-2016-048-

FINAL PLAT
NAPA VALLEY 2nd PLAT
Lots 89 thru 115 and Tract "N"

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 2nd 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 CONSTRUCT 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:
KEITH WEHMEIR, KEVIN HIGDON AND TOSCONO INVESTMENTS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ______ DAY OF ____________, 2016.

____
KEITH WEHMEIR

____
KEVIN HIGDON

TOSCONO INVESTMENTS, L.L.C.

____
KEITH WEHMEIR, MEMBER

NOTARY CERTIFICATION:
STATE OF ________)
) SS
COUNTY ________)

ON THIS ______ DAY OF ____________, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEITH WEHMEIR AND KEVIN HIGDON, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN 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 WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ____________

SURVEYOR'S 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 000604" 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 000604" AT PLAT BOUNDARY CORNERS.
2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.000)
3. BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT JA-06 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.9999097. 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. INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR CONSTRUCT 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.

*7. NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM LOTS 102 AND 116 ONTO "W STONEY BROOK DRIVE"

**8. TRACT "N" IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOME OWNERS ASSOC.

9. NO TITLE REPORT WAS PROVIDED BY THE CLIENT AT THE TIME OF THIS SURVEY.

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 Minimum Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Date: [illegible]

Mark B. Holt, PLS No. [illegible]
Eagle Pointe Surveying, LLC No. 2010000604

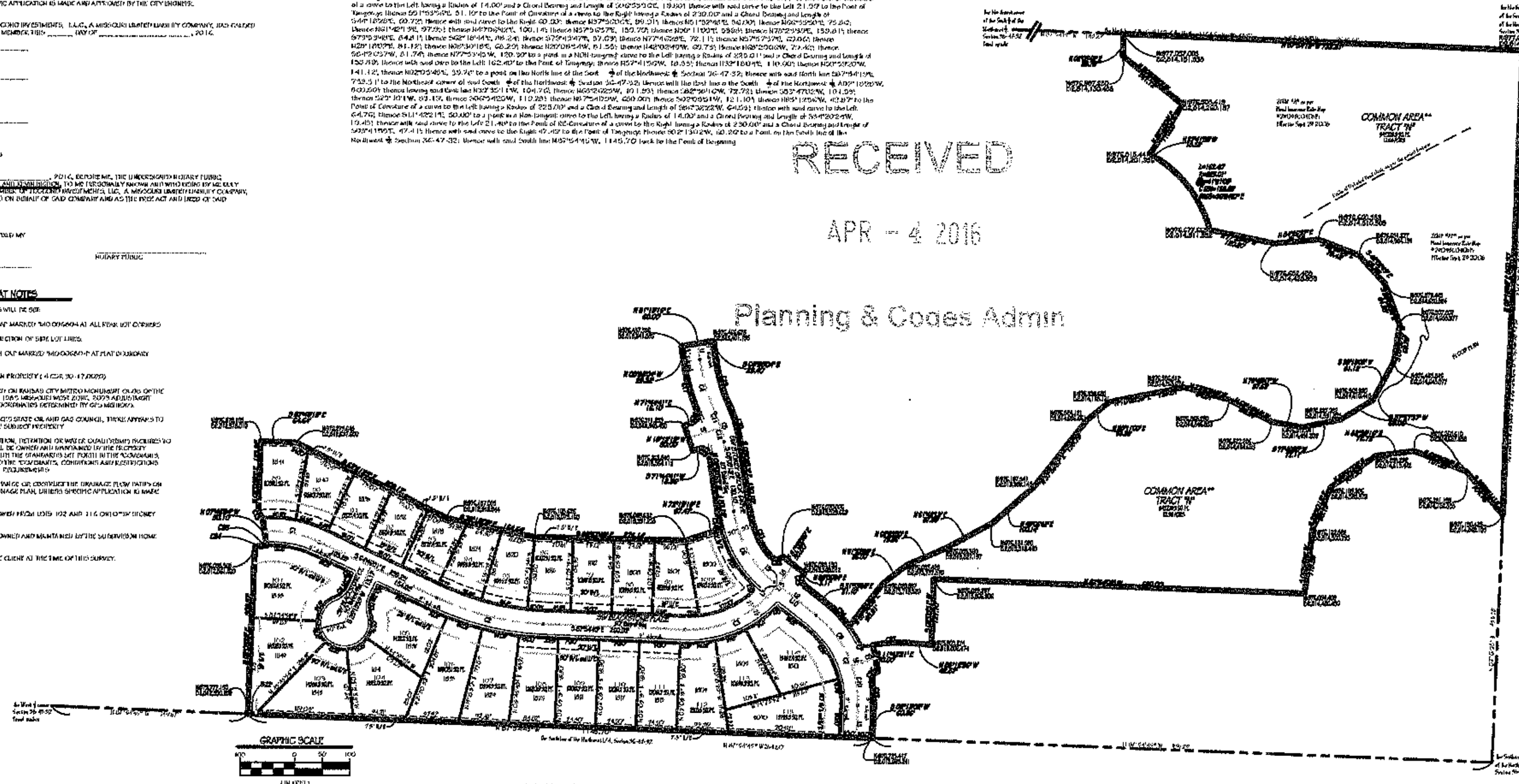
PROPERTY DESCRIPTION

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 West ¼ corner of said Section 36-47-32; thence with the South line of the Northwest ¼ Section 36 [illegible] to the Southwesterly most corner of NAPA VALLEY 1st PLAT, Lots 1 thru 88 and Tracts "A" thru "M" as filed for record in the Office of the Jackson County Recorder of Deeds in Book [illegible] at Page [illegible] and the Point of Beginning; [illegible] ... thence with said South line [illegible] back to the Point of Beginning.

RECEIVED

APR - 4 2016

Planning & Codes Admin



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 2nd 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.______

______________________ MAYOR ______ DATE
RANDALL L. RHOADS

______________________ CITY CLERK ______ DATE
DENISE R. CHISUM, MMC

JACKSON COUNTY

APPROVED: ASSESSOR'S OFFICE

______________________ DATE
JACKSON COUNTY ASSESSOR

APPROVED

PUBLIC WORKS/CITY ENGINEERING

______________________ CITY ENGINEER ______ DATE
GEORGE BINGER, III, P.E.

PLANNING & CODES ADMINISTRATION

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

PLANNING COMMISSION

____
CHAIRPERSON ______ SECRETARY

CURVE TABLES

[illegible]

LINE TABLE

[illegible]

Eagle Pointe Surveying, LLC	DATE OF SURVEY: JUNE 2015- MAR 2016	NAPA VALLEY, 2nd PLAT
1216 NE Applewood St. Lee's Summit, MO 64086 (816) 456-0156	CLASS OF PROPERTY: SUBURBAN SURVEY CREW: MBH DRAWING NAME:201506-956 FINAL PLAT	Section 36, Township 47N, Range 32W Lee's Summit Jackson County, Missouri

NO.	DATE	DESCRIPTION	BY
1	3/30	per city comments	MBH

This Survey was prepared for:
Keith Wehmeir, Kevin Higdon and Toscono Inv, LLC
PO Box 375
Greenwood, Missouri