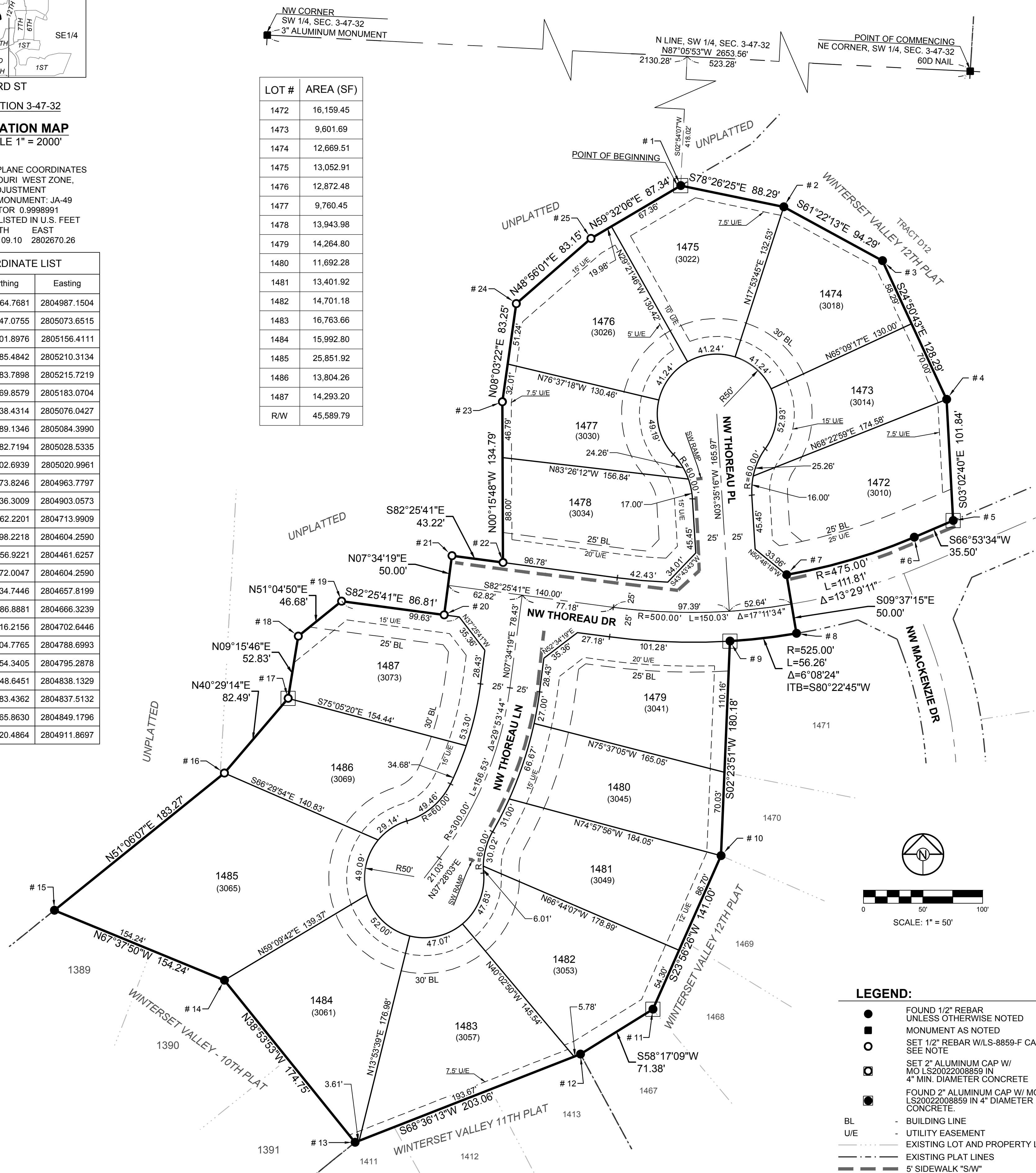


MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-49
GRID FACTOR 0.9998991
COORDINATES LISTED IN U.S. FEET

	NORTH	EAST
JA-49	1002109.10	2802670.26

COORDINATE LIST		
Point #	Northing	Easting
1	1002164.7681	2804987.1504
2	1002147.0755	2805073.6515
3	1002101.8976	2805156.4111
4	1001985.4842	2805210.3134
5	1001883.7898	2805215.7219
6	1001869.8579	2805183.0704
7	1001838.4314	2805076.0427
8	1001789.1346	2805084.3930
9	1001782.7194	2805028.5355
10	1001602.6939	2805020.9961
11	1001473.8246	2804963.7797
12	1001436.3009	2804903.0573
13	1001362.2201	2804713.9509
14	1001498.2218	2804604.2980
15	1001556.9221	2804461.6257
16	1001672.0047	2804604.2590
17	1001734.7446	2804657.8199
18	1001786.8881	2804666.3239
19	1001816.2156	2804702.6646
20	1001804.7765	2804788.6993
21	1001854.3405	2804795.2878
22	1001848.6451	2804838.1329
23	1001983.6362	2804837.5132
24	1002065.8630	2804849.1796
25	1002120.4864	2804911.8697

LOT #	AREA (SF)
1472	16,159.45
1473	9,601.69
1474	12,669.51
1475	13,052.91
1476	12,872.48
1477	9,760.45
1478	13,943.98
1479	14,264.80
1480	11,692.28
1481	13,401.92
1482	14,701.18
1483	16,763.66
1484	15,992.80
1485	25,851.92
1486	13,804.26
1487	14,293.20
R/W	45,589.79



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: thence South 01 degrees 22 minutes 22 seconds West a distance of 12.21 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 11.81 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, tangent to the initial bearing of the previous course, a radius of 45 seconds West, a radius of 525.00 feet, a central angle of 0 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 33 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" a distance of 122.21 feet to the Northeast corner of 53 degrees 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 West a distance of 82.49 feet; thence North 40 degrees 29 minutes 14 seconds East a distance of 134.79 feet; thence North 08 degrees 03 minutes 22 seconds East a distance of 83.25 feet; thence North 49 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.

DEDICATIONS:

The undersigned owners of the property described herein have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "WINTERSET VALLEY 13TH PLAT, LOTS 1472 THRU 1487.

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

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. Tract D12, Winterset Valley 12th Plat will be utilized for detention facilities.

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
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Dana Arth - Planning Commission Sec.	Date	George M. Binger, III, P.E. - City Engineer	Date
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Robert G. McKay, AICP - Director of Planning and Special Projects	Jackson County Assessor/GIS Dept.	Date
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SURVEYORS NOTES:

1. The bases of bearing and coordinates are based on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a GRS 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 noticed at the prolongation of each interior lot line.
3. 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 290905C0412C, Revised January 20, 2017.
4. 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.



David Allen Rinne, P.L.S.
MO# PLS-2014000198

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



SCHLAGEL & ASSOCIATES, P. A.

Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	1-15-2018
DRAWN BY	JWT
CHECKED BY	DR
PROJ. NO.	18-230

FINAL PLAT OF
WINTERSET VALLEY
13TH PLAT

SHEET NO. 1 OF 1