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

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	305596.852	854784.904
2	305595.364	854814.261
3	305580.223	854877.279
4	305544.461	855003.591
5	305446.788	854939.178
6	305470.904	854920.070
7	305527.191	855033.651
8	305530.074	855096.577
9	305566.682	855127.150
10	305621.247	855130.438
11	305626.593	855043.520
12	305677.615	854997.694
13	305661.777	854982.162
14	305686.540	854926.411
15	305650.860	854913.292
16	305680.025	854863.260
17	305694.366	854826.341
18	305698.961	854735.742
19	305589.826	854718.081
20	305578.796	854766.137
21	305597.654	854769.096
JA 29 2	315309.740	862449.671

Coordinates Shown in Meters

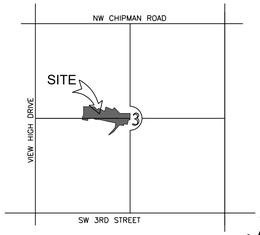
LEGEND

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

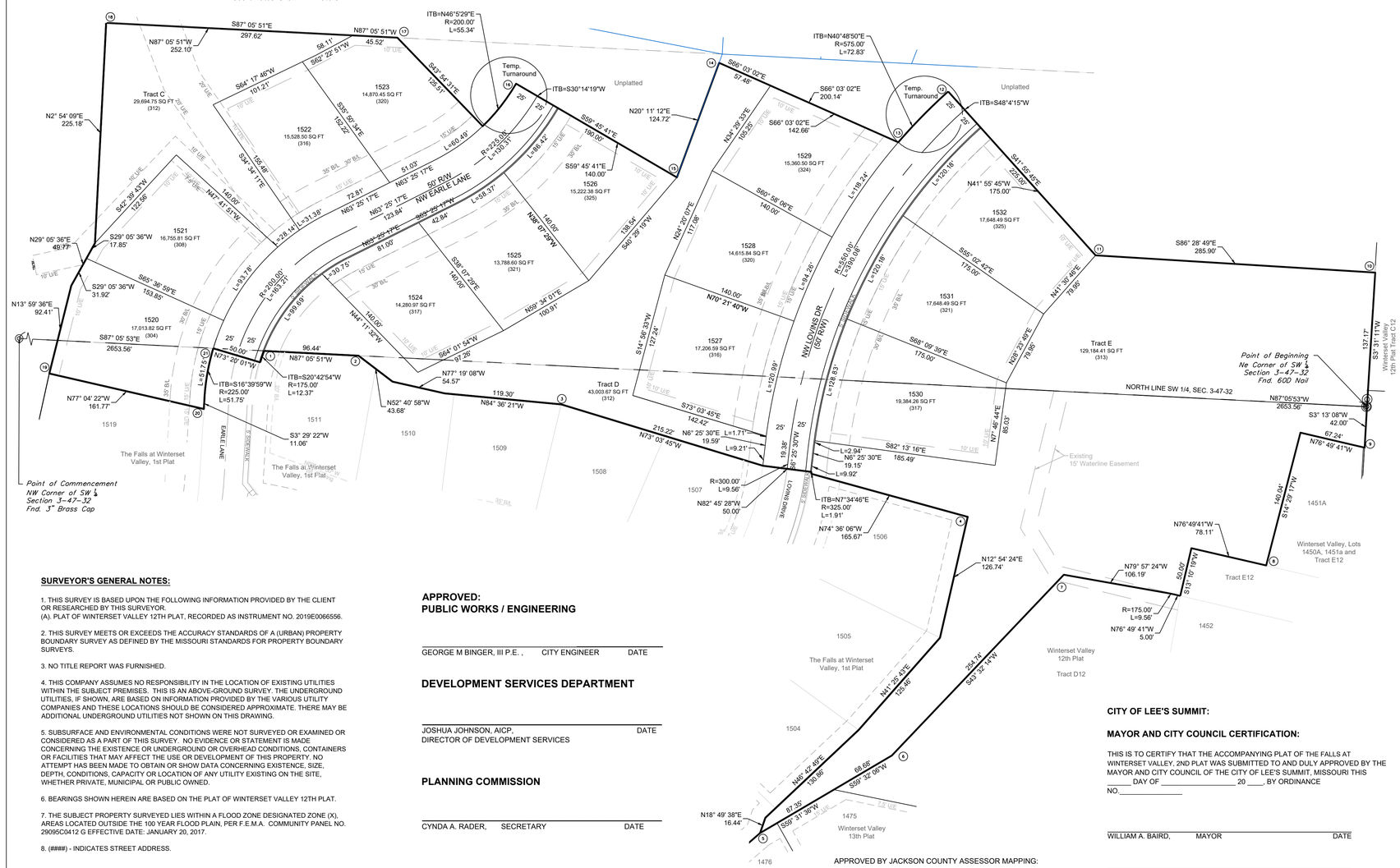
N W E S

0 60 120 180



LOCATION MAP
SECTION 3-T47N-R32W
Not to Scale

OWNER:
Winterset 6 LLC
400 SW Longview Blvd
Suite 240
Lee's Summit, MO 64081



PLAT DESCRIPTION:

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

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 3°13'08" WEST, A DISTANCE OF 42.00 FEET; THENCE NORTH 77°24'54" WEST, A DISTANCE OF 20.26 FEET; THENCE SOUTH 61°04'56" WEST, A DISTANCE OF 37.34 FEET; THENCE SOUTH 14°29'14" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 76°49'41" WEST, A DISTANCE OF 98.12 FEET; THENCE SOUTH 13°10'19" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 76°49'41" WEST, A DISTANCE OF 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 9.56 FEET; THENCE NORTH 79°57'24" WEST, A DISTANCE OF 106.19 FEET; THENCE SOUTH 43°32'14" WEST, A DISTANCE OF 254.74 FEET; THENCE SOUTH 59°32'06" WEST, A DISTANCE OF 68.68 FEET; THENCE SOUTH 59°31'36" WEST, A DISTANCE OF 87.35 FEET; THENCE NORTH 18°49'38" EAST, A DISTANCE OF 16.44 FEET; THENCE NORTH 46°42'49" EAST, A DISTANCE OF 130.86 FEET; THENCE NORTH 41°25'43" EAST, A DISTANCE OF 125.46 FEET; THENCE NORTH 12°54'24" EAST, A DISTANCE OF 126.74 FEET; THENCE NORTH 74°36'06" WEST, A DISTANCE OF 165.67 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 7°34'46" EAST AND A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 1.91 FEET; THENCE NORTH 82°45'28" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 73°03'45" WEST, A DISTANCE OF 215.22 FEET; THENCE NORTH 84°36'21" WEST, A DISTANCE OF 119.30 FEET; THENCE NORTH 77°19'08" WEST, A DISTANCE OF 54.57 FEET; THENCE NORTH 52°40'58" WEST, A DISTANCE OF 43.68 FEET; THENCE NORTH 87°05'51" WEST, A DISTANCE OF 96.44 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 20°42'54" WEST AND A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 12.37 FEET; THENCE NORTH 73°20'01" WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 16°39'58" WEST AND A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 51.75 FEET; THENCE SOUTH 3°29'22" WEST, A DISTANCE OF 11.06 FEET, THENCE NORTH 77°04'22" WEST, A DISTANCE OF 161.77 FEET; THENCE NORTH 13°59'36" EAST, A DISTANCE OF 92.41 FEET; THENCE NORTH 29°05'36" EAST, A DISTANCE OF 49.77 FEET; THENCE NORTH 2°54'09" EAST, A DISTANCE OF 225.18 FEET; THENCE NORTH 87°05'51" EAST, A DISTANCE OF 252.10 FEET; THENCE SOUTH 61°04'56" WEST, A DISTANCE OF 37.34 FEET; THENCE SOUTH 14°29'14" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 76°49'41" WEST, A DISTANCE OF 98.12 FEET; THENCE SOUTH 13°10'19" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 76°49'41" WEST, A DISTANCE OF 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 9.56 FEET; THENCE NORTH 79°57'24" WEST, A DISTANCE OF 106.19 FEET; THENCE SOUTH 43°32'14" WEST, A DISTANCE OF 254.74 FEET; THENCE SOUTH 59°32'06" WEST, A DISTANCE OF 68.68 FEET; THENCE SOUTH 59°31'36" WEST, A DISTANCE OF 87.35 FEET; THENCE NORTH 18°49'38" EAST, A DISTANCE OF 16.44 FEET; THENCE NORTH 46°42'49" EAST, A DISTANCE OF 130.86 FEET; THENCE NORTH 41°25'43" EAST, A DISTANCE OF 125.51 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 46°5'29" EAST AND A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 55.34 FEET; THENCE 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 DISTANCE OF 200.14 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 40°48'50" EAST AND A RADIUS OF 575.00 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 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.), 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 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 _____ 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 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 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:
PUBLIC WORKS / ENGINEERING

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

DEVELOPMENT SERVICES DEPARTMENT

_____
JOSHUA JOHNSON, AICP, DATE
DIRECTOR OF DEVELOPMENT SERVICES

PLANNING COMMISSION

_____
CYNDA A. RADER, SECRETARY DATE

APPROVED BY JACKSON COUNTY ASSESSOR MAPPING:

By _____

Date_____

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

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 _____ DAY OF _____ 20 ____, BY ORDINANCE NO._____

_____
WILLIAM A. BAIRD, MAYOR DATE

_____
TRISHA FOWLER ARCURI, CITY CLERK DATE

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	
2-1-2024	City comments dated 12-29-2023

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

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	3	47	32	Jackson	Winterset Valley
	DRAWN BY		SCALE		DATE OF PREPARATION
	M. Schlicht, PLS, PE		1" = 60'		November 30, 2023

PROFESSIONAL SEAL

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