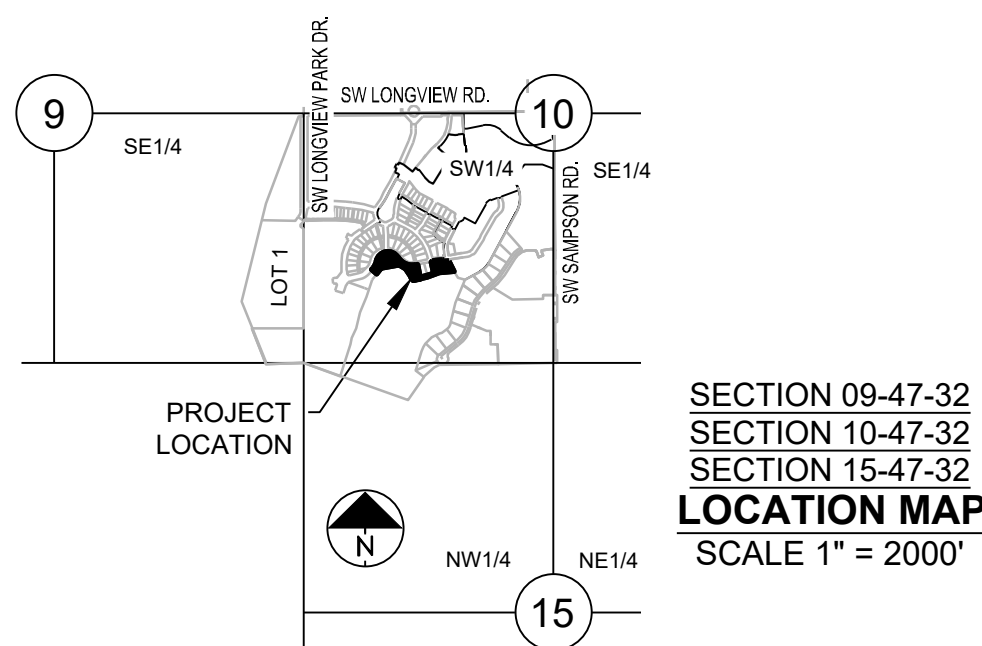




MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-148
GRID FACTOR 0.9999020
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-148 999842.81 20807772.26

MINOR PLAT OF PERGOLA PARK, LOTS 118B1, 112A1 AND 109A

A REPLAT OF LOT 118B, "MINOR PLAT OF PERGOLA PARK LOT 118A, 118B & LOT 118C", LOT 112A,
"MINOR PLAT OF PERGOLA PARK LOT 112A & 118" AND LOT 109 " PERGOLA PARK -4TH PLAT"
IN THE SW 1/4 OF SECTION 10-T47-R32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



DESCRIPTION:

A replat of All of LOT 118B, "MINOR PLAT OF PERGOLA PARK LOT 118A, 118B & LOT 118C", a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded as Instrument Number 2021E0128206, All of Lot 112A, "MINOR PLAT OF PERGOLA PARK LOT 112A & 118", a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded as Instrument Number 2021E0033209, and All of Lot 109 " PERGOLA PARK -4TH PLAT" a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded as Instrument Number 2020E0019489. All in the Southwest One-Quarter of Section 10 Township 47 North, Range 32 West and containing 2.0467 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 118B1, 112A1 AND 109A".

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.

A perpetual easement of access upon, over and under Lot 118B1, outlined and designated on this plat as "Access Easement" or "A/E", is hereby granted to Lot 118A, MINOR PLAT PERGOLA PARK LOTS 118A, 118B, 118C.

Drainage Note: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots included in the master Drainage Pan unless specific application is made and approved by the City Engineer.

OWNERSHIP AFFIDAVIT: Owner of Lot 118 B1

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 ____, 2023 By Russell G. Pearson

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

Notary Public

Print Name

My Commission Expires:

OWNERSHIP AFFIDAVIT: Owner of Lot 109 A

STATE OF MISSOURI)
COUNTY OF JACKSON)ss.

Before me personally appeared Kevin W. Dunn and Erin E. Dunn, who being by me sworn did say that they are the 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 Kevin W. Dunn

Dated this ____ day of ____, 2023 By Erin E. Dunn

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

Notary Public

Print Name

My Commission Expires:

OWNERSHIP AFFIDAVIT: Owner of Lot 112 A1

STATE OF MISSOURI)
COUNTY OF JACKSON)ss.

Before me personally appeared Corey Michael Casey and Kelly Leigh Casey, who being by me sworn did say that they are the 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 Corey Michael Casey

Dated this ____ day of ____, 2023 By Kelly Leigh Casey

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

Notary Public

Print Name

My Commission Expires:

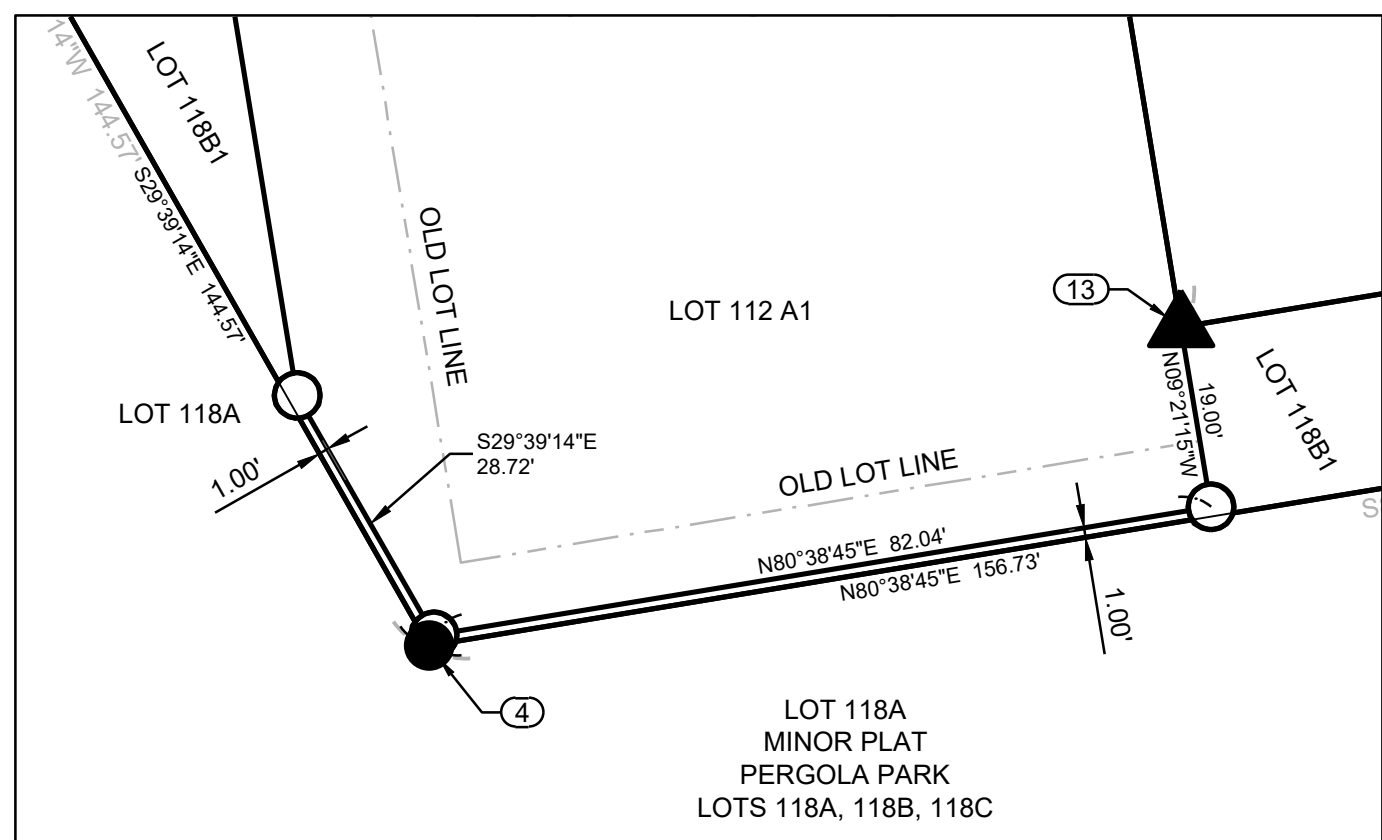
Point Table		
Point #	Northing	Easting
1	995640.61	2804071.12
2	995634.79	2803914.52
3	995590.80	2803784.61
4	995565.33	2803629.96
5	995690.97	2803558.43
6	995737.29	2803489.33
7	995715.17	2803303.80
8	995660.14	2803252.48
9	995707.39	2803200.06
10	995794.11	2803249.80
11	995820.34	2803485.75
12	995731.71	2803686.40
13	995598.51	2803708.34
14	995610.54	2803781.36
15	995631.96	2803852.83
16	995755.77	2803832.43
17	995763.48	2803953.72
18	995762.70	2803970.70
19	995747.70	2803970.25
20	995748.51	2804020.05

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH 2007022754 CAP UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH LS8859-F CAP UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR W/LS8859-F CAP UNLESS OTHERWISE NOTED
- 5' SIDEWALK
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- RIGHT-OF-WAY
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING LINE

SURVEYORS NOTES:

- This survey is based on the following recorded subdivisions.
MINOR PLAT OF PERGOLA PARK LOT 118A, 118B & LOT 118C, recorded as Instrument Number 2021E0128206.
MINOR PLAT OF PERGOLA PARK LOT 112A & 118, recorded as Instrument Number 2021E0033209.
PERGOLA PARK - 4TH PLAT recorded as Instrument Number 2020E0019489
- A Title report has not been furnished for this Survey.
- Basis of bearings is the MINOR PLAT OF PERGOLA PARK LOT 118A, 118B & LOT 118C", recorded as Instrument Number 2021E0128206.
- 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 Lot 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.



DETAIL LOT 112A1
1"=20'

This is to certify that the minor plat of " PERGOLA PARK, LOTS 118B1, 112A1 AND 109A" was submitted to and duly approved by the City of Lee's Summit, Missouri pursuant to Chapter 33 of the City of Lee's Summit Code of Ordinances, of the Unified Development Ordinance.

Trisha Fowler Arcuri - City Clerk Date

George M. Binger, III, P.E. - City Engineer Date

Joshua Johnson, AICP. - 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 05-08-2023 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 CIRCLE
LEE'S SUMMIT, MO 64081

REV2: 2023.08.24
REV1: 2023.06.22



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 6-20-2023
DRAWN BY SCH
CHECKED BY AR
PROJ. NO. 23-136

MINOR PLAT OF
PERGOLA PARK LOTS
118B1, 112A1 AND 109A
SHEET NO. 1