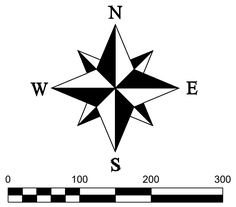
Final Plat

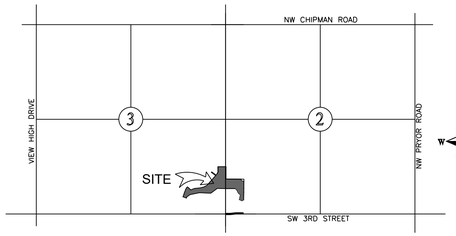
The Ridge at Winterset Summit, Lots 1601-1605 and Tract A

Replat of Tract B2, Winterset Valley - 2nd Plat and Cedar Creek Elementary School Lots 1B & 1-C

Sections 2 & 3, Township 47, Range 32

Lee's Summit, Jackson County, Missouri





LOCATION MAP
SECTION 2 & 3 -T47N-R32W
Not to Scale

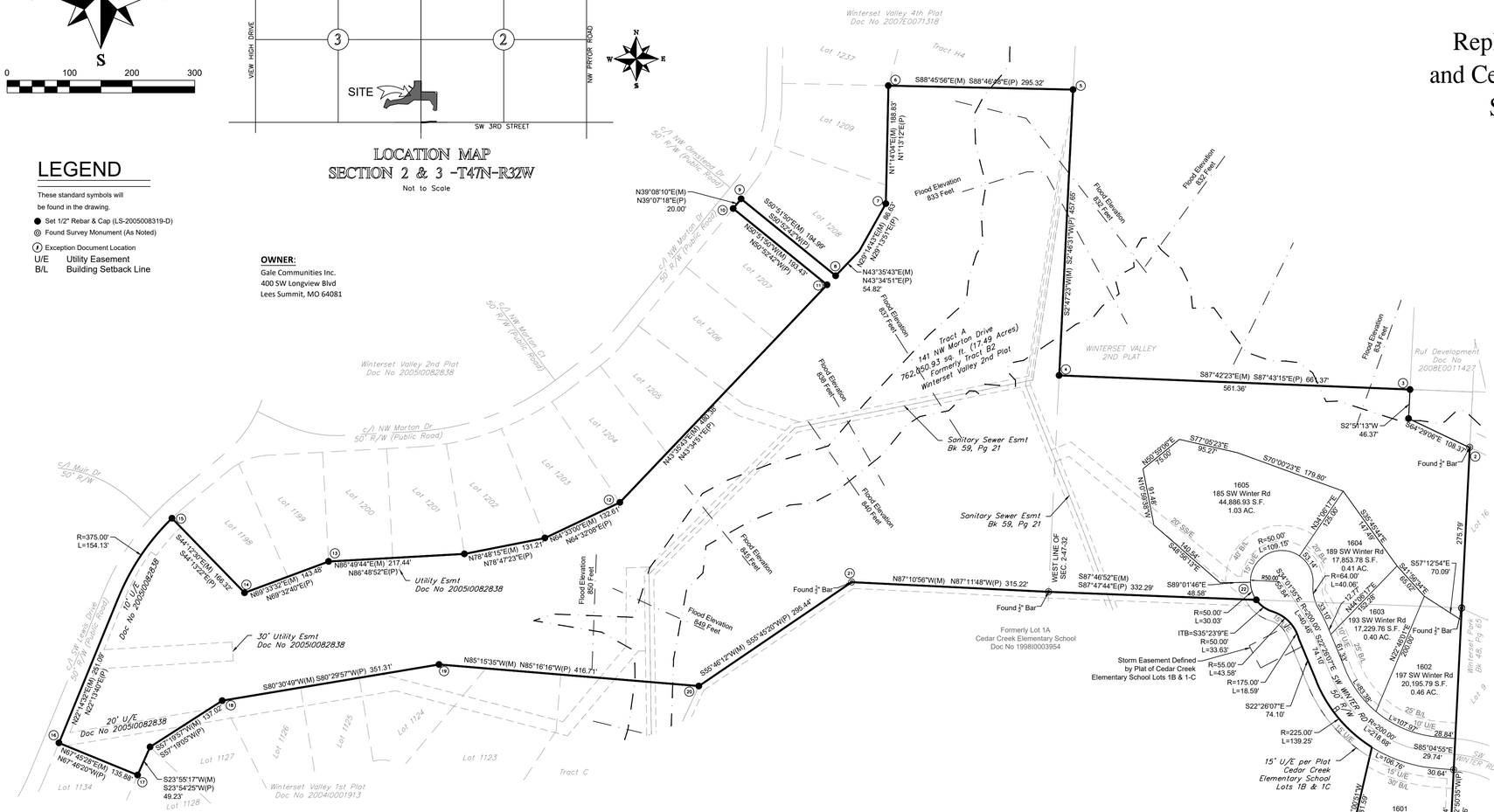
LEGEND

These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap (LS-2005008319-D)
- ◎ Found Survey Monument (As Noted)
- (#) Exception Document Location

U/E Utility Easement
B/L Building Setback Line

OWNER:
Gale Communities Inc.
400 SW Longview Blvd
Lees Summit, MO 64081



CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE FINAL PLAT OF THE RIDGE AT WINTERSET SUMMIT, LOTS 1601-1605 AND TRACT A, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

By_____
Ryan A. Elam, P.E., Director of Development Services Date

By_____
Trisha Fowler Arcuri, City Clerk Date

By_____
George M Binger, III P.E. , City Engineer Date

PLANNING COMMISSION:

_____
John Lovell, Secretary Date

SURVEYOR'S GENERAL NOTES:

1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.
(A). PLAT OF WINTERSET VALLEY 12TH PLAT, RECORDED AS INSTRUMENT NO. 2019E0066556.

2. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (URBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

3. NO TITLE REPORT WAS FURNISHED.

4. 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.

5. 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 OR 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.

6. BEARINGS SHOWN HEREIN ARE BASED ON THE PLAT OF WINTERSET VALLEY 12TH PLAT.

7. 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. COMMUNITY PANEL NO. 29095C0412 G EFFECTIVE DATE: JANUARY 20, 2017.

8. (####) - INDICATES STREET ADDRESS.

APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPT:

By _____

Date_____

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA--29 2
Combined Scale Factor: 0.9999030

POINT	NORTHING	EASTING
1	304895.759	856101.236
2	305102.539	856111.560
3	305130.923	856082.455
4	305138.078	855911.490
5	305277.394	855918.244
6	305279.036	855186.096
7	305221.494	855827.046
8	305186.354	855802.624
9	305223.866	855756.524
10	305219.137	855752.677
11	305181.925	855798.407
12	305075.884	855697.442
13	305047.083	855555.538
14	305031.809	855514.559
15	305068.148	855479.212
16	304958.643	855424.145
17	304943.184	855462.577
18	304979.450	855503.806
19	304997.122	855609.405
20	304986.577	855736.049
21	305037.236	855810.488
22	305028.381	856007.556
23	304902.621	856051.380
JA 29 2	315309.740	862449.671

Coordinates Shown in Meters

PLAT DESCRIPTION:

A TRACT OF LAND BEING LOCATED IN SECTION 2 AND SECTION 3, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

TRACT B2, WINTERSET VALLEY 2ND PLAT, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER, JACKSON COUNTY, MISSOURI,

EXCEPT

A TRACT OF LAND BEING PART OF TRACT B2, WINTERSET VALLEY -2ND PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST COMER OF SAID TRACT B2, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF WINTERSET PARK, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02 DEGREES 51 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID SUBDIVISION 89.23 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID WINTERSET PARK; THENCE NORTH 64 DEGREES 29 MINUTES 06 SECONDS WEST 108.37 FEET. THENCE NORTH 02 DEGREES 51 MINUTES 13 SECONDS EAST 46.37 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B2; THENCE SOUTH 87 DEGREES 46 MINUTES 53 SECONDS EAST ALONG SAID NORTH LINE 100.01 FEET TO THE POINT OF BEGINNING.

AND

LOT 1B OF CEDAR CREEK ELEMENTARY SCHOOL LOTS 1B & 1C, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER, JACKSON COUNTY, MISSOURI

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING MINOR PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

"THE RIDGE AT WINTERSET SUMMIT, LOTS 1601-1605 AND TRACT A"

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 OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.), "DRAINAGE EASEMENT" (D.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS 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

OIL - GAS WELLS:

THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

COMMON AREA:

TRACT A SHALL BE UNDEVELOPED "GREEN AREA" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SIDEWALK:

THERE WILL BE PAYMENT IN LIEU OF CONSTRUCTION OF SIDEWALK ALONG SW WINTER ROAD.

DRAINAGE NOTE:

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

OWNER

IN TESTIMONY THEREOF:
GALE COMMUNITIES INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 20__.

_____
MANAGER: DAVID GALE

NOTARY CERTIFICATION

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID GALE, MANAGER OF GALE COMMUNITIES INC., A MISSOURI CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

_____ DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

DATE	

Final Plat
The Ridge at Winterset Summit
Section 2 & 3, Township 47, Range 32
Lee's Summit, Jackson County, Missouri

JOB NO.	COUNTY	RANGE	TOWNSHIP	SECTION	SHEET
Winterset Valley	Jackson	32	47	2 & 3	1

DATE OF PREPARATION: November 16, 2020
SCALE: 1" = 100'
DRAWN BY: M. Schlicht, PLS, PE

PROFESSIONAL SEAL

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