KILLA'RNEY LANE(50' RIGHT OF WAY) WINTERSET WOODS - $\frac{\mathbb{Z}RLING}{\mathbb{Z}}$ HILLS5 TH PLAT 3 R D P L A T 218 220 219 222 TRACT-Z N 305712.579 E 856751.410 N 305106.556 1325.87 E 856717.431 WEST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 - OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST N 3°26'14" E 665.72' SOUTHWEST CORNER OF THE NORTHEAST SECTION 2, TOWNSHIP 47 NORTH, RANGE 15.0' SEWER EASEMENT DOCUMENT NO. I—39839, BOOK I—115 AT PAGE 1205 ID9 NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE T 3 SQUARE FEET 522 ACRES THE NORTHEAST 1/4 OF NSHIP 47 NORTH, RANGE IE SOUTH 1/2 OF THE -E NORTHEAST 1/4 OF HIP 47 NORTH, NOISIVI 0 1GE - 9 RIGHT NER OF SAID NORTH 1/2 OF THE SET TO THE WEST RIGHT OF WAY OF LAND TO BE HEREIN 2548.70 FEET TO THE SOUTHWEST EAST 1/4, A DISTANCE OF 1325.87 A DISTANCE OF 665.72 FEET TO INE OF SAID SOUTH 1/2 OF THE 97H PLAT, A SUBDIVISION IN E SOUTHWEST CORNER THEREOF; HENCE SOUTH 3°-27'-53" WEST TH 2°-53'-56" WEST CONTINUING OF BY DOCUMENT IN B **L** THE SOUTHEAST 1/4 RANGE 32 WEST 2 Z *N* osRIGHT WAY) M **G** 32 E LEE'S ST THEX H AND THE SOUTH A CURVE TO THE FEET; THENCE SIUS OF 220.00 CURVE TO THE OF 77.53 FEET; G A RADIUS OF 12 U $\begin{bmatrix} II & I \\ II & I \end{bmatrix}$ COORDINATE SYSTEM OF 1983, WEST ZONE SCALE 7 **S** SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF—SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST; LOCATED CENTER OF MONUMENT BOX 410.68 1 NCH SUMMIT, 9 D * Z P 200 FEET V 400.00' S 3'27'53" 9 L O TH R OF**JACKSON** \mathcal{S} TOWNER OF THE NORTHEAST 1/4 OF— TOWNSHIP 47 NORTH, RANGE 32 WEST, TION PREVIOUSLY ESTABLISHED BY ANY O 4 SECTION X L O T, O X X N 305077.126 - ORIGINAL RIGHT OF WAY LINE EST. BY JACKSON COUNTY ROAD RECORD BOOK 3 AT PAGE 37 ·EEO -RIGHT OF WAY LINE EST. BY DOCUMENT 857493.640 COUNTY, 254.36' 3°27'53" · ×× 40.00' 2656.69' POINT OF COMMENCEMENT N 2°53'56" E <u>1328.35'</u> 40.00' SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF — SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST FOUND 3" ALUMINUM MONUMENT IN MONUMENT BOX PER MLS DOCUMENT #600-72847 TO WNSHIP N 305558.804 S 3°27'53" W 2616.07 E 857518.793 -EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST EAST LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST MISSOUR. AN EASEMENT OR LICENSE IS HEREBY GRANTED TO LOCATION, CONSTRUCTION AND MAINTENANCE OF PC SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHOUPON, OVER, OR UNDER THOSE AREAS OUTLINED OF DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITH PREVIOUSLY TRANSFERRED AND VACATION OF THE E ALIO L ALIO L NO STATE ROBERT G. McKAY DIRECTOR OF PLANNING CODES ADMINISTRATION JACKSON COUNTY GIS DEPARTMENT COUNTY NOTES: BUILDING LINES OR SETBACK CONSTRUCTED BETWEEN THIS *APPROVED:* THIS IS TO CERTIFY THAT LEE'S SUMMIT, PURSUANT IN WITNESS WHEREOF: HAVE HEREUNTO SET MY IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETOR ROAD RIGHT-OF-WAY DEDICATION: THE STREETS, ROADS, AND/OR THOROUGHFARES **DEDICATION:**THE UNDERSIGNED PROPRIETORS OF THE ABOVE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL ACCORDING TO THE U.S. 20, 2017, THIS PROPERTY FLOOD INFORMATION: BUILDING LINES: ACCORDING TO AN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, BY EDWARD ALTON MAY, P.E., THERE ARE NO OIL AND GAS WELLS WITHIN THE PROPERTY SHOWN HEREON. THE INDIVIDUAL LOT OWNERS OF THE ABOVE UNLESS SPECIFIC APPLICATION IS MADE AND 유 유 NORTH, ANDALL MISSOURI CHISUM, **JACKSON** \sim FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, THE MINOR PLAT TO THE UNIFIED HAND RANGES LINE , A MUNICIPAL WAS SIGNED AND ARE HEREBY ESTABLISHED AS SHOWN ON THE AND THE STREET RIGHT OF WAY LINE. 38 DEVEL 2017 BEFORE ME APPEARED RANDALL L. RHOADS, WHO BEING DULY SWORN DID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS AND SEALED IN BEHALF OF SAID CITY BY AUTHORITY OF ITS CITY COUNCIL. MY SEAL 'WEST VILLAGE COMMERCIAL DEVELOPMENT". OPMENT ORDINANCE NO. 5209: <u>_</u> TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, PHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE TOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE WITHOUT LIMITATION, SECTION 527.188, RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS IE EASEMENT HEREIN GRANTED. DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON BE HEREAFTER KNOWN AS: "WEST VILLAGE COMMERCIAL DEVELOPMENT" WEST, SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY DESCRIBED TRACT OF LAND SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATTERNS APPROVED BY THE CITY ENGINEER. DATE DATE DATE ABOVE TRACT OF LAND HAS CAUSED ₹ 2-4/-32 17-03-42073-1B 42073fnl1_2017-12-11.dwg **≤** OFFICE Z SAID COUNTY ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF I HEREBY CERTIFY THAT THIS PLAT OF "WEST CENTER COMMERCIAL DEVELOPMENT", IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND ALSO THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR A CLASS URBAN SURVEY. AND DATE: FOR: STATE, DECEMBER 11, 2017 CITY OF LEE'S SUMMIT 220 SE GREEN STREET LEE'S SUMMIT, MISSOURI 64063 DENA WAS SUBMITTED TO 표 SURVEY COMPANY 203 N. W. EXECUTIVE WAY LEE'S SUMMIT, MISSOURI 64063 (816) 246-5050 TE CERTIFICATE OF AUTHORITY, 000076 DAY J T MEZGER SHEET

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AND DULY APPROVED BY THE CITY OF

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OF

MISSOURI

JAMES S. ANDERSON, PLS #1726

LEE'S SUMMIT JACKSON COUNTY MISSOURI

PROJECT LOCATION: