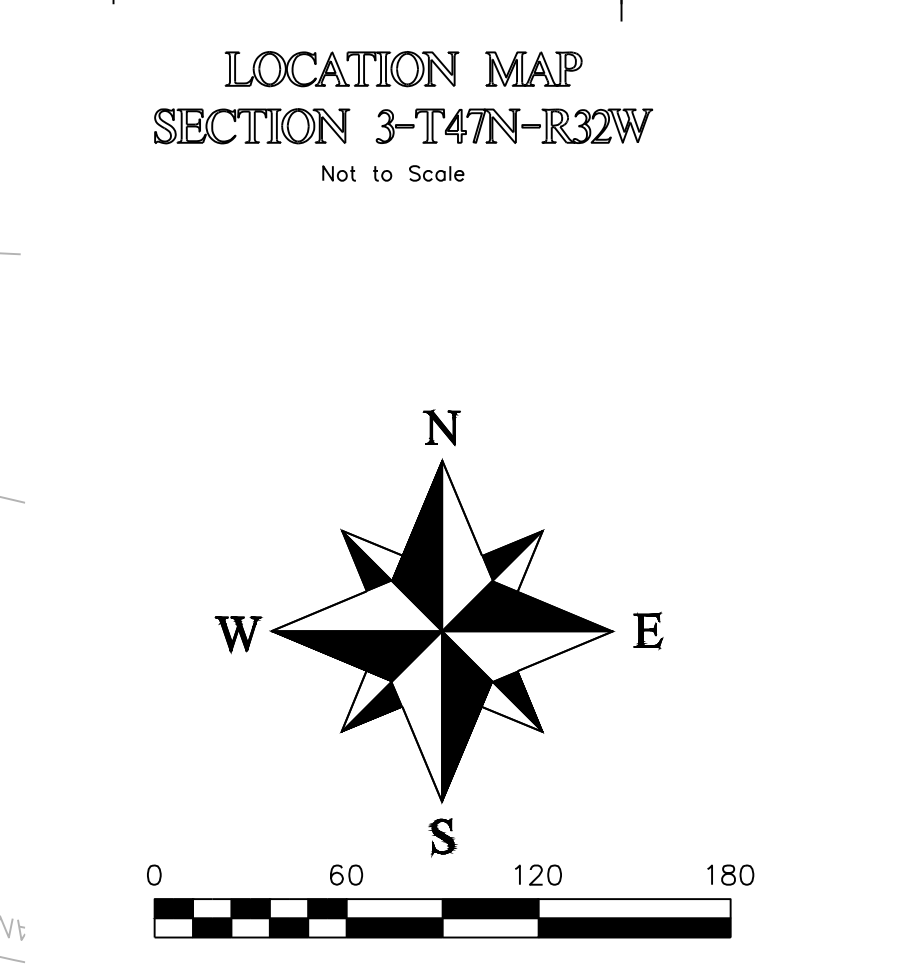
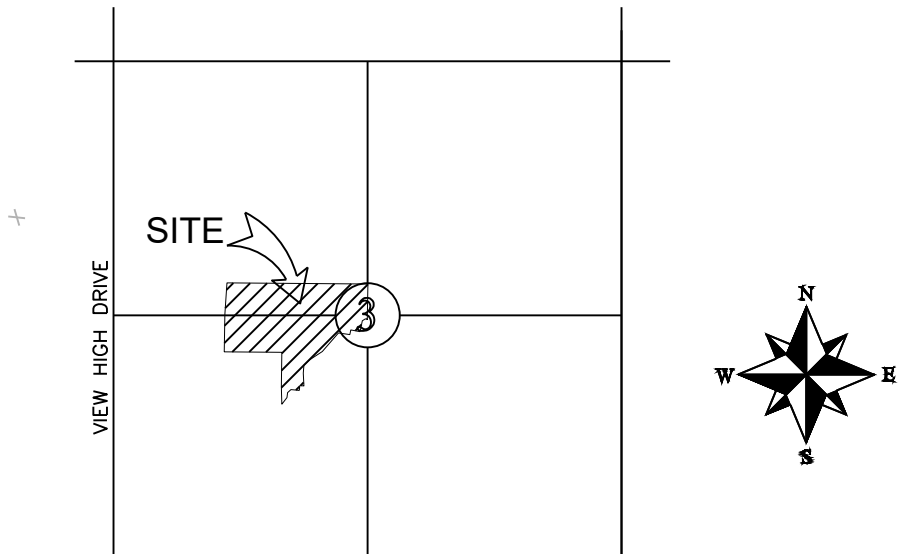
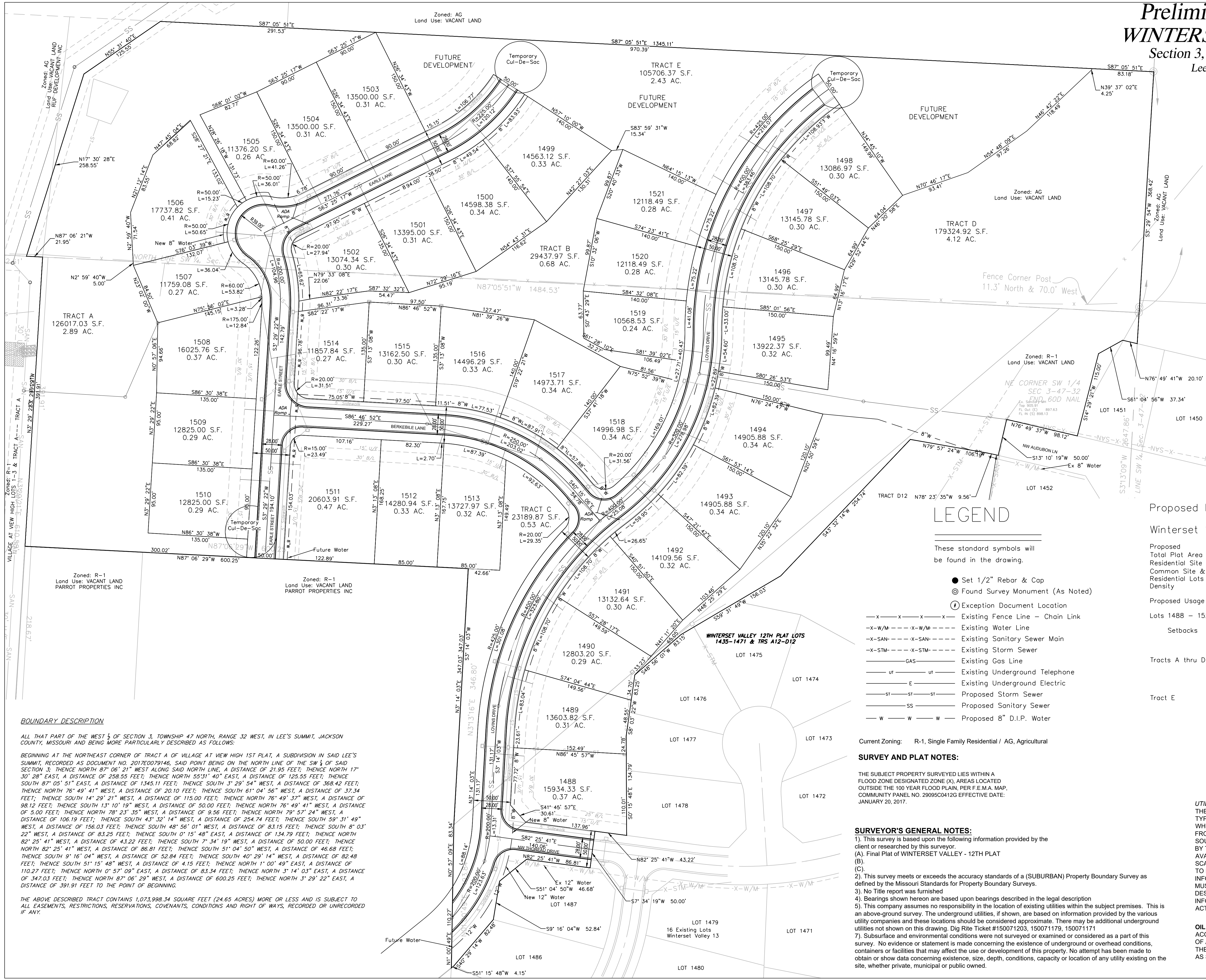


# Preliminary Development Plan

## WINTERSET VALLEY 14TH PLAT

Section 3, Township 47 North, Range 32 West  
Lee's Summit, Jackson County, Missouri

REVISIONS
DATE



### LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap
  - ⊙ Found Survey Monument (As Noted)
  - Ⓢ Exception Document Location
  - x-x-x-x-x- Existing Fence Line - Chain Link
  - x-W/M- - - - - Existing Water Line
  - x-SAN- - - - - Existing Sanitary Sewer Main
  - x-STM- - - - - Existing Storm Sewer
  - GAS- - - - - Existing Gas Line
  - ut- - - - - Existing Underground Telephone
  - E- - - - - Existing Underground Electric
  - st-st-st- Proposed Storm Sewer
  - SS- - - - - Proposed Sanitary Sewer
  - W-W-W-W- Proposed 8" D.I.P. Water

Proposed Preliminary Plat  
Winterset 14th Plat Development Area

Proposed Total Plat Area	1,080,462.48 sf (24.65 Acres)
Residential Site Area	610,208.19 sf (14.00 Acres)
Common Site & Future Development	463,378.98 sf (10.65 Acres)
Residential Lots	34
Density	2.43 lots per acre

Proposed Usage

Lots 1488 - 1521	Single Family Residential
Setbacks	Front Yard 30 Feet Rear Yard 30 Feet Side Yard 7.5 Feet
Tracts A thru D	Both ownership and maintenance of the Common Area tracts are dedicated to the Winterset 14th Plat Home Owner's Association
Tract E	Future development

**BOUNDARY DESCRIPTION**

ALL THAT PART OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT A OF VILLAGE AT VIEW HIGH 1ST PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, RECORDED AS DOCUMENT NO. 20170079146, SAID POINT BEING ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 3; THENCE NORTH 87° 06' 21" WEST ALONG SAID NORTH LINE, A DISTANCE OF 21.95 FEET; THENCE NORTH 17° 30' 28" EAST, A DISTANCE OF 258.55 FEET; THENCE NORTH 55° 31' 40" EAST, A DISTANCE OF 125.55 FEET; THENCE SOUTH 87° 05' 51" EAST, A DISTANCE OF 1345.11 FEET; THENCE SOUTH 3° 29' 54" WEST, A DISTANCE OF 368.42 FEET; THENCE NORTH 76° 49' 41" WEST, A DISTANCE OF 20.10 FEET; THENCE SOUTH 61° 04' 56" WEST, A DISTANCE OF 37.34 FEET; THENCE SOUTH 14° 29' 21" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 76° 49' 37" WEST, A DISTANCE OF 98.12 FEET; THENCE SOUTH 13° 10' 19" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 76° 49' 41" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 78° 23' 35" WEST, A DISTANCE OF 9.56 FEET; THENCE NORTH 79° 57' 24" WEST, A DISTANCE OF 106.19 FEET; THENCE SOUTH 43° 32' 14" WEST, A DISTANCE OF 254.74 FEET; THENCE SOUTH 59° 31' 49" WEST, A DISTANCE OF 156.03 FEET; THENCE SOUTH 48° 56' 01" WEST, A DISTANCE OF 83.15 FEET; THENCE SOUTH 8° 03' 22" WEST, A DISTANCE OF 83.25 FEET; THENCE SOUTH 0° 15' 48" EAST, A DISTANCE OF 134.79 FEET; THENCE NORTH 82° 25' 41" WEST, A DISTANCE OF 43.22 FEET; THENCE SOUTH 7° 34' 19" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 82° 25' 41" WEST, A DISTANCE OF 86.81 FEET; THENCE SOUTH 51° 04' 50" WEST, A DISTANCE OF 46.68 FEET; THENCE SOUTH 9° 16' 04" WEST, A DISTANCE OF 52.84 FEET; THENCE SOUTH 40° 29' 14" WEST, A DISTANCE OF 82.48 FEET; THENCE SOUTH 51° 15' 48" WEST, A DISTANCE OF 4.15 FEET; THENCE NORTH 1° 00' 49" EAST, A DISTANCE OF 110.27 FEET; THENCE NORTH 0° 57' 09" EAST, A DISTANCE OF 83.34 FEET; THENCE NORTH 3° 14' 03" EAST, A DISTANCE OF 347.03 FEET; THENCE NORTH 87° 06' 29" WEST, A DISTANCE OF 600.25 FEET; THENCE NORTH 3° 29' 22" EAST, A DISTANCE OF 391.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 1,073,998.34 SQUARE FEET (24.65 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

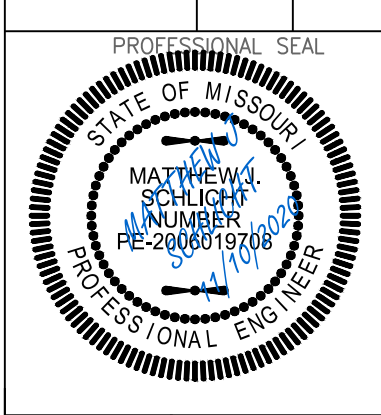
**SURVEY AND PLAT NOTES:**

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 299050412G EFFECTIVE DATE: JANUARY 20, 2017.

**SURVEYOR'S GENERAL NOTES:**

- This survey is based upon the following information provided by the client or researched by this surveyor.
  - Final Plat of WINTERSET VALLEY - 12TH PLAT
  - 
  -
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished
- Bearings shown hereon are based upon bearings described in the legal description
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071179, 150071171
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

# Preliminary Development Plan



**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING

50 SE 10TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

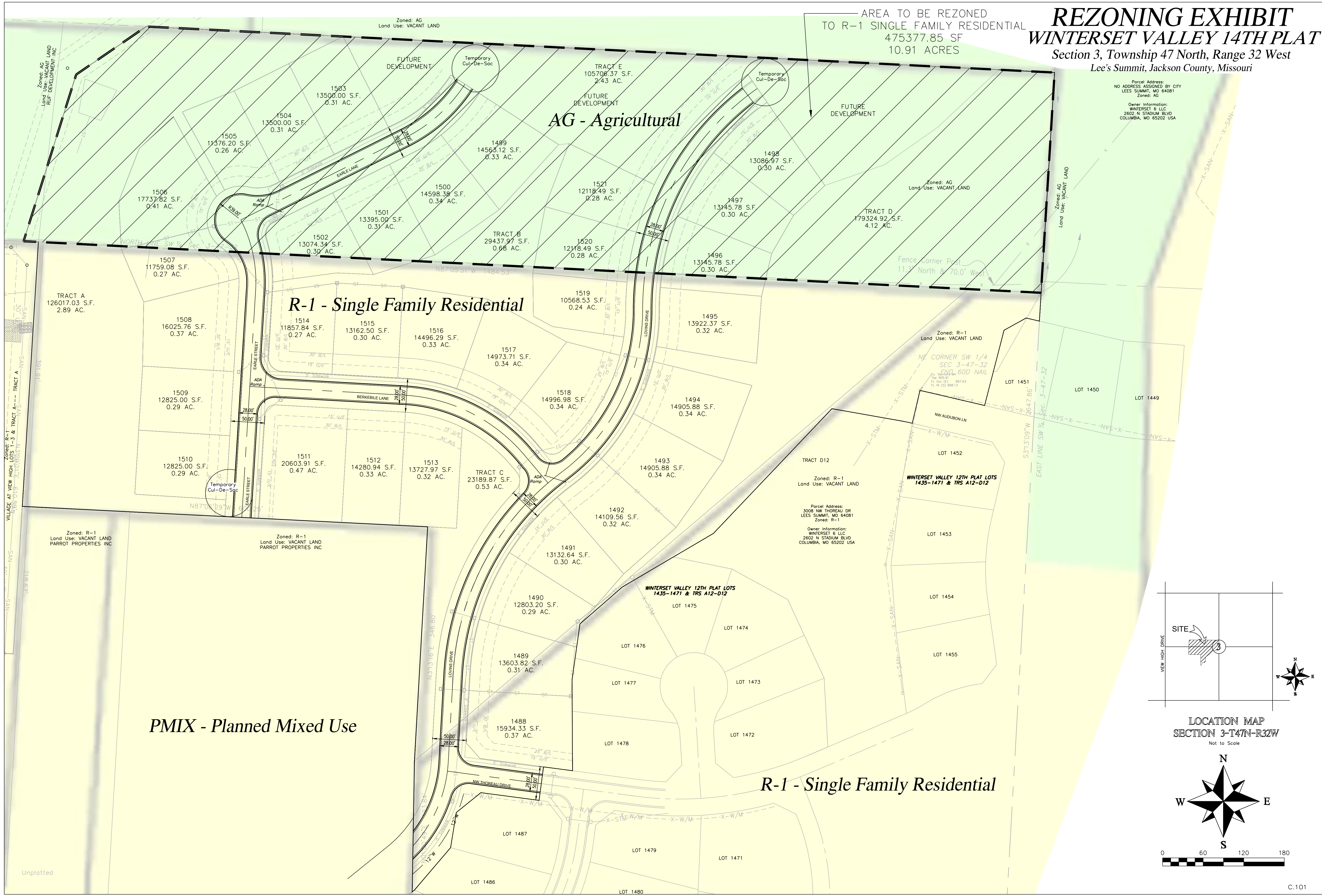
Part of Section 2 & 3  
Township 47 North, Range 32 West  
Lee's Summit, Jackson County, Missouri

# REZONING EXHIBIT WINTERSSET VALLEY 14TH PLAT

Section 3, Township 47 North, Range 32 West  
Lee's Summit, Jackson County, Missouri

AREA TO BE REZONED  
TO R-1 SINGLE FAMILY RESIDENTIAL  
475377.85 SF  
10.91 ACRES

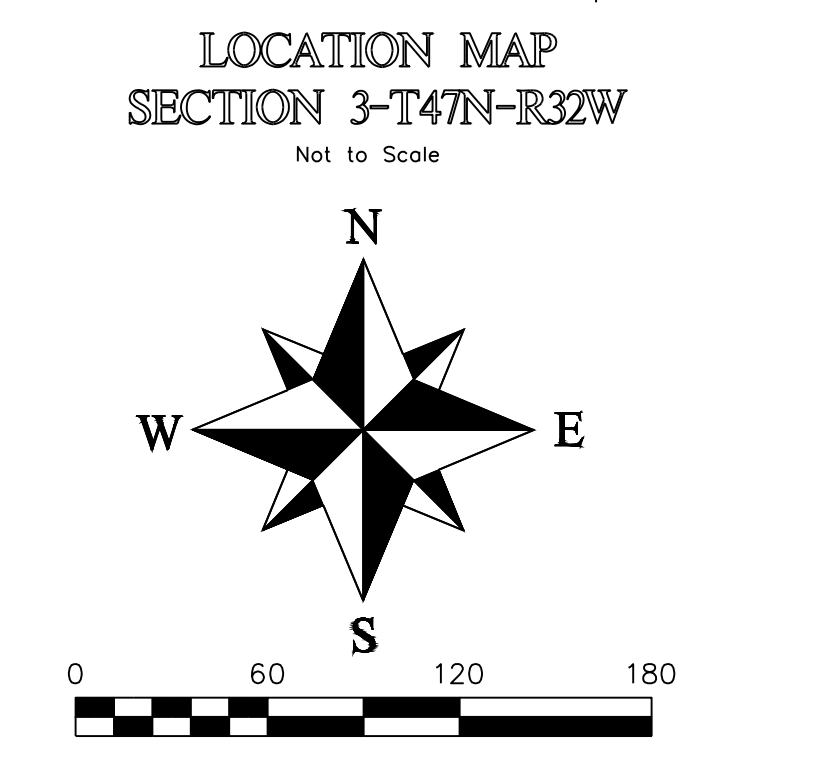
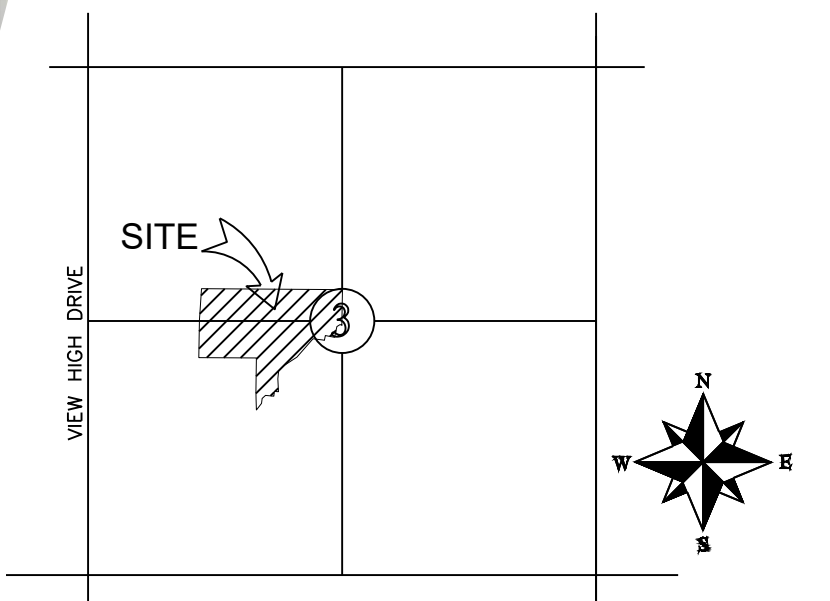
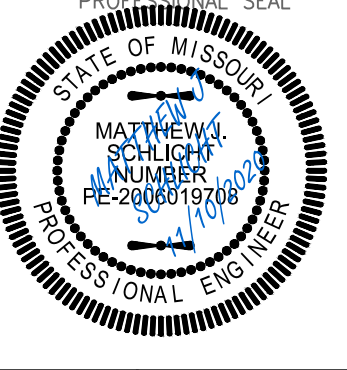
Parcel Address:  
NO ADDRESS ASSIGNED BY CITY  
LEES SUMMIT, MO 64081  
Zoned: AG  
  
Owner Information:  
WINTERSSET 6, LLC  
2602 N STADIUM BLVD  
COLUMBIA, MO 65202 USA



REVISIONS
DATE

Part of Section 2 & 3  
Township 47 North, Range 32 West  
Lee's Summit, Jackson County, Missouri

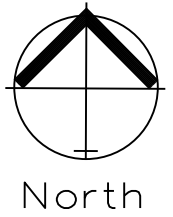
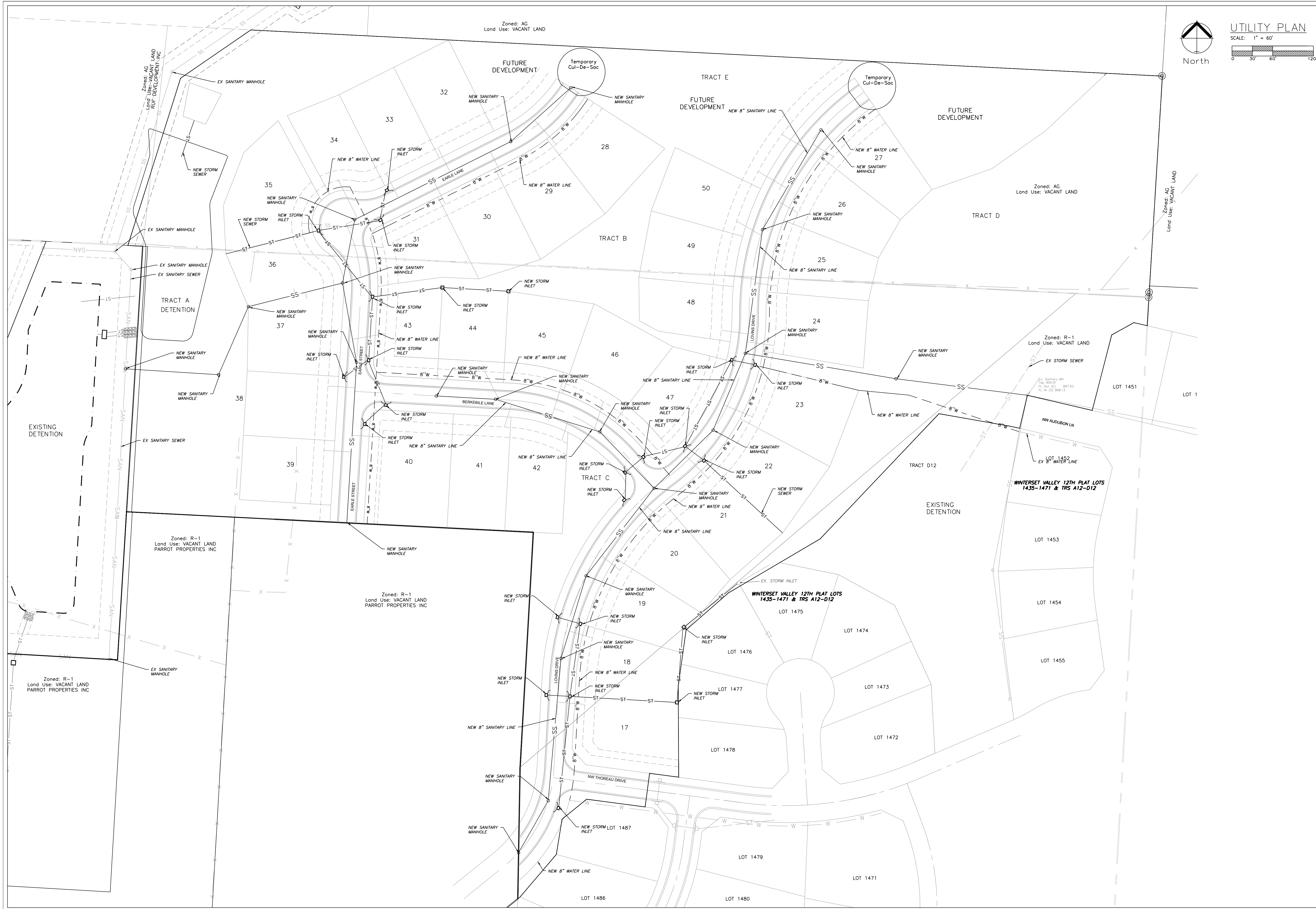
REZONING EXHIBIT		JOB NO.	
SHEET	SECTION	RANGE	COUNTY
1 OF 1	2 & 3	32 W	JACKSON
DRAWN BY	TOWNSHIP	SCALE	DATE OF PREPARATION
M. Schlicht, PLS., PE	47 N	1"=50'	October, 2020



**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEES SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849



REVISIONS

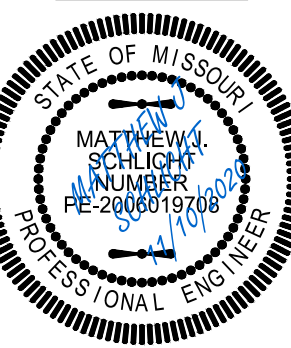
UTILITY PLAN  
SCALE: 1" = 60'



Professional Registration  
Missouri  
Engineering 2005002188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1895  
Surveying LS-219  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project: Winterset Valley  
14th Plat  
Issue Date: January 16, 2020

Utility Plan  
Construction Plans for:  
Winterset Valley 14th Plat  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 24226

NO.	REVISIONS