

51°06'07

4 17'

	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	305507.550	854995.132
6	305430.139	854920.070
7	305363.931	854916.702
8	305365.667	854903.644
9	305350.560	854901.636
10	305354.046	854875.407
11	305345.108	854864.337
12	305329.213	854861.743
13	305309.302	854844.434
14	305473.913	854851.418
15	305483.031	854670.926
16	305602.714	854669.283
17	305677.869	854692.991
18	305698.961	854735.742
19	305589.826	854718.081
20	305578.796	854766.137
21	305597.654	854769.096
	215200 740	962440 671
JA 29 2	315309.740	862449.671

Columbia, MO 65202

Final Plat The Falls at Winterset Valley, 1st Plat Lots 1500 - 1519, Tract A & B Section 3, Township 47, Range 32 Lee's Summit, Jackson County, Missouri

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:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 THENCE SOUTH 87 DEGREES 05 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1526.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 05 MINUTES 53 SECONDS EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 96.44 FEET; THENCE SOUTH 52 DEGREES 40 MINUTES 58 SECONDS EAST, A DISTANCE OF 43.68 FEET; THENCE SOUTH 77 DEGREES 19 MINUTES 08 SECONDS EAST, A DISTANCE OF 54.57 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF 119.30 FEET: THENCE SOUTH 73 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 215.22 FEET: THENCE SOUTH 82 DEGREES 45 MINUTES 28 SECONDS EAST. A DISTANCE OF 50.00 FEET: THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 7 DEGREES 14 MINUTES 32 SECONDS WEST AND A RADIUS OF 325 00 FEET. AN ARC DISTANCE OF 1 91 FEET. THENCE SOUTH 74 DEGREES 36 MINUTES 06 SECONDS EAST. A DISTANCE OF 165.67 FEET: THENCE SOUTH 12 DEGREES 54 MINUTES 24 SECONDS WEST. A DISTANCE OF 126.74 FEET: THENCE SOUTH 41 DEGREES 25 MINUTES 43 SECONDS WEST, A DISTANCE OF 125.46 FEET: THENCE SOUTH 46 DEGREES 42 MINUTES 49 SECONDS WEST, A DISTANCE OF 130.86 FEET: THENCE SOUTH 18 DEGREES 49 MINUTES 38 SECONDS WEST, A DISTANCE OF 16.44 FEET: THENCE SOUTH 48 DEGREES 56 MINUTES 01 SECONDS WEST, A DISTANCE OF 83.15 FEET: THENCE SOUTH 8 DEGREES 03 MINUTES 22 SECONDS WEST, A DISTANCE OF 83.25 FEET: THENCE SOUTH 0 DEGREES 15 MINUTES 48 SECONDS FAST A DISTANCE OF 134 79 FEET: THENCE NORTH 82 DEGREES 25 MINUTES 41 SECONDS WEST, A DISTANCE OF 43.22 FEET: THENCE SOUTH 7 DEGREES 34 MINUTES 19 SECONDS WEST, A DISTANCE OF 50.00 FEET: THENCE NORTH 82 DEGREES 25 MINUTES 41 SECONDS WEST, A DISTANCE OF 86.81 FEET: THENCE SOUTH 51 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 46.68 FEET: THENCE SOUTH 9 DEGREES 16 MINUTES 04 SECONDS WEST A DISTANCE OF 52 84 FEET. THENCE SOUTH 40 DEGREES 29 MINUTES 14 SECONDS WEST A DISTANCE OF 82 49 FFFT FIENCE SOUTH 51 DEGREES 06 MINUTES 07 SECONDS WEST A DISTANCE OF 4 17 FEET. THENCE NORTH 1 DEGREES 01 MINUTES 07 SECONDS FAST A DISTANCE OF 110 29 FEFT. THENCE NORTH 0 DEGREES 57 MINUTES 09 SECONDS FAST A DISTANCE OF 83 34 FEFT. THENCE NORTH 3 DEGREES 14 MINUTES 03 SECONDS EAST. A DISTANCE OF 347.03 FEET: THENCE NORTH 87 DEGREES 06 MINUTES 29 SECONDS WEST. A DISTANCE OF 592.92 FEET: THENCE NORTH 3 DEGREES 29 MINUTES 12 SECONDS FAST. A DISTANCE OF 391 91 FEET: THENCE NORTH 87 DEGREES 05 MINUTES 53 SECONDS WEST A DISTANCE OF 29.26 FEET: THENCE NORTH 17 DEGREES 30 MINUTES 28 SECONDS EAST, A DISTANCE OF 258.54 FEET: THENCE NORTH 55 DEGREES 31 MINUTES 40 SECONDS EAST, A DISTANCE OF 125.55 FEET: THENCE SOUTH 87 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 36.81 FEET: THENCE SOUTH 2 DEGREES 54 MINUTES 09 SECONDS WEST A DISTANCE OF 225 18 FEET: THENCE SOUTH 29 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 49.77 FEET; THENCE SOUTH 13 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 92.41 FEET; THENCE SOUTH 77 DEGREES 04 MINUTES 22 SECONDS EAST, A DISTANCE OF 161.77 FEET; THENCE NORTH 3 DEGREES 29 MINUTES 22 SECONDS EAST, A DISTANCE OF 11.06 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 225.00 FEET. AN ARC DISTANCE OF 51.75 FEET: THENCE SOUTH 73 DEGREES 20 MINUTES 01 SECONDS EAST. A DISTANCE OF 50 00 FEET: THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 16 DEGREES 39 MINUTES 59 SECONDS EAST AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 12.37 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED TRACT CONTAINS 510,565.89 SQUARE FEET OR 11.72 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, 1ST 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.). "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. TRACT B SHALL BE UNDEVELOPED "GREEN AREA" AND DETENTION 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.

STORM WATER DETENTION NOTE

ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS, THESE STORM WATER DETENTION FACILITIES SHALL BE INSPECTED BY THE HOME OWNER'S ASSOCIATION ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

OWNER

20___.

STATE OF

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, ON THIS DAY OF 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.

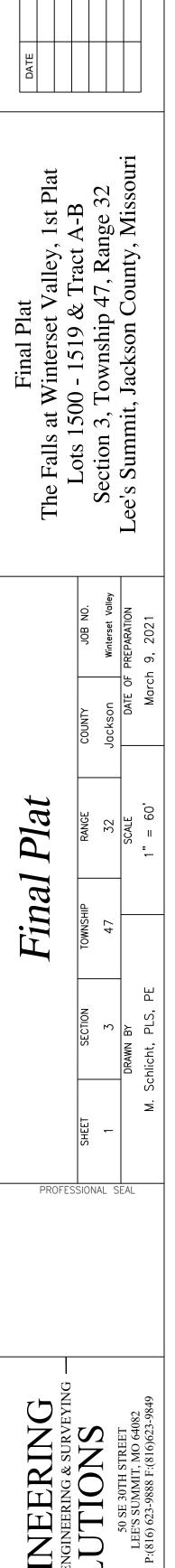
NOTARY PUBLIC

MY COMMISSION EXPIRES

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.

DAY OF $r \square$



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