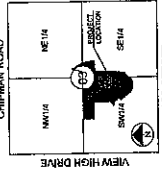
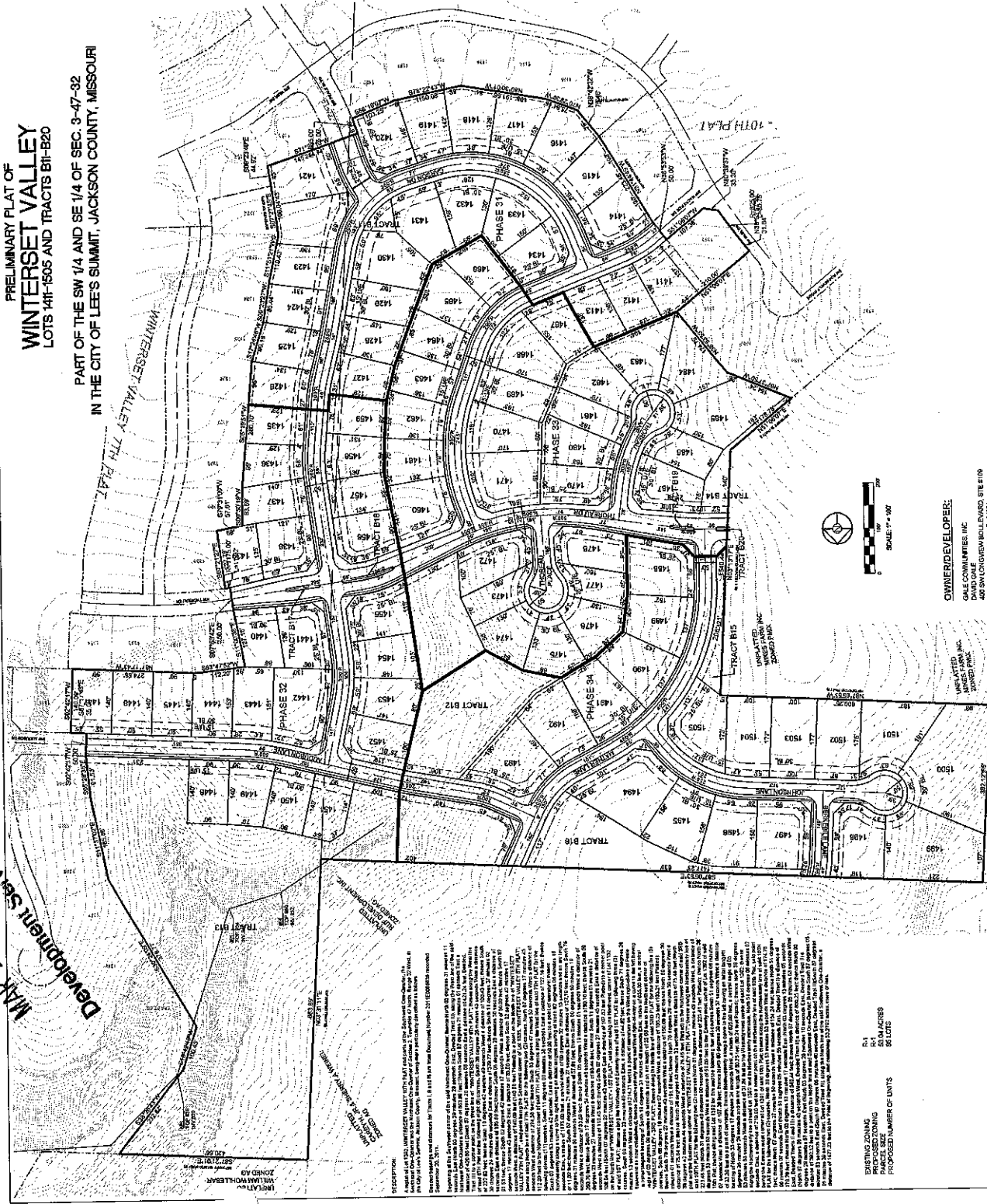


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PRELIMINARY PLAT OF
WINTERSET VALLEY
LOTS 141F-150S AND TRACTS B1F-B2D
PART OF THE SW 1/4 AND SE 1/4 OF SEC. 3-47-32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 3-47-32

LOCATION MAP
SCALE 1" = 200'

LOT #	AREA (SQ. FT.)	AREA (AC.)
141F	10,000.00	.2296
142F	10,000.00	.2296
143F	10,000.00	.2296
144F	10,000.00	.2296
145F	10,000.00	.2296
146F	10,000.00	.2296
147F	10,000.00	.2296
148F	10,000.00	.2296
149F	10,000.00	.2296
150F	10,000.00	.2296

TRACT #	AREA (SQ. FT.)	AREA (AC.)
B1F	10,000.00	.2296
B2D	10,000.00	.2296

- NOTES:
1. ALL LOTS AND TRACTS ARE SUBJECT TO THE CITY OF LEE'S SUMMIT, MISSOURI, ORDINANCES AND RESOLUTIONS.
 2. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S ZONING ORDINANCES.
 3. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S SUBDIVISION ORDINANCES.
 4. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S PLATTING ORDINANCES.
 5. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S RECORDING ORDINANCES.
 6. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S SURVEYING ORDINANCES.
 7. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S ENGINEERING ORDINANCES.
 8. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S LEGAL COUNSEL'S OPINION.
 9. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S RECORDING OFFICE'S REQUIREMENTS.
 10. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S PLATTING OFFICE'S REQUIREMENTS.
 11. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S SURVEYING OFFICE'S REQUIREMENTS.
 12. THE CITY OF LEE'S SUMMIT, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY'S ENGINEERING OFFICE'S REQUIREMENTS.

OWNER/DEVELOPER:
GALE COMMUNITIES, INC.
1400 OLIVEVIEW BOULEVARD, SUITE 210
LEE'S SUMMIT, MISSOURI 64081
P: 816.779.4622

EXISTING ZONING
R-1
PROPOSED ZONING
R-1
PROPOSED NUMBER OF UNITS
86 LOTS

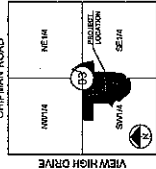
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PRELIMINARY PLAT OF
WINTERSET VALLEY
LOTS 1411-1505 AND TRACTS B11-B20

PART OF THE SW 1/4 AND SE 1/4 OF SEC. 3-47-32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



3RD STREET
SECTION 03-47N-43W
LOCATION MAP
SCALE 1" = 2000'

EXISTING ZONING	PROPOSED ZONING	PARCEL SIZE	PROPOSED NUMBER OF UNITS
R-1	R-1	53.04 ACRES	96 LOTS

1. **BOUNDARY AND SITE AREA INFORMATION** ADJACENT, RECORDED PLAT, PLATS AND PARCELS INFORMATION PROVIDED BY OWNERS. ADJACENT PLAT INFORMATION IS BASED ON RECORDED PLAT PLANS AND PARCELS INFORMATION PROVIDED BY OWNERS AND MAINTAINED BY THE BUREAU OF LAND MANAGEMENT.
2. TRACTS 36'S AND 37'S ARE UTILIZED FOR OPEN SPACE.
3. ALL STREETS WILL BE 66 FEET WIDE.
4. ALL STREETS WILL BE 12' WIDE.
5. THE TRACTS AND ROWS SHOWN ON THE PLAT WILL AN ENCUMBRANCE ON THE TRACTS.
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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 29055C0412G, Dated January 20, 2017.

OWNER/DEVELOPER:
GALE COMMUNITIES, INC.
DAVID GALE
400 SW LONGVIEW BOULEVARD
LEE'S SUMMIT, MISSOURI 64081
816-781-9292

DALE COMMUNITIES, INC.
DAVID GALE
100 SW LONGVIEW BOULEVARD, STE #108
LEETS SUMMIT, MISSOURI 64061
816-781-0252

UNPLATTED
MILES FARM INC.
ZONED PMIX



392

1000

WINTERSET VALLEY
PRELIMINARY PLAN
LE STREET AND 3RD STREET
LEE'S SUMMIT, MISSOURI

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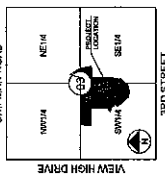
2
SHEET

WINTERSET VALLEY
PRELIMINARY PLAT
LE STREET AND 3RD STREET
LEES SUMMIT, MISSOURI

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SCHLAGEL & ASSOCIATES, P.A.
 Engineers • Planners • Surveyors • Landscape Architects
 14920 Wayne Blvd., Suite 100, Charlotte, NC 28225
 (704) 492-6150 • Fax: (704) 492-6000
 WWW.SCHLAGELASSOCIATES.COM

PRELIMINARY PLAT OF
WINTERSET VALLEY
LOTS 1411-1505 AND TRACTS BH-820
PART OF THE SW 1/4 AND SE 1/4 OF SEC. 3-47-32
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



EXISTING ZONING	PROPOSED ZONING	PARCEL SIZE	PROPOSED NUMBER OF UNITS
R-1	R-1	53.04 ACRES	85 LOTS



OWNER/DEVELOPER:
GALE COMMUNITIES, INC.
DAVID GALE
400 SW LONGVIEW BOULEVARD, STE #109
LEWIS SUMMIT, MISSOURI 64081
p 816-781-8252
f.

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