

FINAL PLAT  
WHISPERING WOODS FIRST PLAT  
LOTS 1 - 33, TRACTS A, B, C & D  
PART OF THE SW 1/4 SECTION 24, T 47 N, R 32 W OF THE 5TH P.M.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

NOTES:

1. This document was prepared from information provided by and the land referred to in Kansas City Title (Agent for Old Republic National Title Insurance Company) commitment for title insurance, File number KCT-198922 effective June 6, 2016.

2. Item No. 8 of the above referenced title commitment schedule B II refers to a water line easement, recorded as document number 98-I-71614, in book 13272 at page 190. Said easement does not cross the subject tract.

3. Item No. 9 of the above referenced title commitment schedule B II refers to sanitary sewer easement set forth in document number 20000016455. Said easement is blanket in nature and references sewer and utilities. Said blanket easement was amended by easement documents recorded as document numbers 20010110889 and 20010020998.

4. Item No. 10 of the above referenced title commitment schedule B II refers to a sanitary sewer easement as set forth in document number 20010020998. Said easement is shown hereon.

5. Item No. 11 of the above referenced title commitment schedule B II refers to a water main easement set forth in document number 200200080995. Said easement does not cross the subject tract.

6. Item No. 12 of the above referenced title commitment schedule B II refers to a storm drainage easement as set forth in document number 20050087410. Said easement is shown hereon.

7. Item No. 13 of the above referenced title commitment schedule B II refers to right of way granted to the City of Lee's Summit as set forth in document number 20050087412. This is the additional ten feet of right of way along Pryor Road as shown hereon.

8. A 1/2" iron bar w/ id cap shall be set at all rear corners upon substantial completion of grading and a chisel mark shall be set on the curb at the extension of the side lot property lines.

9. The Subject property lies within Zone X (unshaded) an area determined to be outside the 0.2% annual chance floodplain (500 year), Zone X (shaded) and area located within the 0.2% annual chance exceedance floodplain (500 year), and Zone AE an area determined to be within the 1% annual chance exceedance floodplain (100 year) per FEMA FIRM map number 2909500331G, effective date January 20, 2017. Portions of the subject property have been explicitly removed from Zone AE to Zone X (shaded) per FEMA Letter of Map Revision (based on Fill) LOMR-F, case number 19-07-1279A, with an effective date of June 4, 2019. Additional portions of the subject property have been explicitly identified by FEMA to be "Out as Shown" per FEMA Letter of Map Amendment, case number 19-07-1433A, with an effective date of June 4, 2019. Refer to the "Master Drainage Plan" on file with the City Engineer of City of Lee's Summit, Missouri.

10. Bearings shown are referenced to the Missouri State Plane Coordinate System of 1983, West Zone by utilization of Metro Control Point JA47 Reset.

11. There are no oil or gas wells on the subject property pursuant to the Missouri Department of Natural Resources oil and gas well database.

12. Lots 1 through 4 inclusive and Lots 29 through 33 inclusive shall have a 20 feet rear setback requirement.

13. Individual lot owners shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

14. The subject tract contains 17.074 acres more or less.

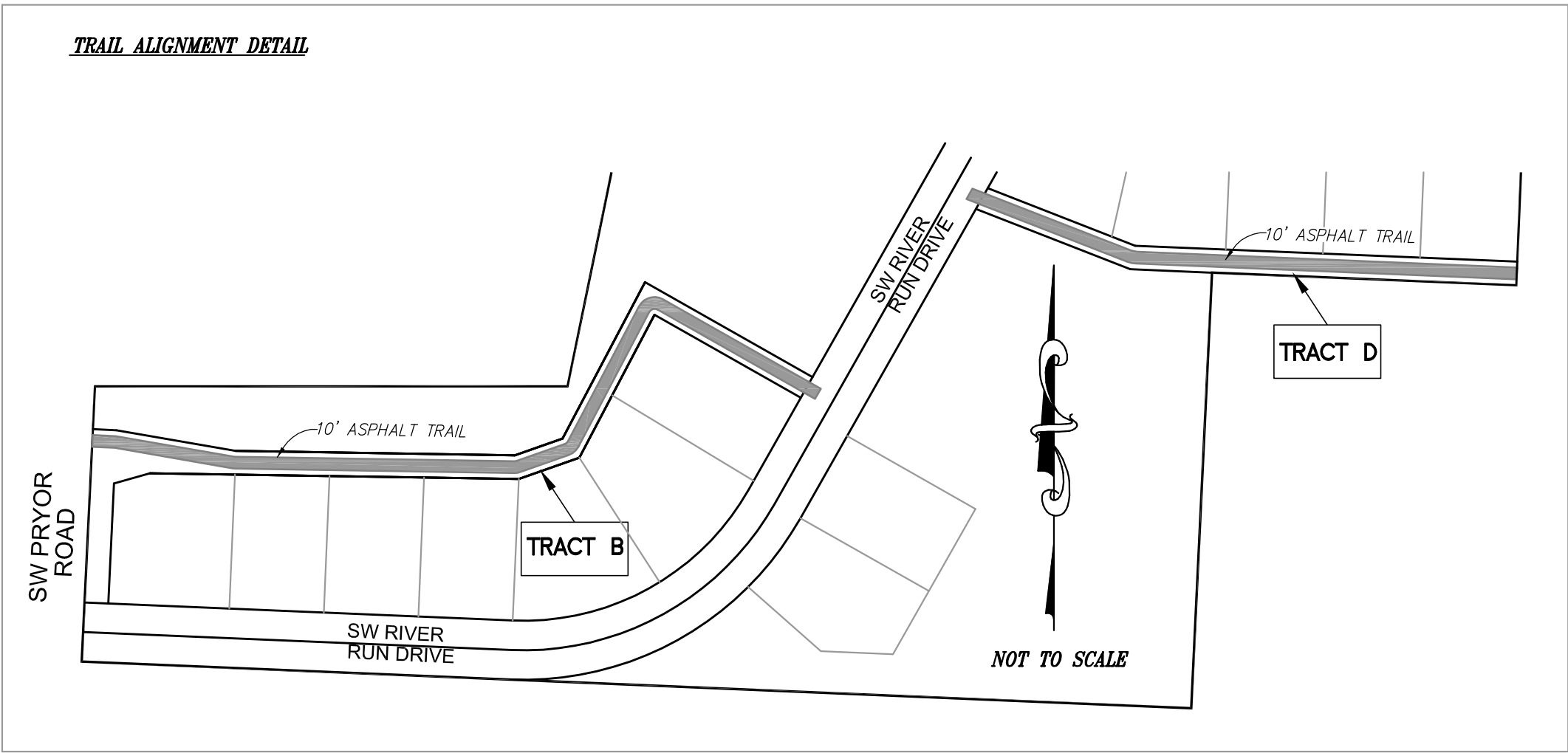
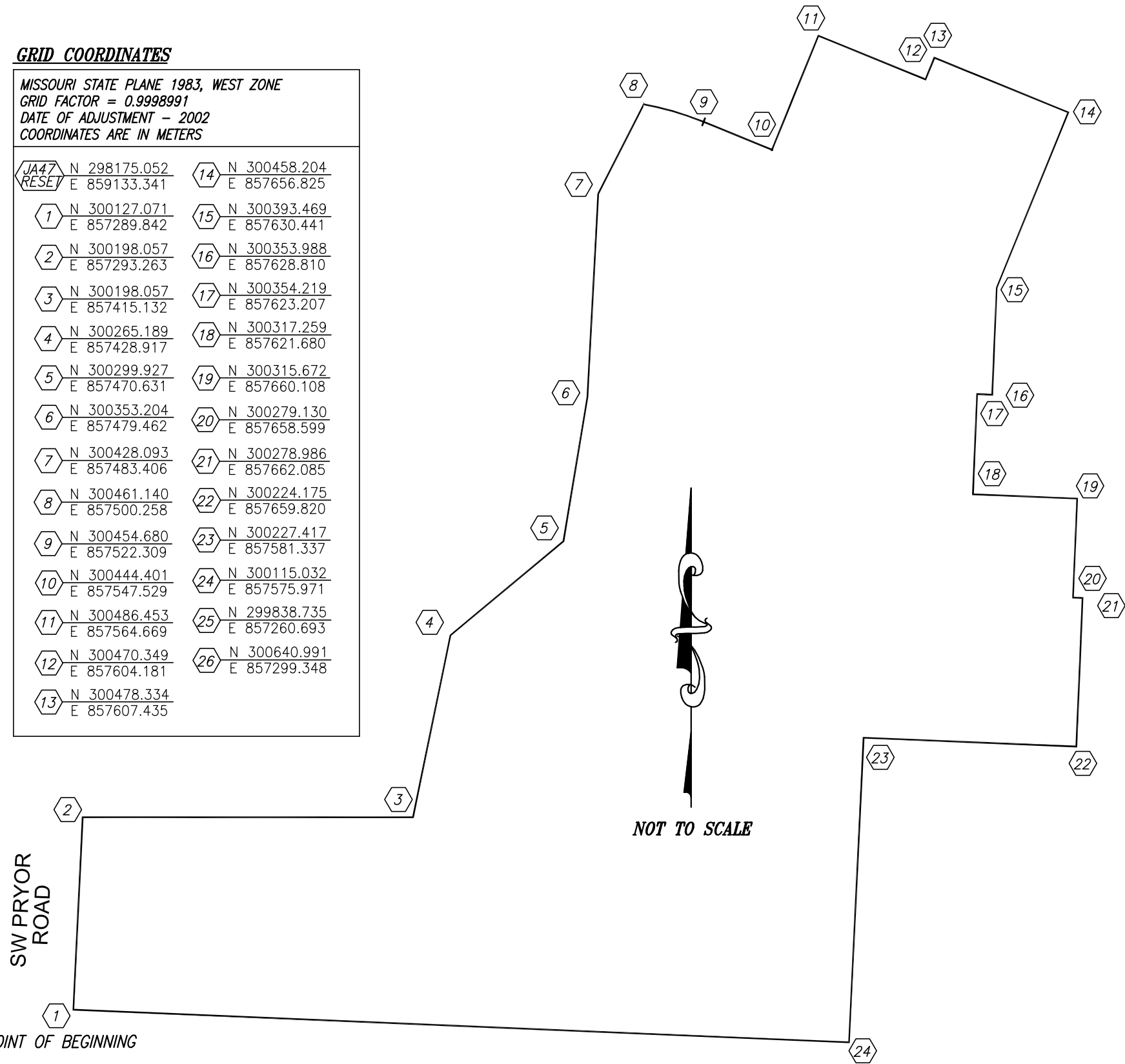
STATE PLANE COORDINATE INFORMATION

All bearings and State Plane Coordinates shown are based on the Missouri State Plane Coordinate System of 1983, West Zone. Said coordinates were established using Missouri Department of Natural Resources Metro Control Monuments JA-47 Reset and JA-50, 2002 adjustment data. The published grid factor for these monuments is 0.998991 (2003 Report).

STATE PLANE TRAVERSE TABLE				
(m) = METERS				
STATION	GRID AZ. GRID DIST.(m)	NORTHING (m)	EASTING (m)	
JA-47 RESET	GRID FACTOR 0.998991	298175.052	859133.341	
POINT OF BEGINNING	316°38'16" 2684.933	300127.071	857289.842	

GRID COORDINATES

MISSOURI STATE PLANE 1983, WEST ZONE			
GRID FACTOR = 0.998991			
DATE OF ADJUSTMENT = 2002			
COORDINATES ARE IN METERS			
147A N 298175.052		14 N 300458.204	
RESET E 859133.341		E 857656.825	
1 N 300127.071		15 N 300393.469	
E 857289.842		E 857630.441	
2 N 300198.057		16 N 300353.988	
E 857293.263		E 857628.810	
3 N 300198.057		17 N 300294.219	
E 857415.132		E 857623.207	
4 N 300265.189		18 N 300317.259	
E 857428.917		E 857621.680	
5 N 300299.927		19 N 300315.672	
E 857470.631		E 857660.108	
6 N 300353.204		20 N 300279.130	
E 857479.462		E 857658.599	
7 N 300428.093		21 N 300278.986	
E 857483.406		E 857662.085	
8 N 300461.140		22 N 300224.175	
E 857500.258		E 857659.820	
9 N 300454.680		23 N 300227.417	
E 857522.309		E 857581.337	
10 N 300444.401		24 N 300115.032	
E 857547.529		E 857575.971	
11 N 300486.453		25 N 299838.735	
E 857564.669		E 857260.693	
12 N 300470.349		26 N 300640.991	
E 857604.181		E 857299.348	
13 N 300478.334			
E 857607.435			



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that this plat of "WHISPERING WOODS FIRST PLAT", is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for URBAN CLASS Property Boundary Surveys as established by the Missouri Code of State Regulations Chapter 16 (20CSR 2030-16) dated 5/31/17.

Wesley Scroggins L.S. 2184 6/21/2016  
Date of Survey  
As agent of Phoenix Engineering & Surveying, LLC., Corp. L.S. 2000-151303

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 24, Township 47 North of the Baseline, Range 32 West of the Fifth Principal Meridian, Lee's Summit, Jackson County, Missouri, described as follows:  
COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 949.28 feet to the Westerly Prolongation of the North Line of Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1", a Subdivision recorded in Plat Book I-87, Page 68 at the Jackson County Recorder's Office; THENCE South 87°35'27" East on said Westerly Prolongation, 50.00 feet to the East Right-of-Way Line of Pryor Road, and the POINT OF BEGINNING; THENCE North 2°45'31" East on said East Right-of-Way Line, being 50.00 feet East from, and parallel with, the West line of said Southwest Quarter, 233.19 feet; THENCE South 90°00'00" East, 399.87 feet; THENCE North 11°36'15" East, 224.87 feet; THENCE North 50°12'48" East, 178.11 feet; THENCE North 92°44'42" East, 177.20 feet; THENCE North 3°00'53" East, 246.06 feet; THENCE North 27°01'10" East, 121.71 feet; THENCE easterly on a curve to the right (said curve having an initial tangent bearing South 79°31'16" East, a radius of 370.00 feet, a chord bearing South 73°40'24" East, chord distance of 75.40 feet) on an arc length of 75.53 feet to a point of tangency; THENCE South 67°49'32" East, 89.36 feet; THENCE North 22°10'28" East, 149.00 feet; THENCE South 67°49'32" East, 140.00 feet; THENCE North 22°10'28" East, 26.29 feet; THENCE South 67°49'32" East, 175.00 feet; THENCE South 22°10'28" West, 229.37 feet; THENCE South 22°1'55" West, 129.65 feet; THENCE North 87°38'05" West, 18.40 feet; THENCE South 22°1'55" West, 121.38 feet; THENCE South 87°38'05" East, 126.19 feet; THENCE South 22°1'55" West, 120.00 feet; THENCE South 87°38'05" East, 11.45 feet; THENCE South 22°1'55" West, 180.00 feet to the north line of a Tract described in the Warranty Deed recorded as Document No. 2016-E-0032376 in the Jackson County Recorder's Office; THENCE North 87°38'05" West on said north line, 257.74 feet to the Northwest corner of said Tract; THENCE South 2°44'00" West on the West Line of said Tract, 369.17 feet to the Northeast Corner of said Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1"; THENCE North 87°35'27" West on the North Line of said Lot 1, 939.67 feet to the POINT OF BEGINNING, containing 17.074 acres more or less. All bearings herein are referenced to the Missouri State Plane Coordinate System of 1983, West Zone.

DEDICATIONS

The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which plat and subdivision shall hereafter be known as "WHISPERING WOODS FIRST PLAT".

STREETS: Streets shown on this plat and not heretofore dedicated to public use 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 and use 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 Easement" (or labeled "U/E"), "Sanitary Sewer Easement" (or labeled "SS/E"), "Storm Water Easement" (or labeled "SW/E") or within any street or thoroughfare dedicated to 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 limitation, Section 527.1888 RSMo. (2006) any right to request restoration of rights previously transferred and vacation of the easement herein granted.

LANDSCAPE EASEMENTS: Areas designated as "Landscape Easements" (or labeled "L/E") are hereby dedicated to the Public for the purpose of installation and maintenance of landscape plantings, visual screening berms and the like. No fence, wall, planting, structure or other obstruction may be placed in said Landscape Easement without the approval of the City Engineer of Lee's Summit. The lawn portion of such "L/E" shall be maintained continuously by the Owner of such lot across which a "L/E" is dedicated.

BUILDING LINES: Building lines or set back lines (labeled "B/L") 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.

TRACTS A, B, C, D: All tracts shall be maintained by the Home Owner's Association Association. Tract A and C is to be used for storm water drainage facilities. Tracts A, and C are hereby dedicated for Common Area Green Space, Landscape Easement and Utility Easement. Tracts B and D are hereby dedicated for Utility Easement, a Walking Trail and access is hereby granted to the Public.

STORM WATER DRAINAGE - Tracts A & C are hereby established as a perpetual restrictive easement for the purposes of permitting the flow, conveyance, storage, discharge, and water quality treatment facilities. Said tracts shall serve all lots within this plat as well as additional offsite properties. Storm water quality treatment facilities constructed in said tracts shall be in accordance with the City of Lee's Summit's design standards and specifications and shall be approved by the City Engineer. The storm water quality treatment facilities shall be maintained by the Homeowners Association and in the event said Association should fail to adequately maintain said storm water quality treatment facility, the City of Lee's Summit may enter upon said area, perform such repair or maintenance, and assess the cost of performing said repair or maintenance to the Homeowners Association or lot owners proportionately on the basis of ownership. In the event the Association should fail to pay the cost of maintenance within thirty (30) days after completion, said cost shall be a lien against all lots in the subdivision for which proportionate payment has not been made which lien may be foreclosed by the City of Lee's Summit. No fence, wall, planting, building or other obstruction may be placed in said Tracts without approval of said City Engineer. There shall be no alteration of the grades or contours in said Tracts without approval of said City Engineer. Said restrictive easement, or any part thereof, may be terminated, released and cancelled upon resolution being adopted by the Lee's Summit City Council providing such.

PREPARED FOR:

Whispering Woods Land, LLC.  
803 P.C.A. Road  
Warrensburg, MO 64093

Agent: Rick Frye  
Phone 816-564-2230  
Fax 660-419-1801

PHOENIX ENGINEERING  
& SURVEYING, LLC

CIVIL ENGINEERS SURVEYORS PLANNERS  
3855 S NORTHERN BLVD INDEPENDENCE MO 64052  
(816) 743-9000 Fax (816) 743-9700

PROJECT NO.	04078	LAST REVISION	07/30/19
PROJECT NAME	WHISPERING WOODS FIRST PLAT		
DIR. & DWG.	S:/PROJECTS/04078A2/DWG/ACAD WES WW 1ST PLAT FINAL PLAT.DWG		

M4732-24 SHEET 1 OF 2



FINAL PLAT  
WHISPERING WOODS FIRST PLAT  
LOTS 1 - 33, TRACTS A, B, C & D  
PART OF THE SW 1/4 SECTION 24, T 47N, R 32W OF THE 5TH P.M.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

APPROVALS

This is to certify that the within plat of "Whispering Woods First Plat" including Lots 1 through 33 and Tracts A, B, C and D was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this day of 02, 2016, by Ordinance No. 20160039163.

George M. Binger III, P.E.,  
City Engineer

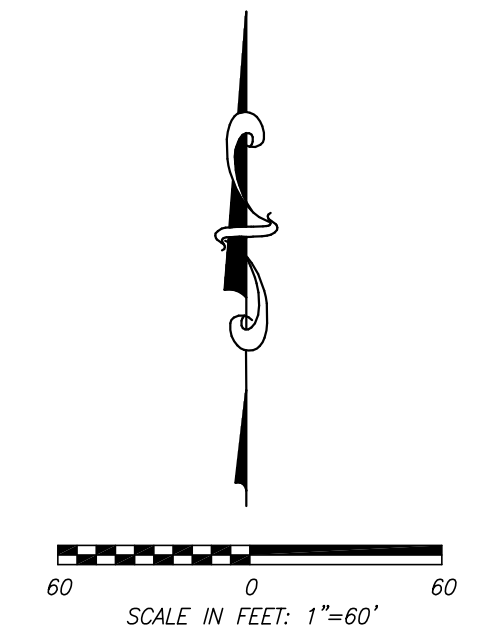
Ryan A. Elam, P.E., Director of  
Developmental Services

Carla Dial, Secretary  
Planning Commission

William A. Baird, Mayor

Trisha Fowler Arcuri, City Clerk

REORGANIZED SCHOOL DISTRICT #7  
R-7 HIGH SCHOOL AT WARD ROAD,  
LOT 1  
DOC NO. 200010039163  
ZONED AGRICULTURE  
2600 SW WARD ROAD



●	= SECTION CORNER FOUND	SF	= SQUARE FEET
◆	= FOUND MONUMENT AS NOTED	L/E	= LANDSCAPE EASEMENT
○	= SET 5/8" IRON BAR W/ ALUM CAP STAMPED LS 2000151303	D/E	= DRAINAGE EASEMENT
B/L	= BUILDING LINE	R	= RADIUS
U/E	= UTILITY EASEMENT	CD	= CHORD DISTANCE
L	= ARC LENGTH	CB	= CHORD BEARING
R/W	= RIGHT OF WAY	ITB	= INITIAL TANGENT BEARING
C/L	= CENTER LINE	SS/E	= SANITARY SEWER EASEMENT
		SW/E	= STORM WATER EASEMENT

NOTE:  
1) Lots 1-4 and Lots 29-33 shall have a 20 foot rear yard setback.  
2) Lots 1, 2, 3, 6, 7, 9, 10, 11, 12, and 18 are located within flood zone X (shaded) pursuant to FEMA Letter of Map Revision based on 100 LOMR-F case number 19-07-1279A, with an effective date of June 4, 2019. Lots 4, 5, 13, 14, 15, 16, and 17 have been acknowledged by FEMA to be within Zone X (shaded) and designated as "Out as Shown" pursuant to FEMA Letter of Map Amendment (LOMA) case number 19-07-1433A, with an effective date of June 4, 2019. The remaining lots lie within Zone X, on area outside of the 1% annual chance exceedance floodplain (100-year) per FEMA FIRM Map Number 2908500331G, with an effective date of January 20, 2017.  
3) STREAM BUFFER NOTE:  
No improvements including changing of grades and topographic features shall be allowed within the Stream Buffer unless specific application is made and approved by the City Engineer.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that this plat of "WHISPERING WOODS FIRST PLAT", is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for URBAN CLASS Property Boundary Surveys as established by the Missouri Code of State Regulations Chapter 16 (20CSR 2030-16) dated 5/31/17.

Wesley Scroggins  
As agent of Phoenix Engineering & Surveying, LLC, Corp.

L.S. 2184

6/21/2016

Date of Survey  
As agent of Phoenix Engineering & Surveying, LLC, Corp. L.S. 2000-151303

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PROJECT NO. 04078 LAST REVISION 07/30/19  
PROJECT NAME WHISPERING WOODS FIRST PLAT  
DIR. & DWG. S:/PROJECTS/04078/DWG/ACAD WES WH 1ST PLAT FINAL PLAT.DWG

M4732-24 SHEET 2 OF 2