FINAL PLAT
NAPA VALLEY 3rd PLAT
LOTS 116 thru 146
a Subdivision in the City of Lee's Summit, Jackson County, Missouri
Section 36, Township 47 North, Range 32 West

DEDICATION:
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

NAPA VALLEY 3rd PLAT

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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 EASEMENT" (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.

STREETS:
THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

IN TESTIMONY WHEREOF:
MAR INVESTMENTS AND CHOYCE, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBERS THIS _______ DAY OF _______________________, 2016.

____
KEVIN HIGDON

____
LIZ MARTIN

CHOYCE, L.L.C.

____
KEVIN HIGDON, MEMBER

NOTARY CERTIFICATION:
STATE OF ____________)
) SS
COUNTY OF ___________)

ON THIS _______ DAY OF _______________, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN HIGDON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF TOSCONO INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _______________

MAR INVESTMENTS

____
LIZ MARTIN, MEMBER

NOTARY CERTIFICATION
STATE OF ____________)
) SS
COUNTY OF ___________)

ON THIS _______ DAY OF _______________, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LIZ MARTIN, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF [illegible] INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

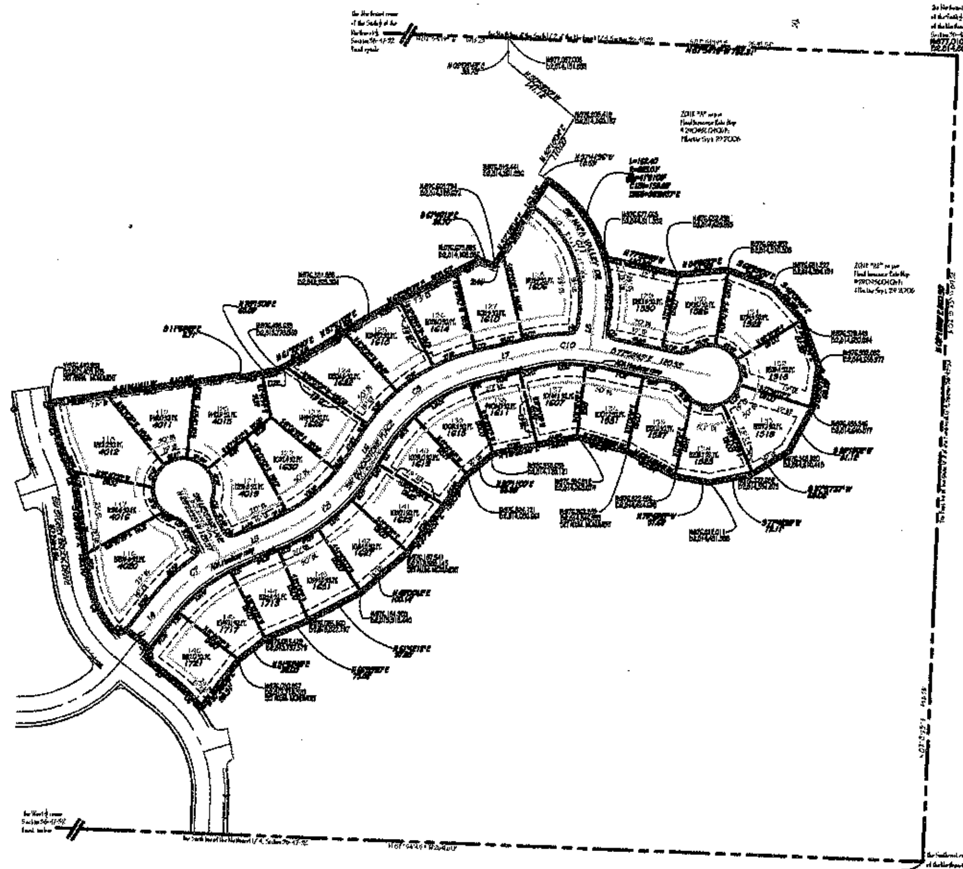
IN WITNESS THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

____
NOTARY PUBLIC

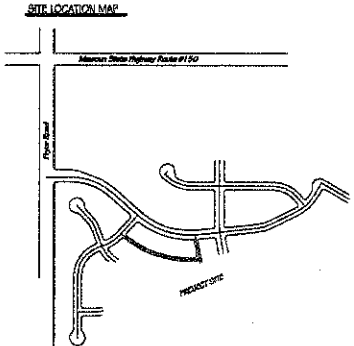
MY COMMISSION EXPIRES: _______________

PROPERTY DESCRIPTION

A tract of land in the South ½ of the Northwest ¼ Section 36, Township 47 North of the Baseline, Range 32 West of the 5th Principal Meridian, Lee's Summit, Jackson County, Missouri and being more particularly described as follows:
Commencing at the Northeast corner of the South ½ of the Northwest ¼ Section 36-47-32; thence with the North line of said South ½ of the Northwest ¼ Section 36 [illegible] to the Point of Beginning; [illegible] ... back to the Point of Beginning.



SITE LOCATION MAP



-2016-098

RECEIVED

SEP 06 2016

Planning & Codes Admin

SURVEYORS GENERAL NOTES/PLAT NOTES

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
   a) SEMI-PERMANENT MONUMENTS:
      SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "MO [illegible]" AT ALL REAR LOT CORNERS
   AND
      CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES
   b) PERMANENT MONUMENTS:
      SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "MO [illegible]" AT NOTED PLAT BOUNDARY CORNERS
2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17 [illegible])
3. BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT CA-05 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.9999[illegible]. COORDINATES DETERMINED BY GPS METHODS.
4. AS PER THE DEPT. OF NATURAL RESOURCES STATE OIL AND GAS COUNCIL, THERE APPEARS TO BE NO EXISTING OIL OR GAS WELLS ON THE SUBJECT PROPERTY.
5. ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY (BMP) FACILITIES 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.
6. NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM LOTS 116-118 AND 146 ONTO [illegible] DRIVE.
7. NO TITLE REPORT WAS PROVIDED BY THE CLIENT AT THE TIME OF THIS SURVEY.
8. Per the FEMA Flood Insurance Rate Map of the National Flood Insurance Program, Community Panel #29095C[illegible], Effective: September 29, 2006. The surveyed tract lies outside of the 100 Year flood plain.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY: That this Plat of Survey is based on an actual Survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

_______________________ Date: 09/06/2016
Mark B. Herr, PLS No. 2001015271
Eagle Pointe Surveying, LLC No. 2006016504

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

This Plat was prepared by
EAGLE POINTE SURVEYING, LLC
1216 NE Applewood St.
Lee's Summit, MO 64086

_______________________ DATE: _______
Surveyor

CITY OF LEE'S SUMMIT
MAYOR AND CITY COUNCIL CERTIFICATION:
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF NAPA VALLEY 3rd PLAT 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. ________.

____
RANDALL L. RHOADS, MAYOR DATE

____
DENISE R. CHISUM, MMC, CITY CLERK DATE

JACKSON COUNTY
APPROVED: ASSESSOR'S OFFICE

_______________________ DATE
JACKSON COUNTY ASSESSOR

APPROVED
PUBLIC WORKS/ ENGINEERING

_______________________ DATE
GEORGE M. BINGER, III, P.E., CITY ENGINEER

PLANNING & CODES ADMINISTRATION

_______________________ DATE
ROBERT G. McKAY, AICP,
DIRECTOR OF PLANNING AND CODES ADMINISTRATION

PLANNING COMMISSION

_______________________ DATE
FRED DELIBERO, SECRETARY

CURVE TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]

Eagle Pointe Surveying, LLC 1216 NE Applewood St. Lee's Summit, MO 64086 (816) 456-0156	DATE OF SURVEY: JUNE 2015- MAR 2016 CLASS OF PROPERTY: SUBURBAN SURVEY CREW: MBH DRAWING NAME:201506-956 3rd Plat (FINAL)	*NAPA VALLEY, 3rd PLAT* Section 36, Township 47N, Range 32W Lee's Summit Jackson County, Missouri	(revision table below)	This Survey was prepared for: Keith Wehmeir, Kevin Higdon and Toscono Inv, LLC PO Box 375 Greenwood, Missouri

NO.	DATE	DESCRIPTION	BY
1	8/30	per city comments	MBH
	7/01	per city comments	MBH
	8/06.	per city comments	MBH