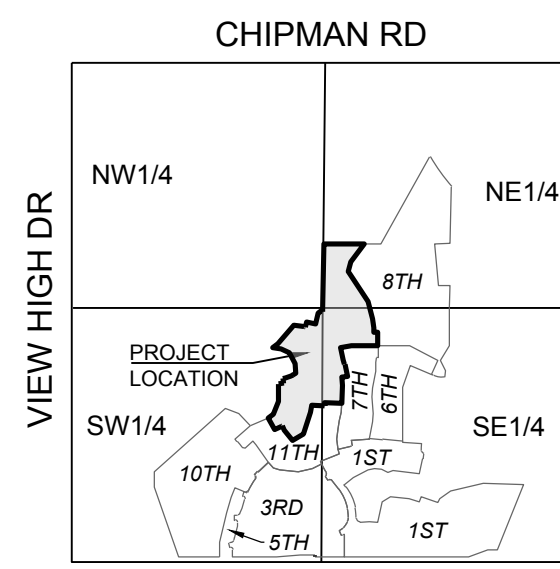


MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-49
GRID FACTOR 0.9998991
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-49 1002109.10 2802670.26



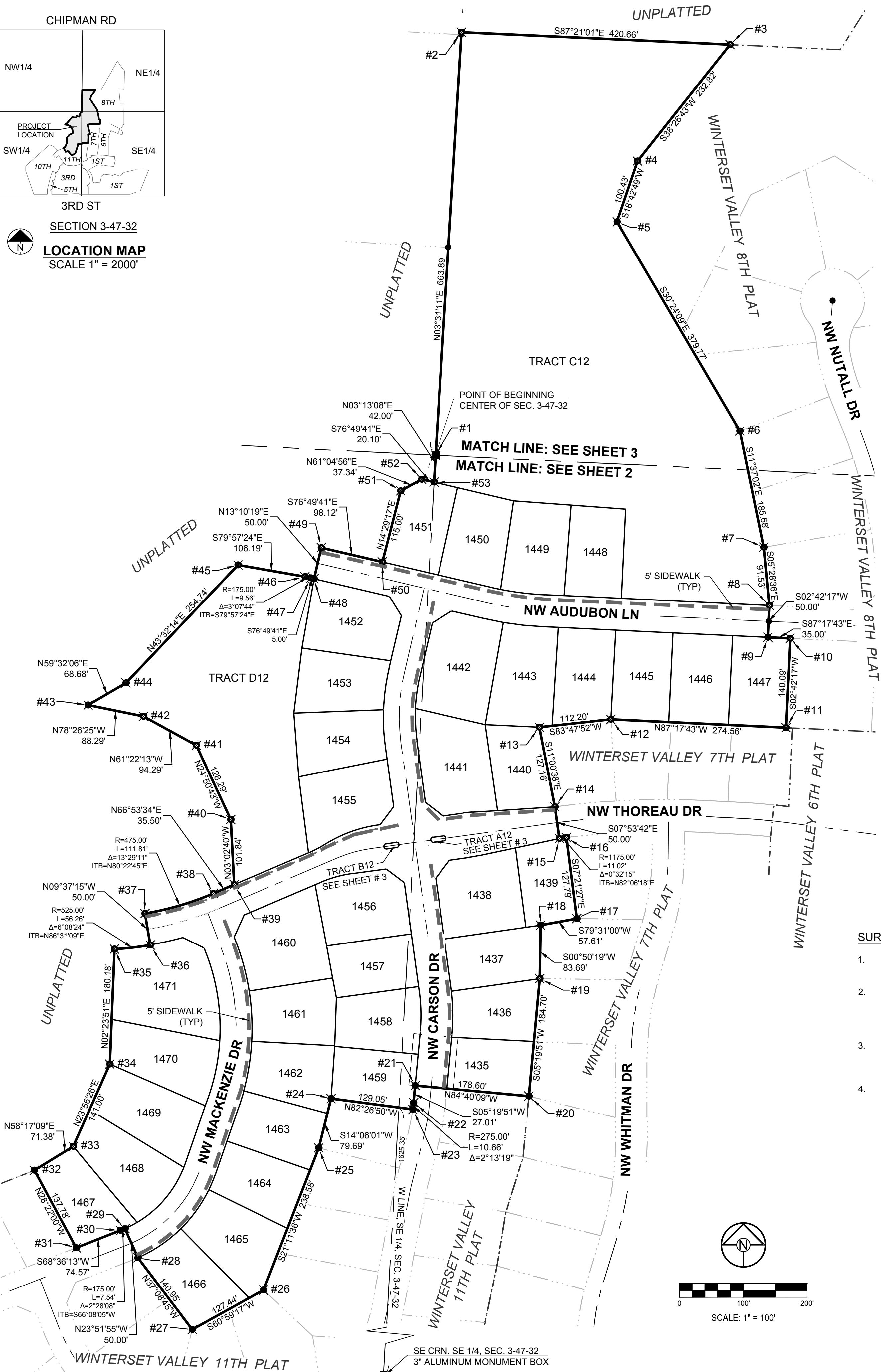
VIEW HIGH DR
CHIPMAN RD
3RD ST
SECTION 3-47-32
LOCATION MAP
SCALE 1" = 2000'

COORDINATE LIST			COORDINATE LIST		
Point #	Northing	Easting	Point #	Northing	Easting
1	1002555.7993	2805530.9241	28	1001299.4452	2805065.1403
2	1003218.4000	2805571.6815	29	1001345.1701	2805044.9109
3	1003198.9529	2805991.8947	30	1001342.2687	2805037.9514
4	1003016.6078	2805847.1349	31	1001315.0635	2804968.5191
5	1002921.4871	2805814.9132	32	1001436.3009	2804903.0573
6	1002593.9387	2806007.1039	33	1001473.8246	2804963.7797
7	1002412.0624	2806044.4947	34	1001602.6939	2805020.9961
8	1002320.9502	2806053.2304	35	1001782.7194	2805028.5335
9	1002271.0059	2806050.8710	36	1001789.1346	2805084.3990
10	1002269.3543	2806085.8320	37	1001838.4314	2805076.0427
11	1002129.5102	2806079.2255	38	1001869.8591	2805163.0731
12	1002142.3777	2805804.9641	39	1001883.7898	2805215.7219
13	1002130.2559	2805693.4208	40	1001985.4842	2805210.3134
14	1002005.4367	2805717.7071	41	1002101.8976	2805156.4111
15	1001955.9106	2805724.5750	42	1002147.0755	2805073.6515
16	1001957.3730	2805735.4975	43	1002164.7681	2804987.1504
17	1001830.6352	2805751.8623	44	1002199.5907	2805046.3500
18	1001820.1531	2805695.2139	45	1002384.2565	2805221.8188
19	1001736.4720	2805693.9890	46	1002365.7380	2805326.3812
20	1001552.5709	2805676.8292	47	1002363.8154	2805335.7409
21	1001569.1636	2805499.0055	48	1002362.6760	2805340.6093
22	1001542.2681	2805496.4957	49	1002411.3606	2805352.0031
23	1001531.6693	2805495.2992	50	1002389.0019	2805447.5399
24	1001548.6314	2805367.3707	51	1002500.3448	2805476.3106
25	1001471.3444	2805347.9574	52	1002518.4019	2805508.9968
26	1001248.8999	2805261.7067	53	1002513.8221	2805528.5657
27	1001187.0907	2805150.2548			

LOT #	AREA (SF)	LOT #	AREA (SF)
1435	10,705.72	1456	14,026.11
1436	11,241.21	1457	10,958.31
1437	12,043.24	1458	12,060.06
1438	15,492.33	1459	10,980.61
1439	10,282.95	1460	17,496.03
1440	11,346.71	1461	12,203.14
1441	16,517.21	1462	12,297.32
1442	17,772.90	1463	12,075.81
1443	15,136.27	1464	12,256.61
1444	13,301.41	1465	14,840.89
1445	12,671.85	1466	13,002.02
1446	13,102.68	1467	12,670.76
1447	12,608.00	1468	14,764.03
1448	12,420.40	1469	14,998.70
1449	13,544.53	1470	14,624.94
1450	13,300.05	1471	21,342.08
1451	11,919.93	TRACT A12	178.27
1452	14,546.72	TRACT B12	178.27
1453	12,467.78	TRACT C12	302,441.38
1454	12,358.03	TRACT D12	83,515.39
1455	14,394.02		

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
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT
- (M) - MEASURED
- (P) - PLATTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT LINES
- 5' SIDEWALK "S/W"



FINAL PLAT OF WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF SEC. 3-47-32 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION:
Part of the Northeast One-Quarter, Southeast One-Quarter and Southwest 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:
Beginning at the Southwest of said Northeast One-Quarter; thence North 03 degrees 31 minutes 11 seconds East, along the West line of the said Northeast One-Quarter a distance of 663.89 feet; thence South 87 degrees 21 minutes 01 seconds East a distance of 420.66 feet to a corner point on West line of Tract D8, "WINTERSET VALLEY 8TH PLAT"; thence along the West line of said "8TH PLAT" for the following eight courses, South 38 degrees 26 minutes 43 seconds West a distance of 232.82 feet; thence South 18 degrees 42 minutes 49 seconds West a distance of 100.43 feet; thence South 30 degrees 24 minutes 09 seconds East a distance of 379.77 feet; thence South 11 degrees 37 minutes 02 seconds East a distance of 185.68 feet; thence South 05 degrees 28 minutes 36 seconds East a distance of 91.53 feet; thence South 02 degrees 42 minutes 17 seconds West a distance of 50.00 feet; thence South 87 degrees 17 minutes 43 seconds East a distance of 35.00 feet; thence South 02 degrees 42 minutes 17 seconds West a distance of 140.09 feet (Platted 140.00 feet) to the Southwest corner of Lot 1335 of said "8th PLAT" said point being on the North line of Lot 1334 "WINTERSET VALLEY 7TH PLAT"; thence along the North and West lines of said "7TH PLAT" for the following nine courses, North 87 degrees 17 minutes 43 seconds West a distance of 274.56 feet; thence South 83 degrees 47 minutes 52 seconds West a distance of 112.20 feet; thence South 07 degrees 53 minutes 42 seconds East a distance of 50.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 82 degrees 06 minutes 18 seconds East, a radius of 1175.00 feet, a central angle of 03 degrees 32 minutes 15 seconds and an arc length of 11.02 feet; thence South 07 degrees 21 minutes 27 seconds East a distance of 127.79 feet; thence South 79 degrees 31 minutes 00 seconds West a distance of 57.61 feet; thence South 00 degrees 50 minutes 19 seconds West a distance of 83.69 feet; thence South 05 degrees 19 minutes 51 seconds West a distance of 178.60 feet; thence South 05 degrees 19 minutes 51 seconds West a distance of 27.01 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 275.00 feet, a central angle of 02 degrees 13 minutes 19 seconds and an arc length of 10.66 feet; thence North 82 degrees 26 minutes 50 seconds West a distance of 129.05 feet; thence South 14 degrees 06 minutes 01 seconds West a distance of 79.69 feet; thence South 21 degrees 11 minutes 36 seconds West a distance of 238.58 feet; thence South 60 degrees 59 minutes 17 seconds West a distance of 127.44 feet; thence North 37 degrees 08 minutes 45 seconds West a distance of 140.95 feet; thence North 23 degrees 51 minutes 55 seconds West a distance of 50.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 66 degrees 08 minutes 05 seconds West, a radius of 175.00 feet, a central angle of 02 degrees 28 minutes 08 seconds and an arc length of 7.54 feet; thence South 68 degrees 36 minutes 13 seconds West a distance of 74.57 feet; thence North 28 degrees 22 minutes 00 seconds West a distance of 137.78 feet to the North most corner of Lot 1413 of said "11TH PLAT"; thence North 58 degrees 17 minutes 09 seconds East a distance of 71.38 feet; thence North 23 degrees 40 minutes 09 seconds East a distance of 141.00 feet; thence North 02 degrees 23 minutes 51 seconds East a distance of 180.18 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 86 degrees 31 minutes 09 seconds East, a radius of 525.00 feet, a central angle of 06 degrees 08 minutes 24 seconds and an arc length of 56.26 feet; thence North 09 degrees 37 minutes 15 seconds West a distance of 50.00 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 80 degrees 22 minutes 54 seconds East, a radius of 475.00 feet, a central angle of 13 degrees 29 minutes 11 seconds and an arc length of 111.81 feet; thence North 66 degrees 53 minutes 34 seconds East a distance of 35.50 feet; thence North 03 degrees 02 minutes 40 seconds West a distance of 101.84 feet; thence North 24 degrees 50 minutes 43 seconds West a distance of 128.29 feet; thence North 61 degrees 22 minutes 13 seconds West a distance of 94.29 feet; thence North 78 degrees 26 minutes 25 seconds West a distance of 88.29 feet; thence North 59 degrees 32 minutes 06 seconds East a distance of 68.88 feet; thence North 43 degrees 32 minutes 14 seconds East a distance of 254.74 feet; thence South 79 degrees 57 minutes 24 seconds East a distance of 106.19 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 175.00 feet, a central angle of 03 degrees 07 minutes 44 seconds and an arc length of 9.56 feet; thence South 76 degrees 49 minutes 41 seconds East a distance of 5.00 feet; thence North 13 degrees 10 minutes 19 seconds East a distance of 50.00 feet; thence South 76 degrees 49 minutes 41 seconds East a distance of 98.12 feet; thence North 14 degrees 29 minutes 17 seconds East a distance of 115.00 feet; thence North 61 degrees 04 minutes 56 seconds East a distance of 37.34 feet; thence South 78 degrees 49 minutes 41 seconds East a distance of 20.10 feet to a point on the West line of the said Southeast One-Quarter; thence North 03 degrees 13 minutes 08 seconds East, along the West line of the said Southeast One-Quarter a distance of 42.00 feet to the Point of Beginning, and containing 23,488.5 acres, more or less.

DEDICATIONS:
The undersigned owners of the property described herein have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "WINTERSET VALLEY 12TH PLAT, LOTS 1435 THRU 1471 & TRACTS A12 THRU D12".
Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so 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 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 services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U/E) or within any street or thoroughfare dedicated to public use on this plat.

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 sanitary sewer upon, over, or under those areas outlined or designated upon this plat as "Sanitary Sewer Easement" (S/E).
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.
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.

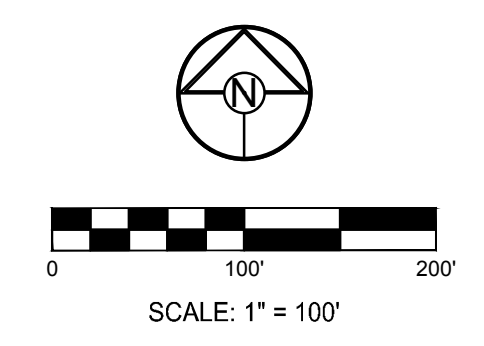
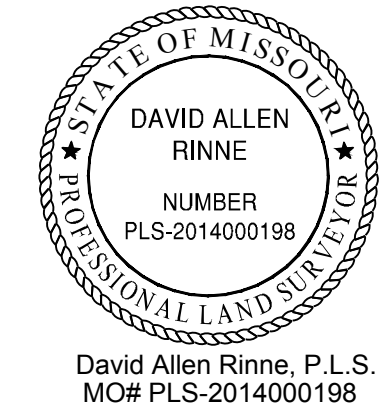
SURVEYORS NOTES:

- 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.
- GAS AND OIL WELL NOTE: Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.

This is to certify that the within plat of "WINTERSET VALLEY 12TH PLAT, LOTS 1435 THRU 1471 & TRACTS A12 THRU D12" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ___ day of _____, 20___ by Ordinance No. _____

William A. Baird, - Mayor	Date	Trisha Fowler Arcuri - City Clerk	Date
Dana Arth - Planning Commission Sec.	Date	George M. Binger, III, P.E. - City Engineer	Date
Robert G. McKay, AICP - Director of Planning and Special Projects	Date	Jackson County Assessor/GIS Dept.	Date

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN MARCH, 2018 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.

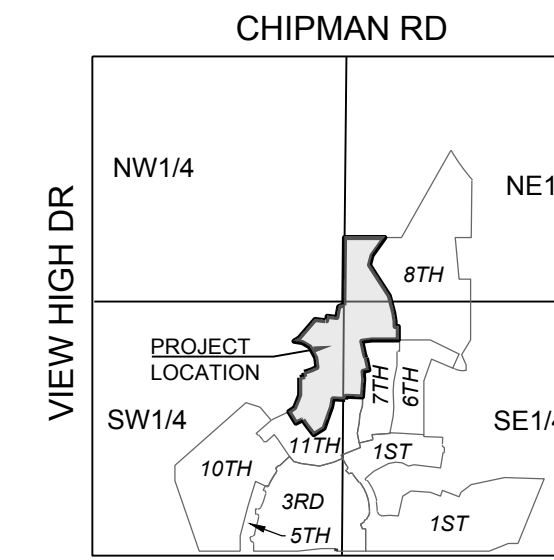


SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	4-4-2018	FINAL PLAT OF WINTERSET VALLEY 12TH PLAT
DRAWN BY	JWT	
CHECKED BY	DR	
PROJ. NO.	17-134	
SHEET NO. 1 OF 3		

I:\PROJECTS\2017\17-134\2.0 Survey\3.0 Plat\17-134F.dwg, 5/22/2018 8:01:51 AM, 1:1

FINAL PLAT OF
WINTERSET VALLEY 12TH PLAT
 LOTS 1435 THRU 1471 & TRACTS A12 THRU D12
 PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF SEC. 3-47-32
 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VIEW HIGH DR
 3RD ST
 SECTION 3-47-32
 LOCATION MAP
 SCALE 1" = 2000'

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
- S/E - SANITARY SEWER EASEMENT
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- (M) - MEASURED
- (P) - PLATTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT LINES
- 5' SIDEWALK "SW"
- (###) - LOT NUMERICAL ADDRESS

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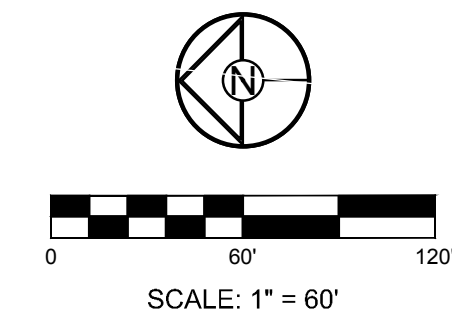
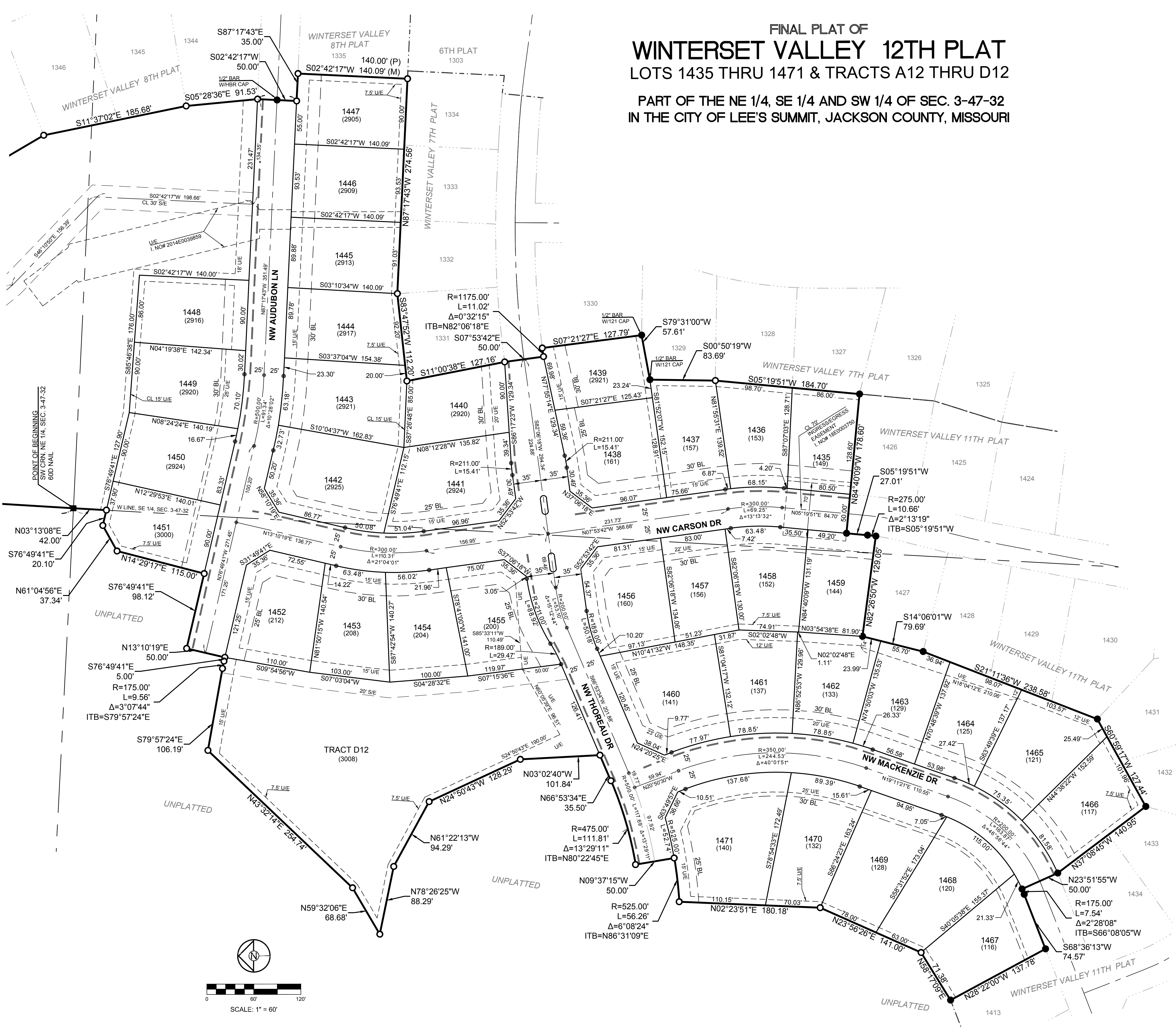
I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN MARCH, 2018 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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

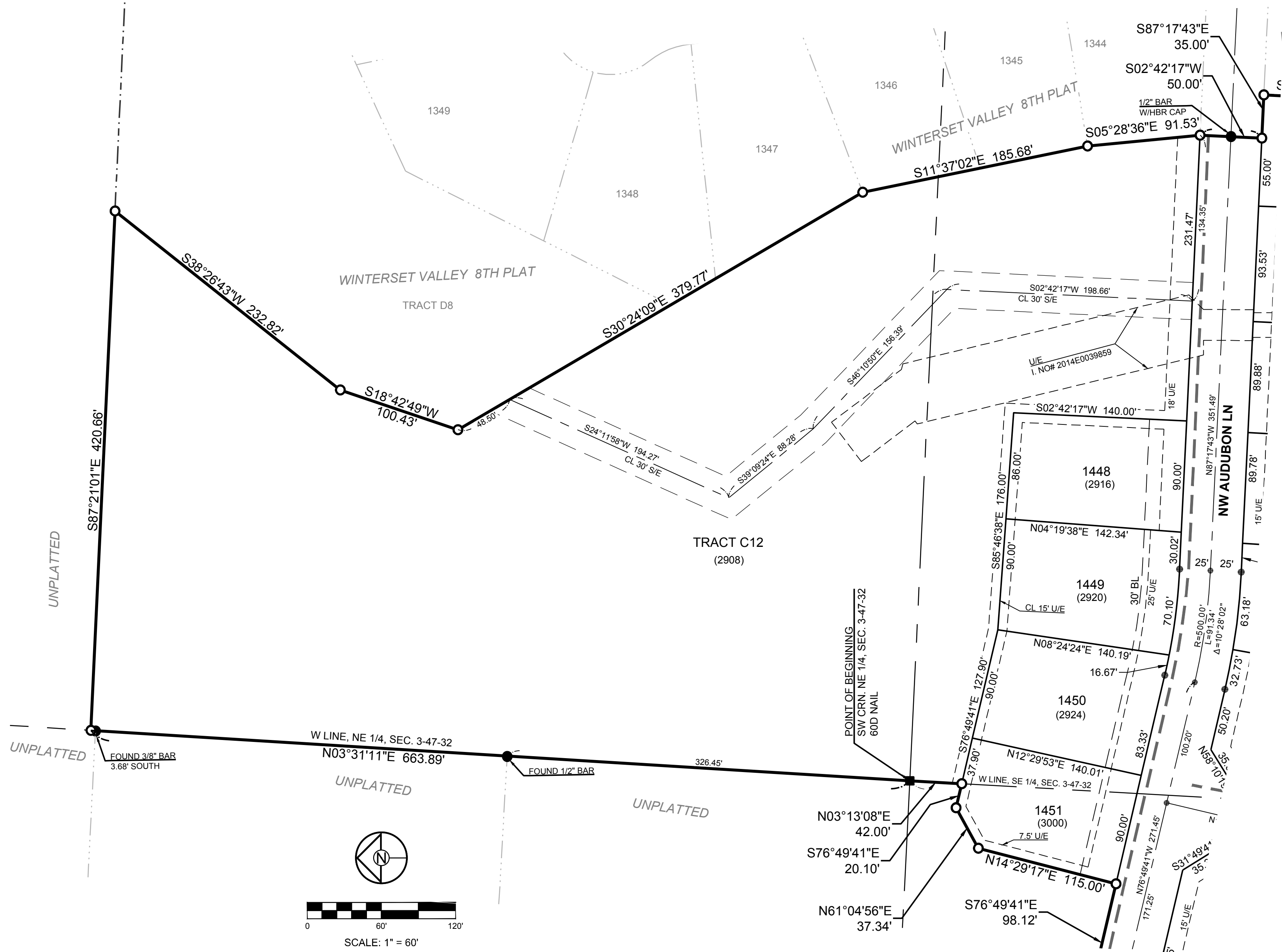
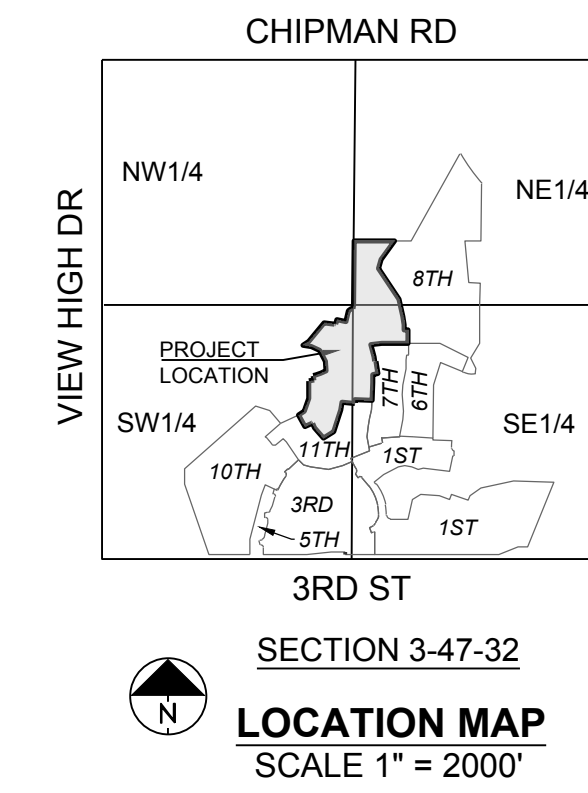
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 14920 West 107th Street • Lenexa, Kansas 66215
 (913) 492-5158 • Fax: (913) 492-8400

DATE	4-4-2018	FINAL PLAT OF WINTERSET VALLEY 12TH PLAT
DRAWN BY	JWT	
CHECKED BY	DR	
PROJ. NO.	17-134	
SHEET NO. 2 OF 3		



I:\PROJECTS\2017\17-134\2.0 Survey\3.0 Plat\17-134-F.dwg, 5/22/2018 8:03:16 AM, 1:1

**FINAL PLAT OF
WINTERSET VALLEY 12TH PLAT
LOTS 1435 THRU 1471 & TRACTS A12 THRU D12**
PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF SEC. 3-47-32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
COUNTY OF JACKSON)

Comes now G. DAVID GALE, MANAGING MEMBER of, WINTERSET 6, L.L.C. a Missouri Company, who being duly sworn upon his oath, does state that he is the part owner of the property legally described in the proposed plat, titled "WINTERSET VALLEY 12TH PLAT, LOTS 1435 THRU 1471 & TRACTS A12 THRU D12" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this ___ day of _____, 20__

G. DAVID GALE

Subscribed and sworn to before me this ___ day of _____, 20__

Notary Public

Print Name

My Commission Expires: _____

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
COUNTY OF JACKSON)

Comes now G. DAVID GALE a MEMBER of, WINTERSET 7, L.L.C., a Missouri Company, who being duly sworn upon his oath, does state that he is the part owner of the property legally described in the proposed plat, titled "WINTERSET VALLEY 12TH PLAT, LOTS 1435 THRU 1471 & TRACTS A12 THRU D12" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this ___ day of _____, 20__

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Notary Public

Print Name

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William A. Baird, - Mayor Date

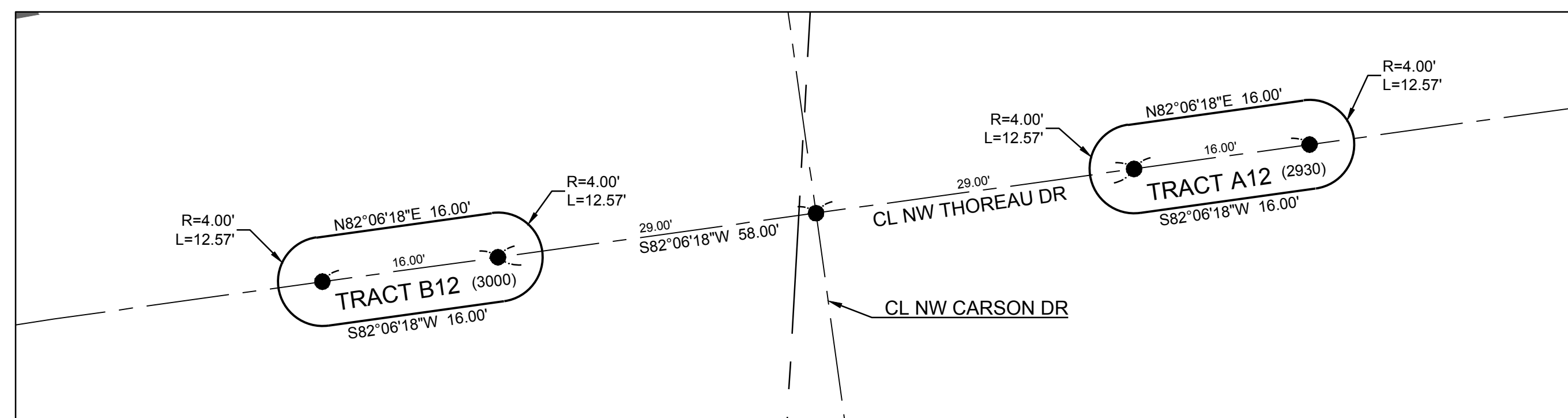
Trisha Fowler Arcuri - City Clerk Date

Dana Arth - Planning Commission Sec. Date

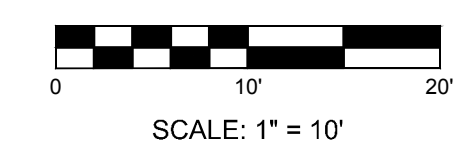
George M. Binger, III, P.E. - City Engineer Date

Robert G. McKay, AICP - Director of Planning and Special Projects

Jackson County Assessor/GIS Dept. Date



DETAIL TRACTS A12 & B12



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
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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 4-4-2018
DRAWN BY JWT
CHECKED BY DR
PROJ. NO. 17-134

**FINAL PLAT OF
WINTERSET VALLEY
12TH PLAT**
SHEET NO. 3 OF 3