5' SIDEWALK
- - FOUND MONUMENT AS NOTED
- - FOUND 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED
- - SET 1/2" REBAR W/LS-8859-F CAP
- - PERMANENT MONUMENTS
- - SET 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR IN CONCRETE

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 "Lumberman's Row, LOTS 1 thru 19 and TRACTS A and B".

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 "Lumberman's Row", unless specific application is made and approved by the city engineer.

Tracts A, B and C are Common Area to owned and maintained by the Homeowners Association.

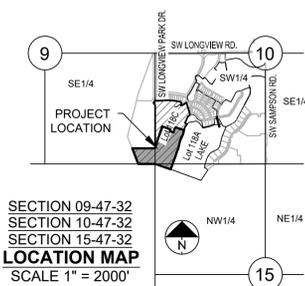
The construction of sidewalks adjacent to tracts and unplatted areas shall be the responsibility of the Developer to construct, during the construction of the streets.

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.

SIGHT DISTANCE NOTE:

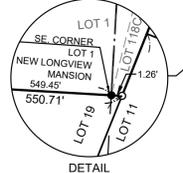
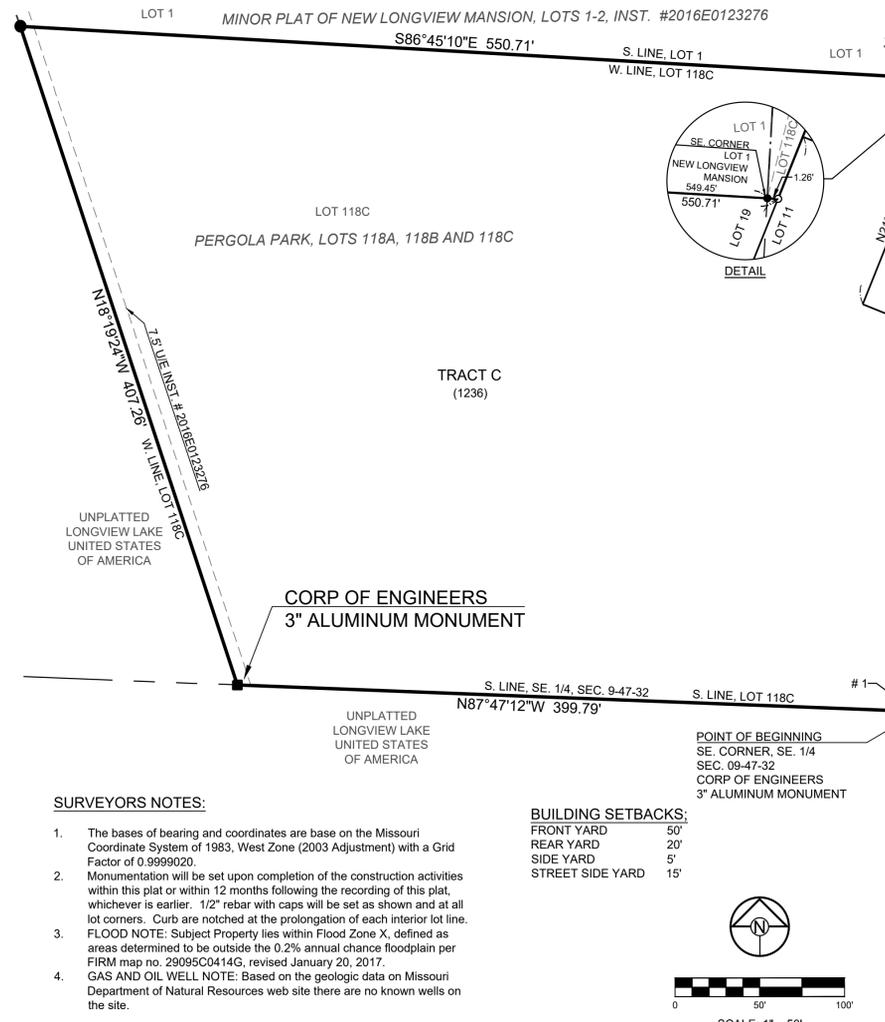
No landscaping or screening materials, signs, parked vehicles, or other objects other than essential directional signs, traffic control devices, and utility structures approved by the city shall interfere with the line of sight between a height of two feet and eight feet above the adjoining street or 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".

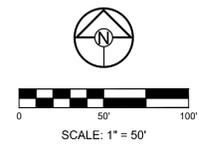


MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-148
GRID FACTOR 0.9999020
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-148 999842.81 20807772.26

Point #	Northing	Easting
1	994758.1514	2802427.9318
2	995507.2075	2803162.6709
3	994600.3271	2802803.8538



BUILDING SETBACKS:
FRONT YARD 50'
REAR YARD 20'
SIDE YARD 5'
STREET SIDE YARD 15'



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 FIRI 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.