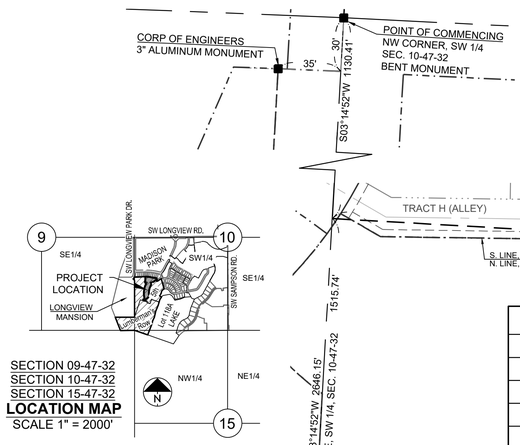
FINAL PLAT OF

PERGOLA PARK - 6TH PLAT

LOTS 134 thru 145 and TRACTS 12-6, T and U

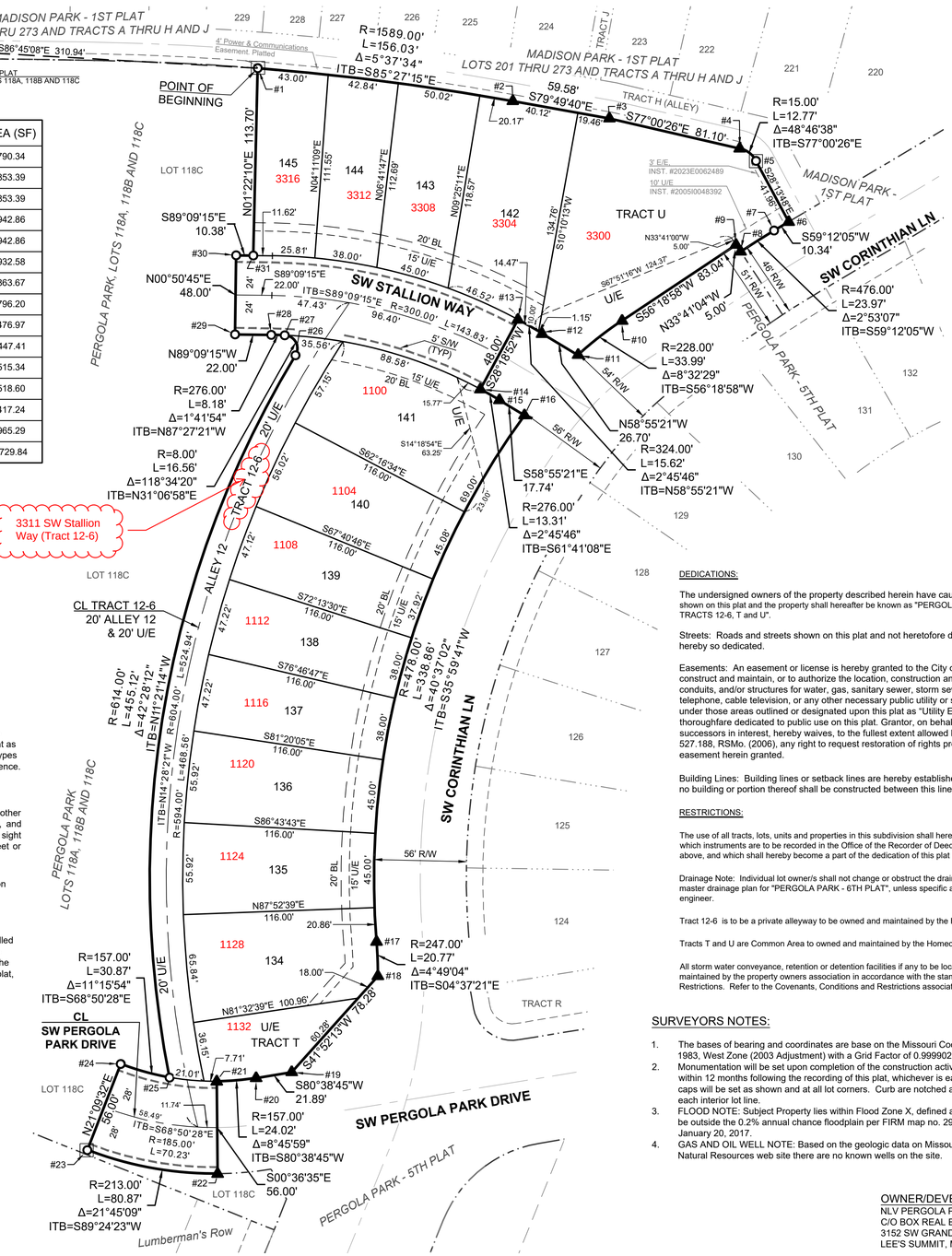
A REPLAT OF PART OF LOT 118C, "MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C"
IN THE SW 1/4 OF SEC. 10-T47-R32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

SW CORNER, SW 1/4
SEC. 10-47-32
CORP OF ENGINEERS
3" ALUMINUM MONUMENT

LOT #	AREA (SF)
134	6,790.34
135	5,853.39
136	5,853.39
137	4,942.86
138	4,942.86
139	4,932.58
140	5,863.67
141	7,796.20
142	7,476.97
143	5,447.41
144	4,515.34
145	4,518.60
TRACT 12-6	9,417.24
TRACT T	2,965.29
TRACT U	12,729.84



COORDINATE LIST		
Point #	Northing	Easting
1	996253.8440	2802824.2418
2	996233.8664	2802978.9275
3	996223.3441	2803037.5710
4	996205.1105	2803116.5947
5	996197.5897	2803126.4381
6	996160.6213	2803146.2854
7	996155.3263	2803137.4039
8	996142.5400	2803117.1320
9	996146.7011	2803114.3586
10	996100.4504	2803044.9666
11	996079.7585	2803018.4807
12	996093.5416	2802995.6119
13	996101.2807	2802982.0416
14	996059.0235	2802959.2746
15	996052.4310	2802970.8345
16	996043.2718	2802986.0314
17	995723.8237	2802896.3226
18	995703.0760	2802897.1246
19	995644.7808	2802844.8737
20	995641.2234	2802823.2780
21	995639.1439	2802799.3706
22	995583.1471	2802799.9665
23	995597.4954	2802720.8762
24	995649.7201	2802741.0897
25	995641.4736	2802770.7830
26	996079.6467	2802847.1095
27	996091.7730	2802840.6156
28	996092.0150	2802832.4388
29	996092.3398	2802810.4412
30	996140.3345	2802811.1498
31	996140.1814	2802821.5244

BUILDING LINE/ENCROACHMENT SUMMARY:

YARD LOCATION	SETBACK TO PRIMARY FACE OF STRUCTURE	MAXIMUM ALLOWABLE APPURTENANCE ENCROACHMENT
FRONT YARD	20'	8'
STREET SIDE YARD	12'	5'
REAR YARD	3'	2'
SIDE YARD	5'	2'

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.

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".

SIDEWALK NOTE:
Sidewalks as shown on the Pergola Park - 6th plat shall either be installed with the construction of the public street infrastructure as shown on the Pergola Park - 6th 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.

LEGEND:

(####)	-	LOT NUMERICAL ADDRESS
BL	-	BUILDING LINE
E/E	-	ELECTRICAL EASEMENT
R/W	-	RIGHT-OF-WAY
		EXISTING LOT AND PROPERTY LINES
		EXISTING PLAT AND R/W LINES
U/E	-	UTILITY EASEMENT
	-	5' SIDEWALK
▲		FOUND 1/2" REBAR WITH LS8859-F CAP
○		SET 1/2" REBAR W/LS-8859-F CAP

PERMANENT MONUMENTS

SET 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR

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, 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 Northwest corner of the said Southwest One-Quarter; thence along the West line of said Southwest One-Quarter, South 03 degrees 14 minutes 52 seconds West, a distance of 1130.41 feet; thence South 86 degrees 45 minutes 08 seconds East, a distance of 310.94 feet to the Point of Beginning, said point being a point of curvature one the South line of MADISON PARK - 1ST PLAT, a subdivision in the said City of Lee's Summit, recorded as Instrument Number 2005I0059014 and the North line of said PERGOLA PARK, LOTS 118A, 118B AND 118C; thence along said North and South lines for the following seven courses, along a curve to the right, having an initial tangent bearing of South 85 degrees 27 minutes 15 seconds East, a radius of 1589.00 feet, a central angle of 05 degrees 37 minutes 34 seconds and an arc length of 156.03 feet; thence South 79 degrees 49 minutes 40 seconds East, a distance of 59.58 feet; thence South 77 degrees 00 minutes 26 seconds East, a distance of 81.10 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 15.00 feet, a central angle of 48 degrees 46 minutes 38 seconds and an arc length of 12.77 feet; thence South 28 degrees 13 minutes 48 seconds East, a distance of 41.96 feet; thence South 59 degrees 12 minutes 05 seconds West, a distance of 10.34 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having a radius of 476.00 feet, a central angle of 02 degrees 53 minutes 07 seconds and an arc length of 23.97 feet to a point on the North line of PERGOLA PARK - 5TH PLAT, a subdivision in the said City of Lee's Summit, recorded as Instrument Number 2023E0004499; thence along the Northerly and Westerly lines of said PERGOLA PARK - 5TH PLAT for the following fourteen courses, North 33 degrees 41 minutes 04 seconds West, a distance of 5.00 feet; thence South 56 degrees 18 minutes 58 seconds West, a distance of 83.04 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having 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 58 degrees 55 minutes 21 seconds West, a distance of 26.70 feet to a point of curvature; thence along a curve to the left, being tangent to the previous course and having 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 28 degrees 18 minutes 52 seconds West, 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 276.00 feet, a central angle of 02 degrees 45 minutes 46 seconds and an arc length of 13.31 feet; thence South 58 degrees 55 minutes 21 seconds East, a distance of 17.74 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 35 degrees 59 minutes 41 seconds West, a radius of 478.00 feet, a central angle of 40 degrees 37 minutes 02 seconds and an arc length of 338.86 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 04 degrees 37 minutes 21 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; thence South 41 degrees 52 minutes 13 seconds West, a distance of 78.28 feet; thence South 80 degrees 38 minutes 45 seconds West, a distance of 21.89 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having 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 South 00 degrees 36 minutes 35 seconds East, a distance of 56.00 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 89 degrees 24 minutes 23 seconds West, a radius of 213.00 feet, a central angle of 21 degrees 45 minutes 09 seconds and an arc length of 80.87 feet; thence North 21 degrees 09 minutes 32 seconds East, a distance of 56.00 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 68 degrees 50 minutes 28 seconds East, a radius of 157.00 feet, a central angle of 11 degrees 15 minutes 54 seconds and an arc length of 30.87 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 11 degrees 21 minutes 14 seconds West, a radius of 614.00 feet, a central angle of 42 degrees 28 minutes 12 seconds and an arc length of 455.12 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 31 degrees 06 minutes 58 seconds East, a radius of 8.00 feet, a central angle of 118 degrees 34 minutes 20 seconds and an arc length of 16.56 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 87 degrees 27 minutes 21 seconds West, a radius of 276.00 feet, a central angle of 01 degrees 41 minutes 54 seconds and an arc length of 8.18 feet; thence North 89 degrees 09 minutes 15 seconds West, a distance of 22.00 feet; thence North 00 degrees 50 minutes 45 seconds East, a distance of 48.00 feet; thence South 89 degrees 09 minutes 15 seconds East, a distance of 10.38 feet; thence North 01 degrees 22 minutes 10 seconds East, a distance of 113.70 feet to the Point of Beginning, and containing 2.4320 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 - 6TH PLAT, LOTS 134 thru 145 and TRACTS 12-6, T and U".

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 - 6TH PLAT", unless specific application is made and approved by the city engineer.

Tract 12-6 is to be a private alleyway to be owned and maintained by the Homeowners Association.

Tracts T and U are Common Area to owned and maintained by the Homeowners Association.

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.

SURVEYORS NOTES:

1. 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.
2. 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.
3. 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.
4. 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.

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

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 02-21-2024 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.

STATE OF MISSOURI
DAVID ALLEN RINNE
NUMBER
PLS-2014000198
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

David Allen Rinne, P.L.S.
MO# PLS-2014000198

OWNERSHIP AFFIDAVIT:

STATE OF _____)
)ss.
COUNTY OF _____)

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 this ____ day of _____, 202___.

_____
Notary Public

_____
Print Name

My Commission Expires:_____

This is to certify that the within plat of "PERGOLA PARK - 6TH PLAT, LOTS 134 thru 145 and TRACTS 12-6, T and U" 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
Cynda Rader - Planning Commission Sec.	Date	George M. Binger, III, P.E. - City Engineer	Date
Josh Johnson - Director of Development Services		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 9-17-2024	FINAL PLAT OF PERGOLA PARK – 6TH PLAT
DRAWN BY JWT	
CHECKED BY SCH	
PROJ. NO. 24-041	SHEET NO. 1

I:\PROJECTS\2024\24-041\2.0 Survey\3.0 Plat\24-041F.dwg, Plat-24x36, 9/19/2024 10:16:06 AM