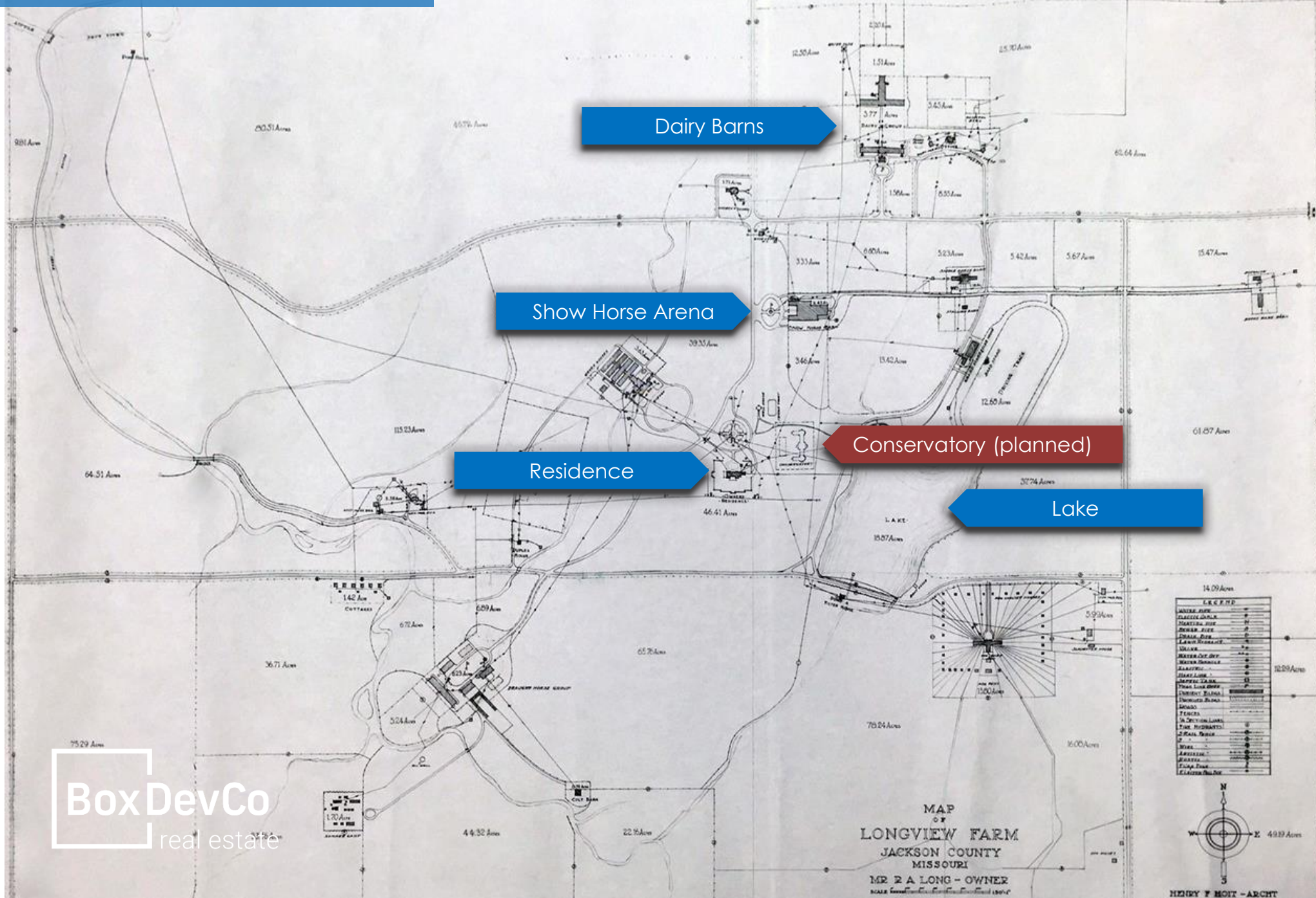


CEDC Street Name Change

New Longview | Lee's Summit, MO



Longview Farm | Jackson County, MO



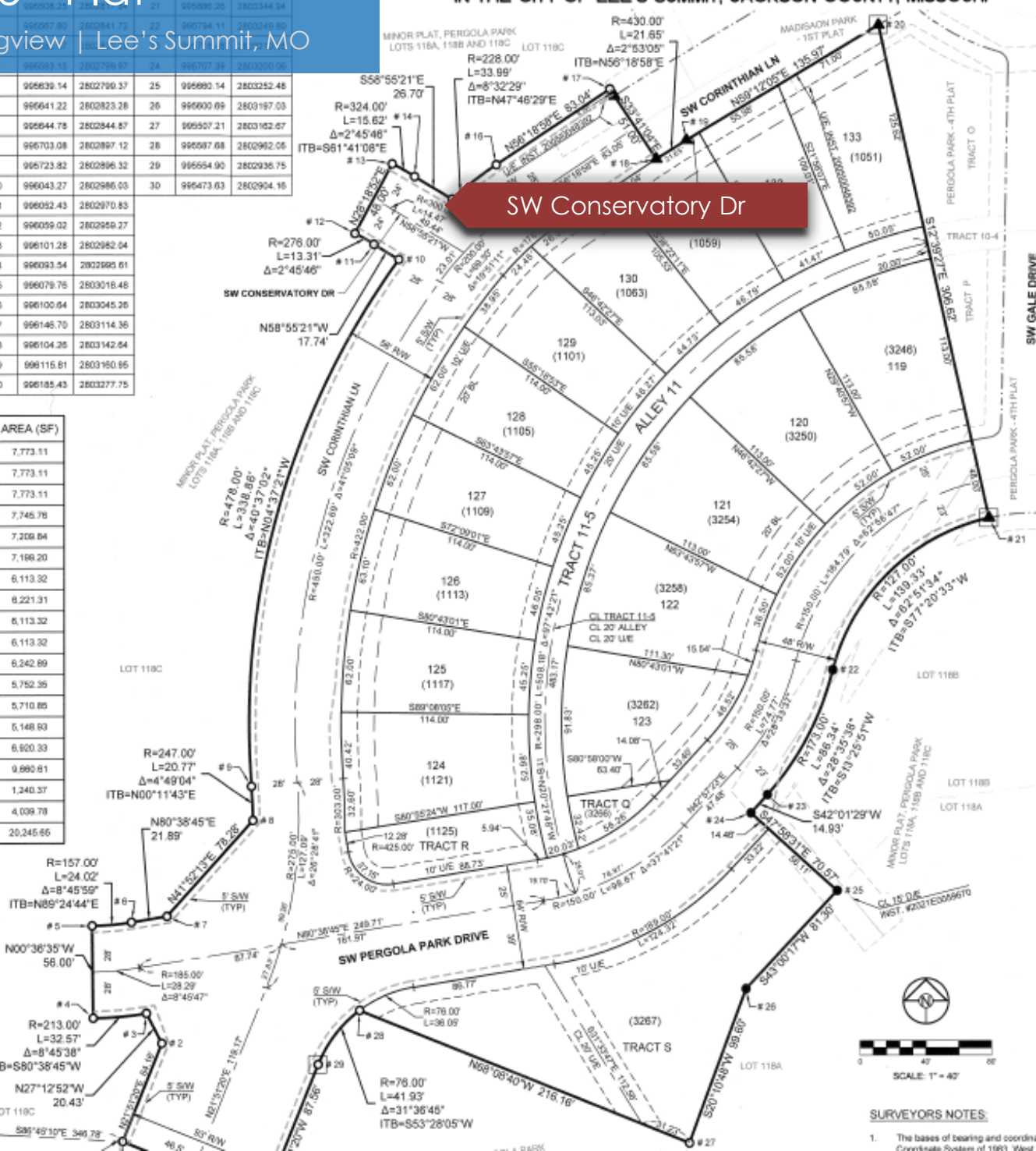
New Longview | Lee's Summit, MO

2023 5th Plat

New Longview | Lee's Summit, MO

COORDINATE LIST			COORDINATE LIST		
Point #	North	East	Point #	North	East
1	955008.25	2803344.34	21	955895.25	2803344.34
2	955007.80	2803341.72	22	955794.11	2803344.34
3	955007.15	2803339.09	23	955692.96	2803341.72
4	955003.15	2803290.97	24	955707.39	2803290.06
5	955636.14	2802790.37	25	955690.14	2803252.48
6	955664.122	2802823.28	26	955600.69	2803187.03
7	955644.78	2802844.87	27	955557.21	2803162.67
8	955703.08	2802897.12	28	955587.88	2802992.06
9	955723.82	2802896.32	29	955554.90	2802938.75
10	955604.23	2802986.03	30	955473.63	2802904.16
11	955652.43	2802970.83			
12	955659.02	2802959.27			
13	955101.28	2802982.04			
14	955093.54	2802965.61			
15	955079.75	2803018.48			
16	955100.64	2803045.26			
17	955146.70	2803114.36			
18	955104.25	2803142.84			
19	955115.61	2803160.95			
20	955135.43	2803277.75			

LOT #	AREA (SF)
119	7,773.11
120	7,773.11
121	7,773.11
122	7,745.78
123	7,208.64
124	7,186.20
125	6,113.32
126	6,221.31
127	6,113.32
128	6,113.32
129	6,242.89
130	5,752.36
131	5,710.86
132	5,148.83
133	6,920.33
TRACT 11-G	9,889.61
TRACT Q	1,240.37
TRACT R	4,038.78
TRACT S	20,245.66



DESCRIPTION

A regist of Part of LOT 118C, "MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C" in the City of Lee's Summit, Jackson County, Missouri, as recorded as Instrument Number 2 Southwest One-Quarter of Section 10, Township 47 North, Range 32 West and being more as follows:

Commencing at the Southwest corner of the said Southwest One-Quarter, thence along the Southwest One-Quarter North 03 degrees 14 minutes 02 seconds East, a distance of 770.96 degrees 45 minutes 10 seconds East, a distance of 346.78 feet to the Point of Beginning; thence 51 minutes 20 seconds East, a distance of 64.16 feet; thence North 27 degrees 12 minutes 24 seconds to 20.43 feet to a point of curvature; thence along a curve to the right having an initial South 80 degrees 38 minutes 49 seconds West, a radius of 213.05 feet, a central angle of 0.38 seconds and an arc length of 32.57 feet; thence North 00 degrees 36 minutes 35 seconds 50.00 feet to a point of curvature; thence along a curve to the left having an initial bearing of 24 degrees 24 minutes 15 seconds East, a radius of 151.21 feet, a central angle of 0.08 seconds and an arc length of 24.02 feet; thence North 80 degrees 35 minutes 45 seconds 21.89 feet; thence North 41 degrees 52 minutes 13 seconds East, a distance of 78.28 feet to thence along a curve to the left having an initial tangent bearing of North 00 degrees 11 minutes, a radius of 247.00 feet, a central angle of 04 degrees 49 minutes 04 seconds and an arc length of reverse curvature; thence along a curve to the right having an initial tangent bearing 37 minutes 21 seconds West, a radius of 478.05 feet, a central angle of 04 degrees 37 minutes; arc length of 338.96 feet; thence North 58 degrees 55 minutes 21 seconds West, a distance point of curvature; thence along a curve to the left, tangent to the previous course and having an initial angle of 02 degrees 45 minutes 46 seconds and an arc length of 10.00 feet; thence an angle of 02 degrees 48 minutes 18 seconds to a point of curvature; thence right having an initial tangent bearing of South 61 degrees 41 minutes 08 seconds West, a central angle of 02 degrees 45 minutes 46 seconds and an arc length of 15.62 feet; thence North 21 seconds East, a distance of 26.70 feet to a point of curvature; thence along a curve an initial tangent bearing of North 47 degrees 46 minutes 29 seconds East, a radius of 222.00 feet 08 degrees 32 minutes 29 seconds and an arc length of 33.96 feet; thence North 56 degrees 42 seconds East, a distance of 83.04 feet; thence along the end and right of way of Southwest Northwesterly extension as plotted in MADISON PARK - 1ST PLAT, a subdivision in the said County of Madison, State of Wisconsin, thence along the East line of said extension 15 seconds East, a distance of 51.00 feet to a point of curvature; thence along the South Southwest Mary Street for the following two courses, along a curve to the right, having an initial North 95 degrees 18 minutes 58 seconds East, a radius of 432.00 feet, a central angle of 00 degrees 05 minutes and an arc length of 21.65 feet; thence North 99 degrees 12 minutes 05 seconds 135.97 feet to the Northwest corner of Tract O, PERCOLA PARK - 4TH PLAT, a subdivision in the said County of Madison, State of Wisconsin, thence along the West line of said PERCOLA PARK - 4TH PLAT, and the East South 12 degrees 39 minutes 27 seconds East, a distance of 366.62 feet to a point of curvature along the East line of said Lot 19C for the following six courses along a curve to the left having an initial bearing of North 27 degrees 20 minutes 25 seconds East, a radius of 110.00 feet, a central angle of 51 minutes 34 seconds and an arc length of 139.33 feet to a point of reverse curvature; thence right having an initial tangent bearing of South 13 degrees 25 minutes 51 seconds West, a central angle of 28 degrees 35 minutes 36 seconds and an arc length of 86.34 degrees 01 minutes 29 seconds West, a distance of 14.93 feet; thence South 47 degrees 51 seconds East, a distance of 70.57 feet; thence South 43 degrees 00 minutes 17 seconds West, a distance of 39.96 feet; thence South 20 degrees 10 minutes 48 seconds West, a distance of 99.60 feet; thence North 40 degrees West, a distance of 216.16 feet to a point of curvature; thence along a curve an initial tangent bearing of South 03 degrees 28 minutes 05 seconds West, a radius of 70.00 feet, a central angle of 31 degrees 31 minutes 31 seconds and an arc length of 39.96 feet; thence South 21 degrees 40 seconds West, a distance of 87.95 feet; thence North 68 degrees 08 minutes 08 seconds 93.00 feet to the Point of Beginning, and containing 4,260.22 acres, more or less.

DEDICATIONS

The undersigned owners of the property described herein have caused the same to be subdivided as shown on this plat and the property shall hereafter be known as "FERGOLA PARK - 5TH FLAT, LOTS 1-10 TRACTS Q thru S and 11-6".

Streets: Roads and streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

Easements: An easement or license is hereby granted to the City of Lee's Summit, Missouri, to install, maintain, use, replace, alter, improve, repair, remove, relocate, or otherwise use, and to authorize the location, construction and maintenance of pipes, conduits, cables, electric water, gas, sanitary sewer, also sewer, storm sewer, telephone, cable television, power lines, or any other means of public utility or service, or any of them, upon, over, or under, or adjacent to, or through, or across, or along, or within any street or other public use or designated upon this plat as "Utility Easements" (U.E.'s) in any way street or other public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in fee simple, to the fullest extent allowed by law, including, without limitation, Section 527 138, RSMo, to waive restoration of rights wrongfully transferred and vacation of the easement herein.

Building Lines: Building lines or setback lines are hereby established as shown on the accompanying map. 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 which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, and which shall hereby become a part of the dedication of this plat as though set forth herein.

Drainage Note: Individual lot owners shall not change or obstruct the drainage flow lines on the lots as shown on the drainage plan for "PEROLA PARK - 6TH PLAT", unless specific application is made and approved by the City of St. Louis.

Tract 11-B is to be a private alleyway to be owned and maintained by the Homeowners Association

Tracts Q, R and S are Common Area to be 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 maintained by the property owners association in accordance with the standards set forth in the Covenants Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for

SURVEYORS NOTES

1. The bases of bearing and coordinates are base on the Missouri Coordinate Systems of 1983, West Zone (2003 Adjustment) with a Grid

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY
SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON
02-21-2019 AND THAT SURVEY MEETS OR EXCEEDS
CURRENT MISSOURI MINIMUM STANDARDS FOR ALL
BOUNDARY SURVEYS. THE DETAILS SHOWN HEREIN ARE
AND CORRECT TO THE BEST OF MY KNOWLEDGE.

2024 Survey

New Longview | Lee's Summit, MO

Quick background on street names:

Wisteria Ln: This is a reference to the species of vine grown on the Pergola. Surprisingly it was top choice from the initial list, HOWEVER....keep in mind this is also the street name from the TV show Desperate Housewives - which would be funny, but worried it may lose relevance over time.

Stallion Way: A clear nod to Longview Farm Elementary Stallions, which is itself a reference to the award-winning horses originally stabled on Longview Farm. Just imagine the 1st day of Kindergarten photo ops in front of street signs.

Revelation Trail: Revelation was the name of one of Loula's favorite horses (many of the existing NLV streets have similar references). Revelation's gravesite is located in front of LFE which may make it the only elementary school in the country to have a horse buried on school property.

Horseshoe Lane: One of the standout write-in suggestions, horseshoe refers both to the equine history of the Farm as well as the fact that this street 'wraps around' the school. (ALSO worth noting there is a greenspace common area located at the East end of this street that we are considering installing horseshoe/bag-o pits on).

Rex Road: An honorable mention goes out to Scott Rexroad for submitting what I have to assume is a lifelong dream to name a street after himself.

Sally Lane: Sally America Long Ellis was Loula's sister, and moved back to the Farm to live out her last days with her sister after her husband passed in the 1960's.

Thank you for the other great write-in suggestions!

What do you think of these initial Street Name ideas?

