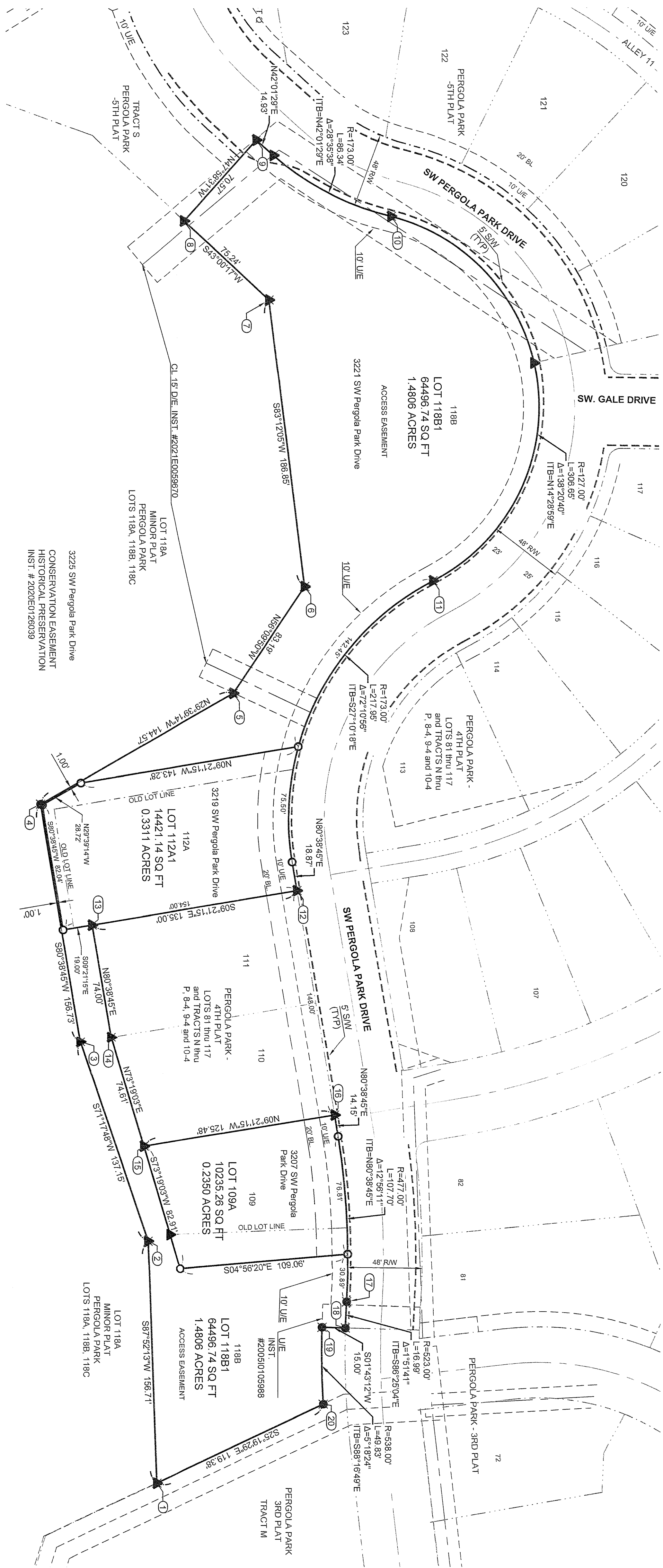
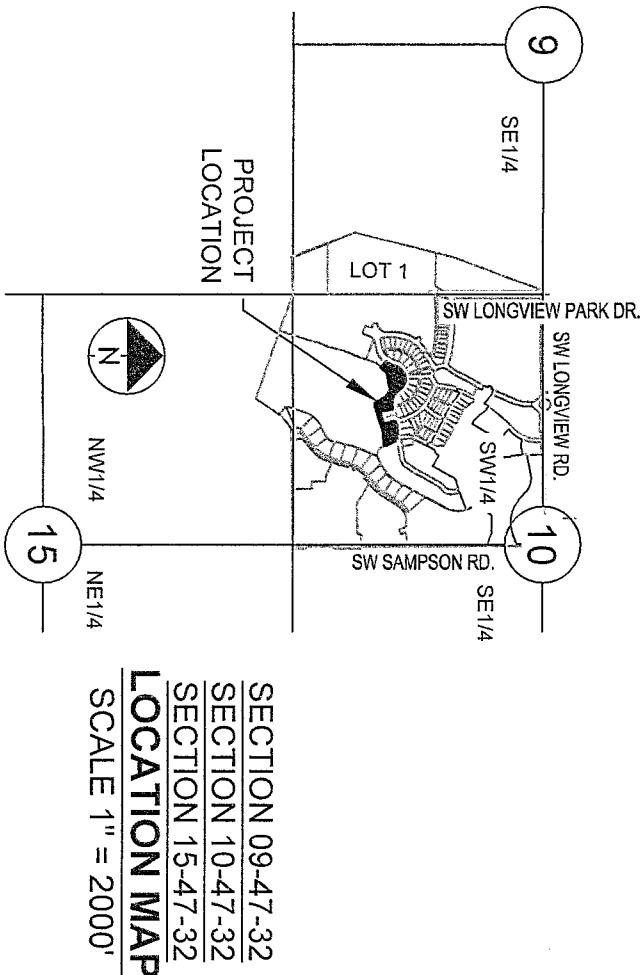


SCALE: 1" = 40'
MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE
2003 ADJUSTMENT
REFERENCE EPOCH 0.989820
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-148 999942.81 2080772.26

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

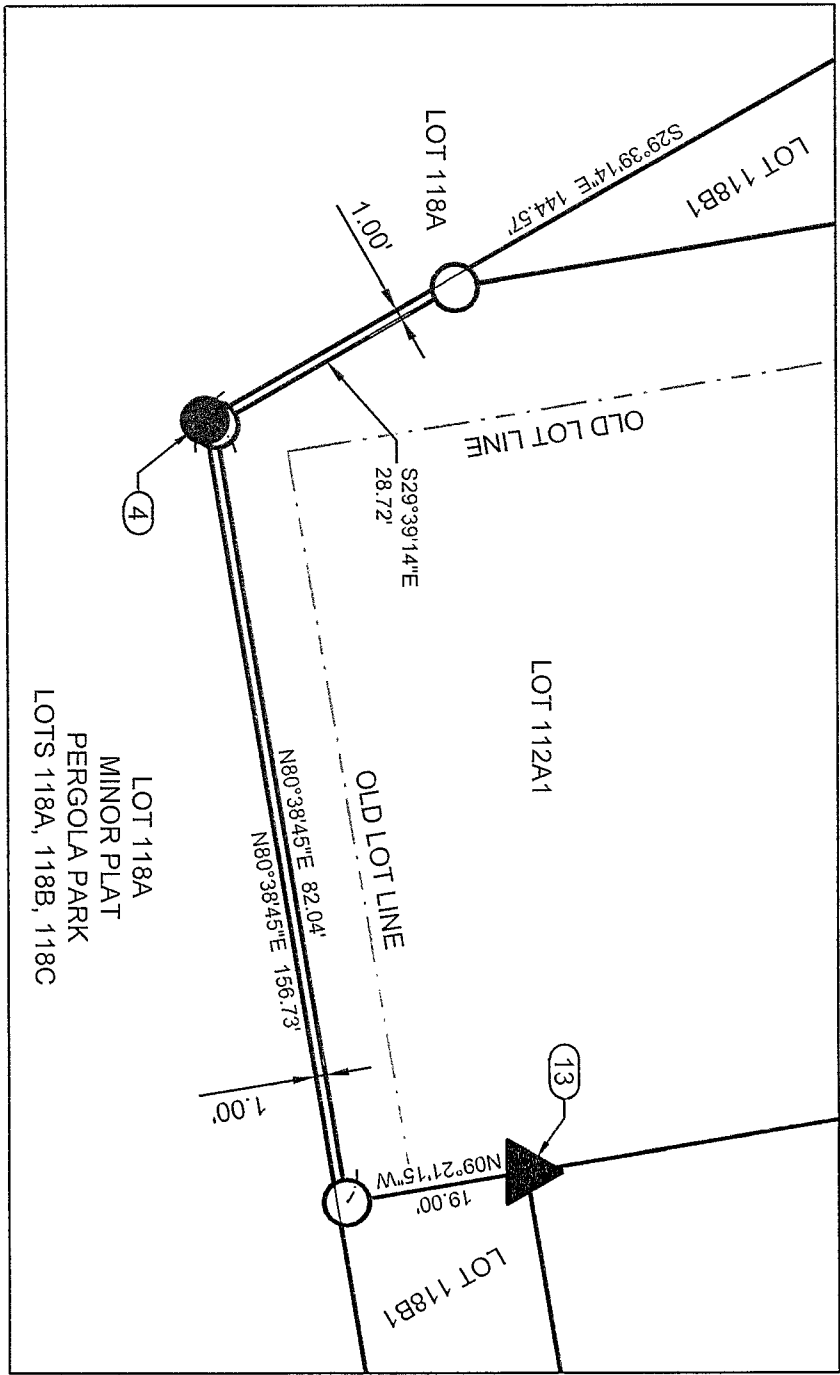
A REPLAT OF LOT 118B, "MINOR PLAT OF PERGOLA PARK LOTS 118A, 118B AND 118C" and LOT 112A, "MINOR PLAT OF PERGOLA PARK LOT 112A & LOT 118" and LOT 109, "PERGOLA PARK - 4TH PLAT" ALL IN THE SW 1/4 OF SECTION 10-147-R32 IN THE CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



Point #	Nothing	Easting
1	995540.61	2804071.12
2	995534.79	2803914.62
3	995590.80	2803794.61
4	995595.33	2803929.96
5	995690.97	2803556.43
6	995737.29	2803489.33
7	995715.17	2803303.80
8	995680.14	2803252.48
9	995707.38	2803300.06
10	995794.11	2803249.80
11	995820.34	2803485.75
12	995731.71	2803986.40
13	995689.51	2803708.34
14	995610.54	2803781.36
15	995631.96	2803852.83
16	995755.77	2803832.43
17	995703.48	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 LS8895-F CAP UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH LS8895-F CAP UNLESS OTHERWISE NOTED
- 5' SIDEWALK
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND ROW LINES
- RIGHT-OF-WAY
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING LINE



SURVEYORS NOTES:

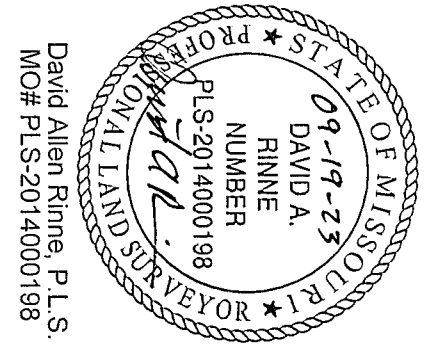
- This survey is based on the following recorded subdivisions:
MINOR PLAT OF PERGOLA PARK LOT 118A, 118B & LOT 118C, recorded as Instrument Number 2021E0728206.
MINOR PLAT OF PERGOLA PARK LOT 112A & LOT 118, recorded as Instrument Number 2021E033209.
PERGOLA PARK - 4TH PLAT, recorded as Instrument Number 2020E019489.
A. Title report has not been furnished for this Survey.
B. Basis of bearings is the MINOR PLAT OF PERGOLA PARK LOT 118A, 118B & LOT 118C, recorded as Instrument Number 2021E0728206.
C. 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.
D. 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. 20090C0414G, revised January 20, 2017.
E. 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.

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 Lees Summit, Missouri pursuant to Chapter 33 of the City of Lees Summit Code of Ordinances, of the United Development Ordinance.



Tresha Fowler-McInnis City Clerk
Date 10-10-2023
George M. Binger, III, P.E. City Engineer
Date 10-5-23
Justin Johnson, AICP Director of Development Services
Date 10/18/2023

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.



Recorded this day of October 18, 2023
At 2 o'clock 23 Minutes pm.
Recorded in Book E 213 At Page 58
Instrument Number 2023E0075914
Director Recorder of Deeds
By Clayton Field
Deputy
The order's Fee \$ 66.00

DESCRIPTION:

A replat of all of Lot 118B, "MINOR PLAT OF PERGOLA PARK LOTS 118A, 118B AND 118C", a subdivision in the City of Lees Summit, Jackson County, Missouri, as recorded as Instrument Number 2021E0728206, and all of Lot 112A, "MINOR PLAT OF PERGOLA PARK LOT 112A & LOT 118", a subdivision in the City of Lees Summit, Jackson County, Missouri, as recorded as Instrument Number 2021E033209, and all of Lot 109, "PERGOLA PARK - 4TH PLAT", a subdivision in the City of Lees Summit, Jackson County, Missouri, as recorded as Instrument Number 2020E019489. All in the Southwest One-Quarter of Section 10 Township 47 North, Range 32 West and containing 2,046.7 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 Lees Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of, poles, wires, antennas, 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, over, or under those areas outlined or designated upon this plat as "Utility Easements" (ULE) or within any street or thoroughfare dedicated to public use on behalf of the City of Lees Summit, Missouri, his heirs, assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including Missouri Revised Statutes (R.S.Mo.) (2009), any right to request restoration of rights previously transferred and variation 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 owners shall not change or obstruct the drainage flow lines on the lots included in the master Drainage Plan unless specific application is submitted and approved by the City Engineer.

OWNERSHIP AFFIDAVIT: Owner of Lot 118B1

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 NLY 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 United Development Ordinance.
Dated this 18th day of September, 2023 By Russell G. Pearson
Russell G. Pearson

Subscribed and sworn to before me this this 21th day of September, 2023
Justin Nicole Vorwin
Justin Nicole Vorwin
My Commission Expires June 12, 2027

OWNERSHIP AFFIDAVIT: Owner of Lot 109A

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 Lees Summit United Development Ordinance.
Dated this 21th day of September, 2023 By Kevin W. Dunn
Dated this 21th day of September, 2023 By Erin E. Dunn

Subscribed and sworn to before me this this 21th day of September, 2023
Justin Nicole Vorwin
Justin Nicole Vorwin
My Commission Expires June 12, 2027

OWNERSHIP AFFIDAVIT: Owner of Lot 112A1

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 Lees Summit United Development Ordinance.
Dated this 27th day of September, 2023 By Corey Michael Casey
Dated this 27th day of September, 2023 By Kelly Leigh Casey

Subscribed and sworn to before me this this 27th day of September, 2023
Justin Nicole Vorwin
Justin Nicole Vorwin
My Commission Expires June 12, 2027

OWNER/DEVELOPER:
NLY PERGOLA PARK, LLC
C/O BOX REAL ESTATE DEVELOPMENT LLC
3152 SW GRANDSTAND CIRCLE
LEES SUMMIT, MO 64061

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14620 West 17th Street • Lenexa, Kansas 66215
Ph: (816) 462-6158 • Fax: (816) 462-2400 • WWW.SCHLAGELASSOCIATES.COM

DATE 9-18-2023
DRAWN BY AR
CHECKED BY JW
PROJ. NO. 23-136

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