

# FINAL PLAT OF WINTERSET VALLEY 11TH PLAT LOTS 1392, 1411 THRU 1434 & TRACT A11

A RELPLAT OF LOT 1392, WINTERSET VALLEY 10TH PLAT  
AND PART OF THE SW 1/4 AND SE 1/4 OF SEC. 3-47-32  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Line #	Length	Direction
L1	22.71	S51° 06' 07"W
L2	27.01	S05° 19' 51"W

Curve #	Length	Radius	Delta
C1	8.62	200.00	002°28'10"
C2	14.48	250.00	003°19'10"

LOT #	AREA (SF)
1392	19,920.90
1411	12,143.76
1412	11,606.82
1413	11,205.59
1414	15,507.35
1415	13,123.22
1416	16,566.63
1417	14,555.55
1418	14,339.72
1419	13,190.24
1420	14,949.44
1421	15,687.63
1422	15,198.14
1423	12,024.25
1424	11,444.67
1425	11,834.85
1426	11,730.23
1427	11,310.34
1428	11,863.86
1429	12,635.14
1430	16,743.35
1431	16,050.93
1432	14,590.51
1433	14,890.79
1434	13,561.25
TRACT A11	3,149.15

**DEDICATIONS:**

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "WINTERSET VALLEY, 11TH PLAT".

The streets and roadways shown on this plat, and not heretofore dedicated to public use as public ways or thoroughfares are hereby do dedicated.

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 of sidewalks, poles, wires, anchors, conduits and or structures for, pedestrian access, 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" or "U/E" or within any street or thoroughfare dedicated to public use on this plat.

Grantors, on behalf of themselves, their heirs, their 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 easements herein granted.

**RESTRICTIONS:**

The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

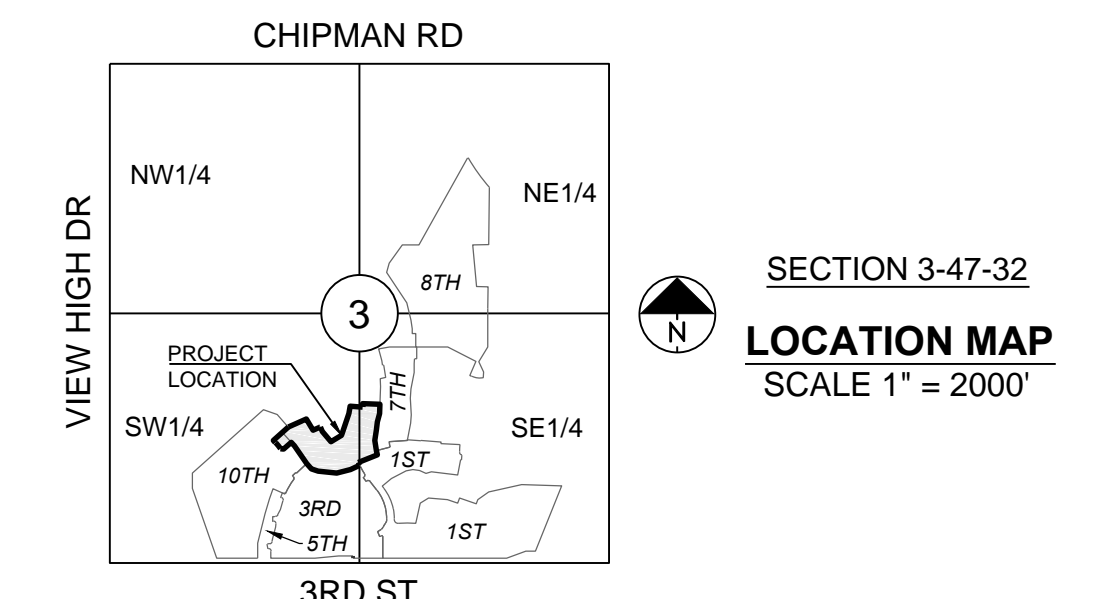
Building Lines (BL) or setback lines are hereby established as shown on the accompanying plat and NO building or portion thereof shall be constructed between this line and street right-of-way.

Drainage Note: Individual lot owner's shall not change or obstruct the drainage flow lines on the lots as shown by the master drainage plan for WINTERSET VALLEY, 11TH PLAT, unless specific application is made and approved by the city engineer.

Tract "A11" is common area to owned and maintained by the Winterset Park Community Association. during the period in which the developer maintains effective control of the board of the property owners association, or other entity approved by the governing body, the developer shall remain jointly and severally liable for the maintenance obligations of the property owners association. All storm water conveyance, retention or detention facilities if any 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.

**LEGEND:**

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-8859-F CAP SEE NOTE
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- (M) - MEASURED
- (P) - PLATTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- 5' SIDEWALK "S/W"



**DESCRIPTION:**  
A replat of Lot 1392, WINTERSET VALLEY 10TH PLAT and parts of the Southwest One-Quarter and the Southeast One-Quarter of Section 3, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri and being more particularly described as follows.

Commencing at Southeast corner of the said Southwest One-Quarter; thence North 03 degrees 13 minutes 08 seconds East, along the East line of the said Southwest One-Quarter, a distance of 1,015.52 feet to a point; thence North 86 degrees 46 minutes 52 seconds West a distance of 5.16 feet to a point on the West right-of-line of Peale Boulevard as now established, said point being the Northeast corner of "WINTERSET VALLEY - 3RD PLAT", said point also being the Northeast corner of Lot 1182 of said plat, said point also being the Point of Beginning; thence South 68 degrees 18 minutes 07 seconds West, along the North line of said 3RD PLAT for this and the following four (4) courses, a distance of 103.25 feet (103.25 feet Platted) to a point; thence South 78 degrees 22 minutes 43 seconds West a distance of 150.08 feet to a point; thence North 80 degrees 30 minutes 01 seconds West a distance of 191.66 feet to a point; thence North 70 degrees 29 minutes 30 seconds West a distance of 75.84 feet to a point; thence North 38 degrees 42 minutes 32 seconds West a distance of 75.46 feet (North 38 degrees 42 minutes 44 seconds West a distance of 75.45 feet Platted) to a point said point being the Northwest corner of said 3RD PLAT and the Northerly most corner of "WINTERSET VALLEY 10TH PLAT"; thence North 31 degrees 44 minutes 49 seconds West, along the Northeasterly line of said 10TH PLAT for this and the following one (1) course, a distance of 223.46 feet (North 31 degrees 46 minutes 00 seconds West a distance of 223.45 feet Platted) to a point; thence North 38 degrees 53 minutes 53 seconds West a distance of 50.00 feet to the Easterly most corner of Lot 1392 of said 10th Plat; thence South 51 degrees 06 minutes 07 seconds West, along said Lot 1392 for this and the following three (3) courses, a distance of 107.38 feet to a point; thence North 80 degrees 39 minutes 37 seconds West a distance of 33.30 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 33 degrees 17 minutes 24 seconds West, a radius of 825.00 feet, a central angle of 05 degrees 36 minutes 29 seconds and an arc length of 80.75 feet to a point; thence North 38 degrees 53 minutes 53 seconds West a distance of 31.84 feet to a point; thence North 51 degrees 06 minutes 07 seconds East, along the Northwesterly line of said Lot 1392 and its Northeasterly extension, a distance of 210.00 feet to a corner point of said 10th Plat, said point being the Northeast corner of Lot 1391 of said 10th Plat; thence North 68 degrees 36 minutes 13 seconds East a distance of 203.06 feet to a point; thence South 28 degrees 22 minutes 00 seconds East a distance of 137.78 feet to a point; thence North 68 degrees 36 minutes 13 seconds East a distance of 74.57 feet to a point of curvature; thence along a curve to the left, tangent to the previous course, having a radius of 175.00 feet, a central angle of 02 degrees 28 minutes 08 seconds and an arc length of 7.54 feet to a point; thence South 23 degrees 51 minutes 55 seconds East a distance of 50.00 feet to a point; thence South 37 degrees 08 minutes West a distance of 140.95 feet to a point; thence North 60 degrees 59 minutes 17 seconds East a distance of 127.44 feet to a point; thence North 21 degrees 11 minutes 36 seconds East a distance of 238.58 feet to a point; thence North 14 degrees 06 minutes 01 seconds East a distance of 79.69 feet to a point; thence South 82 degrees 26 minutes 50 seconds East a distance of 129.05 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 07 degrees 33 minutes 10 seconds East, a radius of 275.00 feet, a central angle of 02 degrees 13 minutes 19 seconds and an arc length of 10.66 feet to a point; thence North 05 degrees 19 minutes 13 seconds East a distance of 27.01 feet to a point; thence South 84 degrees 40 minutes 09 seconds East a distance of 178.60 feet to a point on the West line of "WINTERSET VALLEY 7TH PLAT", said point being the Northwest corner of Lot 1326 of said 7TH PLAT; thence South 05 degrees 19 minutes 51 seconds West, along the West line of said 7TH PLAT for this and the following four (4) courses, a distance of 96.00 feet to a point; thence South 17 degrees 24 minutes 46 seconds West a distance of 90.16 feet to a point; thence South 09 degrees 23 minutes 27 seconds West a distance of 85.44 feet to a point; thence South 11 degrees 51 minutes 21 seconds West a distance of 110.43 feet to a point; thence South 07 degrees 27 minutes 45 seconds East a distance of 108.04 feet (South 07 degrees 22 minutes 43 seconds East a distance of 107.62 feet Platted) to a corner point on the North line of "WINTERSET VALLEY - 1ST PLAT", said point being the Northwest corner of Lot 1152 of said 1ST PLAT; thence South 09 degrees 23 minutes 40 seconds East, along the Northerly and Easterly lines of said 1ST PLAT for this and the remaining two (2) courses, a distance of 44.92 feet to a point; thence South 71 degrees 28 minutes 13 seconds West a distance of 214.71 feet to a point of curvature on the West right-of-line of Peale Boulevard as now established; thence along said West right-of-way on a curve to the left having an initial tangent bearing of South 18 degrees 31 minutes 48 seconds East, radius of 635.00 feet, a central angle of 03 degrees 09 minutes 48 seconds and an arc length of 35.06 feet to the Point of Beginning, and containing 9.8842 acres, more or less.

**APPROVALS:**

Approved by the Governing Body of the City of Lee's Summit, Jackson County, Missouri, this \_\_\_ day of \_\_\_\_\_, 2017.

Randall L. Rhoads, Mayor  
Denise R. Chisum, City Clerk

Approved by the Planning Commission of the City of Lee's Summit, Jackson County, Missouri, this \_\_\_ day of \_\_\_\_\_, 2017.

Fred DeMore, Secretary

Approved by the City Engineer / Public Works of the City of Lee's Summit, Jackson County, Missouri, this \_\_\_ day of \_\_\_\_\_, 2017.

George Binger, City Engineer

Approved by the Planning and Codes Administration of the City of Lee's Summit, Jackson County, Missouri, this \_\_\_ day of \_\_\_\_\_, 2017.

Robert G. McKay, AICP, Director

Approved by the Jackson County, Missouri GIS Department, this \_\_\_ day of \_\_\_\_\_, 2017.

Vincent E. Brice

**SURVEYORS NOTES:**

- The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.99990164.
- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curb are notched at the prolongation of each interior lot line.
- FLOOD NOTE: This Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown on the Flood Insurance Rate Map 29095C0412G, Revised January 20, 2017.

PRELIMINARY

David Allen Rinne, P.L.S.  
MO# PLS-2014000198

**DEVELOPER:**  
GALE COMMUNITIES, INC.  
G. DAVID GALE, PRESIDENT  
400 SW LONGVIEW BLVD, SUITE 109  
LEE'S SUMMIT, MO 64081

**SCHLAGEL & ASSOCIATES, P.A.**  
Engineers • Planners • Surveyors • Landscape Architects  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400

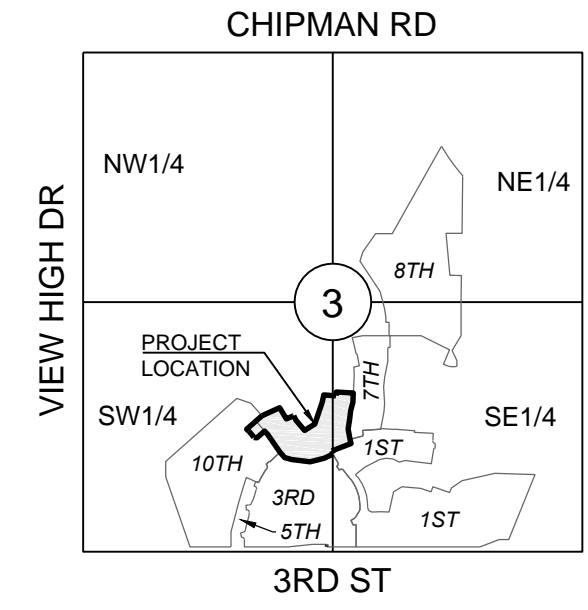
DATE	02-01-2017
DRAWN BY	JWT
CHECKED BY	DR
PROJ. NO.	16-065

**FINAL PLAT OF  
WINTERSET VALLEY  
11TH PLAT**

SHEET NO. 1 OF 2

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FINAL PLAT OF  
**WINTERSET VALLEY 11TH PLAT**  
 LOTS 1392, 1411 THRU 1434 & TRACT A11  
 A RELPLAT OF LOT 1392, WINTERSET VALLEY 10TH PLAT  
 AND PART OF THE SW 1/4 AND SE 1/4 OF SEC. 3-47-32  
 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 3-47-32  
**LOCATION MAP**  
 SCALE 1" = 2000'

**EXECUTION:**

IN TESTIMONY WHEREOF, G. DAVID GALE, PRESIDENT of , GALE COMMUNITIES INC. a Missouri Company has caused this instrument to be executed, this \_\_\_\_ day of \_\_\_\_\_, 2017.  
 GALE COMMUNITIES INC.

By: G. DAVID GALE, President \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF MISSOURI )  
 )ss.  
 COUNTY OF JACKSON )

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_ 2017, before me, the undersigned, a Notary Public in and for said County and State, came G. DAVID GALE, PRESIDENT of GALE COMMUNITIES INC. a Missouri Company who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 Print Name

My Commission Expires: \_\_\_\_\_

**EXECUTION:**

IN TESTIMONY WHEREOF, G. DAVID GALE a MEMBER of , WINTERSET 7, L.L.C. a Missouri Company has caused this instrument to be executed, this \_\_\_\_ day of \_\_\_\_\_, 2017.  
 WINTERSET 7, L.L.C.

By: G. DAVID GALE, Member \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF MISSOURI )  
 )ss.  
 COUNTY OF JACKSON )

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_ 2017, before me, the undersigned, a Notary Public in and for said County and State, came G. DAVID GALE a MEMBER of , WINTERSET 7, L.L.C. a Missouri Company who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 Print Name

My Commission Expires: \_\_\_\_\_

**EXECUTION:**

IN TESTIMONY WHEREOF, G. DAVID GALE and KEITH BENNETT MANAGING MEMBERS of , WINTERSET 6, L.L.C. a Missouri Company has caused this instrument to be executed, this \_\_\_\_ day of \_\_\_\_\_, 2017.  
 WINTERSET 6, L.L.C.

By: G. DAVID GALE, Managing Member \_\_\_\_\_ By: KEITH BENNETT, Managing Member \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF MISSOURI )  
 )ss.  
 COUNTY OF JACKSON )

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_ 2017, before me, the undersigned, a Notary Public in and for said County and State, came G. DAVID GALE and KEITH BENNETT MANAGING MEMBERS of , WINTERSET 6, L.L.C. a Missouri Company who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 Print Name

My Commission Expires: \_\_\_\_\_

**ACKNOWLEDGMENT:**

IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_ 2017.

Owners of LOT 1392, WINTERSET VALLEY 10TH PLAT

ROBERT M JONES \_\_\_\_\_ MELINDA A JONES \_\_\_\_\_

STATE OF MISSOURI )  
 )ss.  
 COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_ 2017, by ROBERT M JONES AND MELINDA A JONES.

\_\_\_\_\_  
 Notary Public My Appointment Expires \_\_\_\_\_

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 07-21-2016 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

David Allen Rinne, P.L.S.  
 MO# PLS-2014000198

**DEVELOPER:**  
 GALE COMMUNITIES, INC.  
 G. DAVID GALE, PRESIDENT  
 400 SW LONGVIEW BLVD, SUITE 109  
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DATE 02-01-2017	FINAL PLAT OF
DRAWN BY JWT	WINTERSET VALLEY
CHECKED BY DR	11TH PLAT
PROJ. NO. 16-065	SHEET NO. 2 OF 2

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