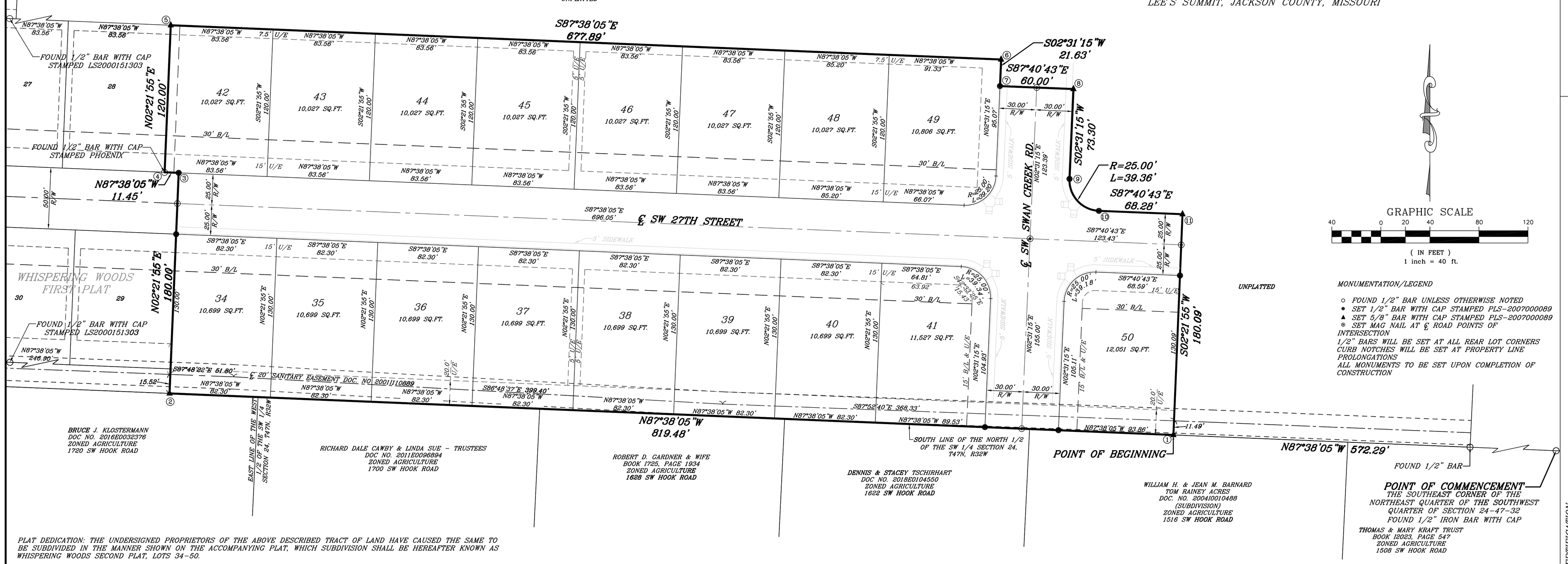
FINAL PLAT

WHISPERING WOODS SECOND PLAT, LOTS 34–50

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 32 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

MONUMENTATION/LEGEND

- ○ FOUND 1/2" BAR UNLESS OTHERWISE NOTED
- ● SET 1/2" BAR WITH CAP STAMPED PLS-2007000089
- ▲ SET 5/8" BAR WITH CAP STAMPED PLS-2007000089
- ⊗ SET MAG NAIL AT ℄ ROAD POINTS OF INTERSECTION

1/2" BARS WILL BE SET AT ALL REAR LOT CORNERS
CURB NOTCHES WILL BE SET AT PROPERTY LINE PROLONGATIONS
ALL MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS WHISPERING WOODS SECOND PLAT, LOTS 34–50.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY 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 AND USE 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 SERVICE, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (LABELED "U/E") OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF THEMSELVES, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVE, 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 (LABELED "B/L") ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO. ALL LOTS SHALL HAVE A 20 FOOT REAR YARD SETBACK.

FLOODPLAIN: ACCORDING TO THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0066G, PANEL 66 OF 625, MAP REVISED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 29095C0068G, PANEL 68 OF 625, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

ACCESS: LOTS 41, 49, AND 50 SHALL NOT HAVE DIRECT ACCESS TO SW SWAN CREEK ROAD.

IN TESTIMONY WHEREOF:
RICHARD FRYE, MEMBER OF WHISPERING WOODS LAND, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS_____ DAY OF_____, 2020.

_____
RICHARD FRYE, MEMBER

STATE OF_____
SS:
COUNTY OF_____

ON THIS _____ DAY OF_____, 2020, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD FRYE, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS MEMBER OF WHISPERING WOODS LAND, LLC AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND THAT RICHARD FRYE ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

_____
PRINT NAME:
MY COMMISSION EXPIRES:_____

BOUNDARY SURVEY NOTES:

1. THE POSITION OF EXISTING MONUMENTATION AS INDICATED. IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

2. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 531 OF 625, MAP NUMBER 29095C0531G, MAP REVISED JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THERE WERE NO OIL OR GAS WELLS VISIBLE DURING THE TIME OF THE ORIGIANL SURVEY ON THE PROPERTY. THERE WAS NO EVIDENCE FOUND OF WELLS ON THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS WELL DATABASE.

APPROVALS:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "WHISPERING WOODS SECOND PLAT, LOTS 34–50" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI ON THIS _____ DAY OF_____, 2020 BY ORDINANCE NO._____

_____
GEORGE M. BINGER III, P.E.
CITY ENGINEER

_____
RYAN A. ELAM, P.E.
DEVELOPMENT SERVICES

_____
WILLIAM A. BAIRD, MAYOR

_____
TRISHA FOWLER ARCURI, CITY CLERK

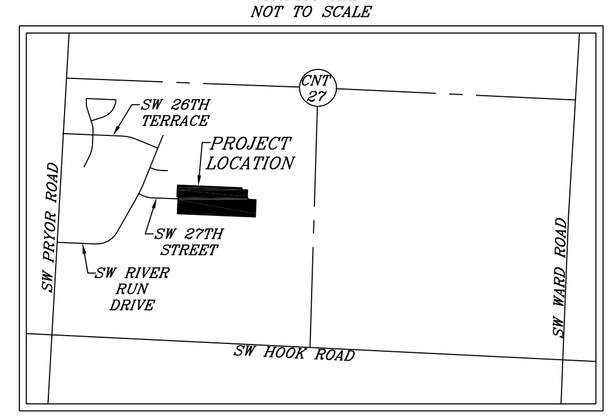
_____
JOHN LOVELL,
PLANNING COMMISSION SECRETARY

_____
APPROVED BY THE JACKSON COUNTY, MISSOURI GIS DEPARTMENT DATE

PROPERTY DESCRIPTION
CONTAINING 234,887 SQUARE FEET OR 5.39 ACRES

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 32 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N87°38'05"W, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 572.29 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N87°38'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 819.48 FEET TO THE SOUTHEAST CORNER OF TRACT D, WHISPERING WOODS FIRST PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N02°21'55"E, ALONG THE EASTERLY LINE OF SAID PLAT OF WHISPERING WOODS FIRST PLAT, A DISTANCE OF 180.00 FEET; THENCE N87°38'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 11.45 FEET; THENCE N02°21'55"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF LOT 28, SAID PLAT OF WHISPERING WOODS FIRST PLAT; THENCE S87°38'05"E, A DISTANCE OF 677.89 FEET; THENCE S02°31'15"W, A DISTANCE OF 21.63 FEET; THENCE S87°40'43"E, A DISTANCE OF 60.00 FEET; THENCE S02°31'15"W, A DISTANCE OF 73.30 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.36 FEET; THENCE S87°40'43"E, A DISTANCE OF 68.28 FEET; THENCE S02°21'55"W, A DISTANCE OF 180.09 FEET TO THE POINT OF BEGINNING.

VICINITY MAP
NOT TO SCALE



COORDINATE TABLE
BASED ON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT JA-50, GRID FACTOR=0.9999011, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.

① N 300214.0163 E 857909.0391	⑦ N 300300.7080 E 857865.9210
② N 300224.3239 E 857659.4985	⑧ N 300299.9674 E 857884.1905
③ N 300279.1358 E 857661.7626	⑨ N 300277.6481 E 857883.2079
④ N 300279.2798 E 857658.2766	⑩ N 300269.7000 E 857890.5112
⑤ N 300315.8211 E 857658.7860	⑪ N 300268.8571 E 857911.3044
⑥ N 300307.2945 E 857866.2109	

OWNER/DEVELOPER:
WHISPERING WOODS LAND LLC
803 FC4 ROAD
WARRENSBURG, MO 64093

REVISIONS

09/27/2020
PER CITY COMMENTS

STATE OF MISSOURI ROBERT G. YOUNG NUMBER PLS-2007000089 PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089 REV 9/29/2020
DATE

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E:\J-JACKSON COUNTY\J-20068 WHISPERING WOODS\dwg\J-20068 PLAT 9-29-2020.dwg 9/29/2020 2:29:40 PM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC – MO CERT. OF AUTHORITY LC-2001033977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
cos@rlbuford.com

FOR WHISPERING WOODS LAND, LLC	SEC.-TWP.-RGE. 24-47-32	COUNTY JACKSON
	DATE 07-27-2020	FIELD BOOK
PLAT		DRAWN BY R.C.Y.

JOB NO. J-20068