Missouri State Plane Coordinate System 1983, Missouri West Zone (2003 Adjustment) Reference Monument: JA-29 2 Combined Scale Factor: 0.9999030 NORTHING EASTING 305596.852 854784.904 854814.261 305595.364 854877.279 305580.223 305544.461 855003.591 854939.178 305446.788 305470.904 854920.070 305527.191 855033.651 305530.074 855096.577 305566.682 855127.150 855130.438 305621.247 305626.593 855043.520 854997.694 305677.615 854982.162 305661.777 854926.41 305686.540 305650.860 854913.292 854863.260 305680.025 854826.341 305694.366 305698.961 854735.742 305589.826 854718.081 305578.796 854766.137 305597.654 854769.096 315309.740 862449.671 Coordinates Shown in Meters L=55.34' 14,870.45 SQ FT 29.694.75 SQ FT N2° 54' 09"E 15,222.38 SQ FT N29° 05' 36"E 13,788.60 SQ FT _S29° 05' 36"W N13° 59' 36"E_ 14,280.97 SQ FT 17,013.82 SQ F -ITB=S20°42'54"W L=12.37' N52° 40' 58"W 1519 1510 S3° 29' 22"W 1509 The Falls at Winterset The Falls at Winterset Valley, 1st Plat - Point of Commencement NW Corner of SW 1/4, Section 3-47-32 Fnd. 3" Brass Cap **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.

Fnd. 60D Nail NORTH LINE SW 1/4, SEC. 3-47-32 43,003.67 SQ F 42.00' R=300.00' 1507 L=9.56' -ITB=N7°34'46"E 1451A R=325.00' L=1.91' N76°49'41"W -N74° 36' 06"W 165.67' Winterset Valley, Lots 1450A, 1451a and N12° 54' 24"E Tract E12 N79° 57' 24"W 106.19' **PUBLIC WORKS / ENGINEERING** R=175.00' L=9.56' N76° 49' 41"W 1505 GEORGE M BINGER, III P.E., CITY ENGINEER 12th Plat The Falls at Winterset Valley, 1st Plat Tract D12 **DEVELOPMENT SERVICES DEPARTMENT** CITY OF LEE'S SUMMIT: JOSHUA JOHNSON, AICP, MAYOR AND CITY COUNCIL CERTIFICATION: DIRECTOR OF DEVELOPMENT SERVICES THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE FALLS AT WINTERSET VALLEY, 2ND PLAT WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS **PLANNING COMMISSION** CYNDA A. RADER, SECRETARY WILLIAM A. BAIRD, APPROVED BY JACKSON COUNTY ASSESSOR MAPPING: TRISHA FOWLER ARCURI, CITY CLERK

LEGEND

These standard symbols will

Exception Document Location

U/E Utility Easement

14.615.84 SQ FT

N20° 11' 12"E

Set 1/2" Rebar & Cap (LS-2005008319-D

Building Setback Line

ITB=N40°48'50"E -R=575.00' L=72.83'

S66° 03' 02"E

Winterset 6 LLC 400 SW Longview Blvd

N41° 55' 45"W

17,648.49 SQ FT

175.00'

Lee's Summit, MO 64081

Sound Survey Monument (As Noted)

be found in the drawing.

Final Plat

The Falls at Winterset Valley, 2nd Plat Lots 1520 - 1532, Tract C - E

Section 3, Township 47, Range 32

Lee's Summit, Jackson County, Missouri

PLAT DESCRIPTION:

NW CHIPMAN ROAD

SW 3RD STREET

S86° 28' 49"E _ 285.90'

Point of Beginning

Ne Corner of SW 1/4 Section 3-47-32 A TRACT OF LAND BEING LOCATED IN SECTION 3, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY

SOUTH 59°45'41" EAST, A DISTANCE OF 190.00 FEET: THENCE NORTH 20°11'12" EAST, A DISTANCE OF 124.72 FEET: THENCE SOUTH 66°03'02" EAST, A FEET, AN ARC DISTANCE OF 72.83 FEET; THENCE SOUTH 41°55'45" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 86°28'49" EAST, A DISTANCE OF 285.90 FEET; THENCE SOUTH 3°31'11" WEST, A DISTANCE OF 137.17 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED TRACT CONTAINS 456,180.04 SQUARE FEET OR 10.47 ACRES MORE OR LESS

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 FALLS AT WINTERSET VALLEY, 2ND PLAT"

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO ALITHORIZE 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.). 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 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 C - E SHALL BE UNDEVELOPED "GREEN AREA" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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:

WINTERSET 6 LLC, A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS ___

MANAGER: DAVID GALE

NOTARY CERTIFICATION

COUNTY OF

, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID GALE, MANAGER OF WINTERSET 6 LLC, 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:	
ATTHEW J. SCHLICHT, MOPLS 2012000102		
NGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-)	

