

# FINAL PLAT OF WINTERSET VALLEY 13TH PLAT LOTS 1472 THRU 1487

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

### DESCRIPTION:

Part of the Southwest One-Quarter of Section 3, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri and being more particularly described as follows:

Commencing at the Northeast corner of the said Southwest One-Quarter; thence North 87 degrees 05 minutes 53 seconds West, along the North line of the said Southwest One-Quarter a distance of 523.28 feet; thence South 02 degrees 54 minutes 07 seconds West a distance of 418.02 feet to a corner point on West line of Tract D12, "WINTERSET VALLEY 12TH PLAT", said point being THE POINT OF BEGINNING; thence along the West line of said "WINTERSET VALLEY 12TH PLAT" for the following eleven courses, South 78 degrees 26 minutes 25 seconds East a distance of 88.29 feet; thence South 61 degrees 22 minutes 13 seconds East a distance of 94.29 feet; thence South 24 degrees 50 minutes 43 seconds East a distance of 128.29 feet; thence South 03 degrees 02 minutes 40 seconds East a distance of 101.84 feet; thence South 66 degrees 53 minutes 34 seconds West a distance of 35.50 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 475.00 feet, a central angle of 13 degrees 29 minutes 11 seconds and an arc length of 111.81 feet; thence South 09 degrees 37 minutes 15 seconds East a distance of 50.00 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 80 degrees 22 minutes 45 seconds West, a radius of 525.00 feet, a central angle of 06 degrees 08 minutes 24 seconds and an arc length of 56.26 feet; thence South 02 degrees 23 minutes 51 seconds West a distance of 180.18 feet; thence South 23 degrees 56 minutes 26 seconds West a distance of 141.00 feet; thence South 58 degrees 17 minutes 09 seconds West a distance of 71.38 feet to the Northeast corner of Lot 1413, "WINTERSET VALLEY 11TH PLAT"; thence South 68 degrees 36 minutes 13 seconds West, along the North line of Lots 1413, 1412 and 1411 of said "WINTERSET VALLEY 11TH PLAT" a distance of 203.06 feet to the Northeast corner of Lot 1391, "WINTERSET VALLEY 10TH PLAT"; thence along the North line of said "WINTERSET VALLEY 10TH PLAT" for the following two courses, North 38 degrees 53 minutes 53 seconds West a distance of 174.75 feet; thence North 67 degrees 37 minutes 50 seconds West a distance of 154.24 feet; thence North 51 degrees 06 minutes 07 seconds East a distance of 183.27 feet; thence North 40 degrees 29 minutes 14 seconds East a distance of 82.49 feet; thence North 09 degrees 15 minutes 46 seconds East a distance of 52.83 feet; thence North 51 degrees 04 minutes 50 seconds East a distance of 46.68 feet; thence South 82 degrees 25 minutes 41 seconds East a distance of 86.81 feet; thence North 07 degrees 34 minutes 19 seconds East a distance of 50.00 feet; thence South 82 degrees 25 minutes 41 seconds East a distance of 43.22 feet; thence North 00 degrees 15 minutes 48 seconds West a distance of 134.79 feet; thence North 08 degrees 03 minutes 22 seconds East a distance of 83.25 feet; thence North 48 degrees 56 minutes 01 seconds East a distance of 83.15 feet; thence North 59 degrees 32 minutes 06 seconds East a distance of 87.34 feet to the Point of Beginning, and containing 6.2997 acres, more or less.

**OWNERSHIP AFFIDAVIT** 

STATE OF MISSOURI	)
	)ss.
COUNTY OF JACKSON	)

Comes now G. DAVID GALE, MANAGING MEMBER of, WINTERSET 6, L.L.C. a Missouri Company, who being duly sworn upon his oath, does state that he is the part owner of the property legally described in the proposed plat, titled "WINTERSET VALLEY 13TH PLAT, LOTS 1472 THRU 1487" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated	l this	

Subscribed and sworn to before me this this \_\_\_\_\_ day of \_\_\_\_

Notary Public

Print Name

My Commission Expires:

## DEDICATIONS:

dedicated.

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 television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U/E) or within any street or thoroughfare dedicated to public use on this plat. Grantors, on behalf of themselves, their heirs, their assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, 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.

The undersigned owners of the property described herein have caused the same to be subdivided in the manner shown on

Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so

this plat and the property shall hereafter be known as "WINTERSET VALLEY 13TH PLAT, LOTS 1472 THRU 1487.

#### RESTRICTIONS

The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County. Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

DRAINAGE NOTE: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots as shown by the MASTER DRAINAGE PLAN for WINTERSET VALLEY, 13TH PLAT, unless specific application is made and approved by the city engineer.

All storm water conveyance, retention or detention facilities if any to be located on common property shall be owned and maintained by the property owners association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

This is to certify that the within plat of "WINTERSET VALLEY 13TH PLAT, LOTS 1472 THRU 1487" 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.

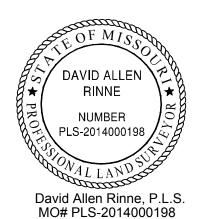
William A. Baird, - Mayor	Date	Trisha Fowler Arcuri - City Clerk	Date
Dana Arth - Planning Commissi	on Sec. Date	George M. Binger, III, P.E City Engineer	Date

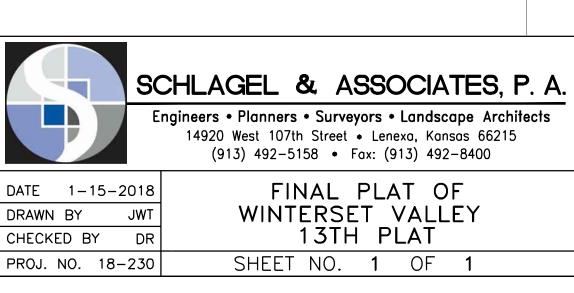
Robert G. McKay, AICP - Director of Planning and Special Projects Jackson County Assessor/GIS Dept. Date

#### SURVEYORS NOTES:

- 1. The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.99990164.
- 2. Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curb are notched at the prolongation of each interior lot line.
- 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 29095C0412G, Revised January 20, 2017.
- GAS AND OIL WELL NOTE: Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN OCTOBER, 2018 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.





day of

G. DAVID GALE

\_, 20\_\_\_\_

DEVELOPER: GALE COMMUNITIES, INC. G. DAVID GALE, PRESIDENT 400 SW LONGVIEW BLVD. SUITE 109 LEE'S SUMMIT, MO 64081