

FINAL PLAT OF
WINTERSET VALLEY REPLAT, LOTS 1450 AND 1451
LOTS 1450 THRU 1451 & TRACT A51

A REPLAT OF LOTS 1450, 1451 AND PART OF NW AUDUBON LANE, WINTERSET VALLEY 12TH PLAT
AND PART OF THE SW 1/4 OF SEC. 3-47-32
ALL IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

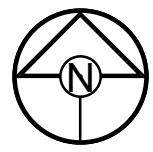
MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-49
GRID FACTOR 0.9998991
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-49 1002109.10 2802670.26

COORDINATE LIST		
Point #	Northing	Easting
1	1002513.8221	2805528.5657
2	1002484.6764	2805653.1029
3	1002296.4761	2805625.2899
4	1002300.8198	2805604.9161
5	1002362.6760	2805340.6093
6	1002411.3606	2805352.0031
7	1002393.5606	2805428.0610
8	1002529.1443	2805463.0954

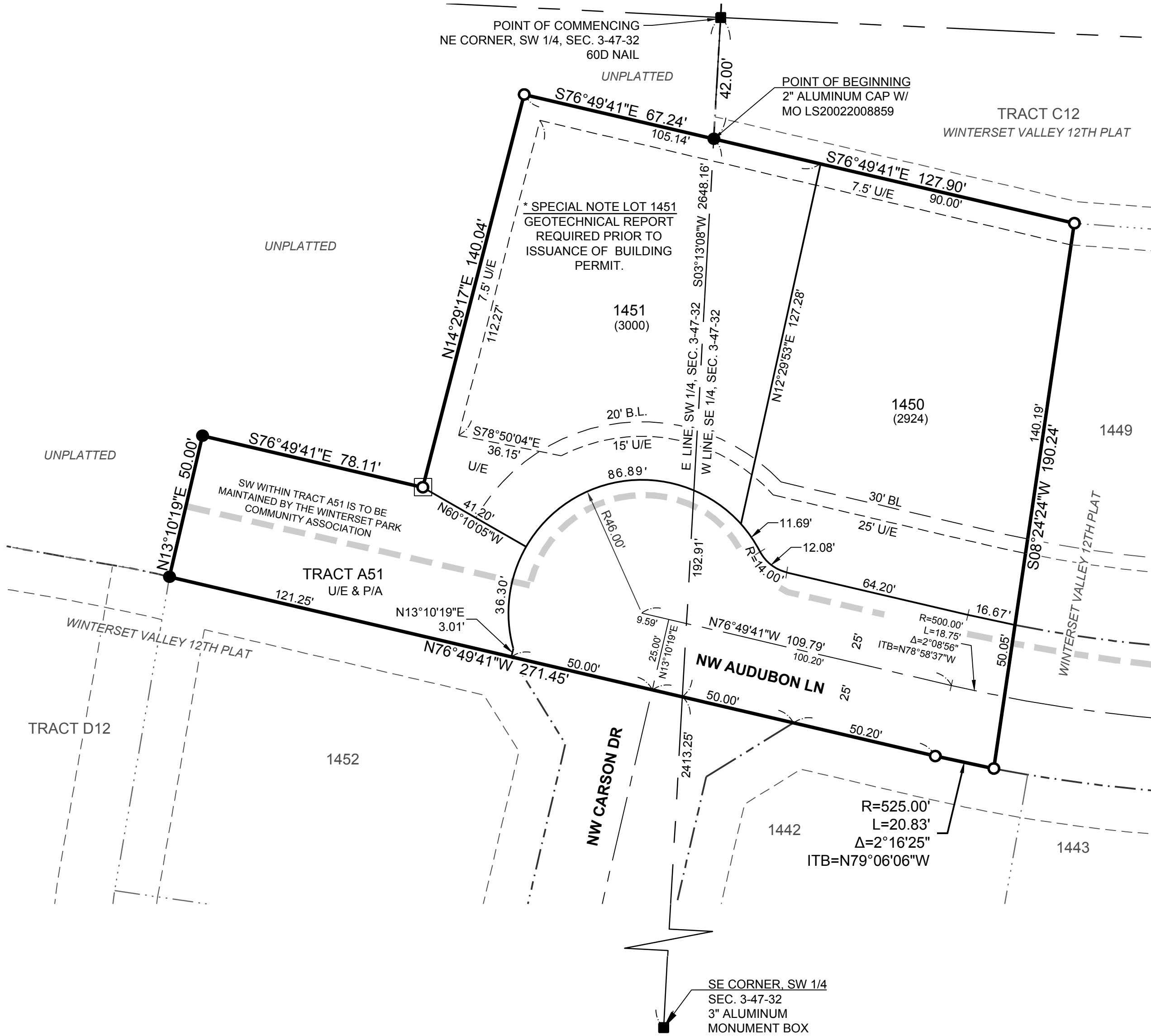
LOT #	AREA (SF)
1450	13,205.99
1451	14,266.69
R/W	9,760.06
TRACT A51	5,637.66

LEGEND:

- FOUND 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED
- MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-8859-F CAP SEE SURVEY NOTE #2
- ⊗ SET 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- EXISTING LOT AND PROPERTY LINES
- - - - - EXISTING PLAT LINES
- 5' SIDEWALK "S/W"
- (###) - LOT NUMERICAL ADDRESS



0 30' 60'
SCALE: 1" = 30'



OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

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 owner of the property legally described in the proposed plat, titled "WINTERSET VALLEY REPLAT, LOTS 1450 THRU 1451 & TRACT A51" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this ____ day of ____, 20__

G. DAVID GALE

Subscribed and sworn to before me this ____ day of ____, 20__

Notary Public _____

Print Name _____

My Commission Expires: _____

DESCRIPTION:

A replat of Lots 1450, 1451 and part of NW Audubon Lane as plated in WINTERSET VALLEY 12TH PLAT and part of the Southwest One-Quarter of Section 3, Township 47 North, Range 32 West, all in the City of Lee's Summit, Jackson County, Missouri and being altogether more particularly described as follows:

Commencing at the Northeast corner of said Southwest One-Quarter; thence South 03 degrees 13 minutes 08 seconds West, along the East line of the said Southwest One-Quarter a distance of 42.00 feet to the Point of Beginning on the North line of said Lot 1451; thence South 76 degrees 49 minutes 41 seconds East, along the North line of said Lots 1451 and 1450 a distance of 127.90 feet to the Northeast corner of said Lot 1450; thence South 08 degrees 24 minutes 24 seconds West, along the East line of said Lot 1450 and its Southerly extension a distance of 190.24 feet to a point of curvature on the South right of way of said NW Audubon Lane; thence along said South right of way, along a curve to the right, having and initial tangent bearing of North 79 degrees 06 minutes 06 seconds West, a radius of 525.00 feet, a central angle of 02 degrees 16 minutes 25 seconds and an arc length of 20.83 feet; thence North 76 degrees 49 minutes 41 seconds West, a distance of 271.45 feet the the Northwest corner of Lot 1452 of said WINTERSET VALLEY 12TH PLAT, said point also being a corner point on the West line of said WINTERSET VALLEY 12TH PLAT; thence North 13 degrees 10 minutes 19 seconds East, along the said West line of WINTERSET VALLEY 12TH PLAT a distance of 50.00 feet; thence South 76 degrees 49 minutes 41 seconds East, along the said West line of WINTERSET VALLEY 12TH PLAT a distance of 78.11 feet; thence North 14 degrees 29 minutes 17 seconds East, a distance of 140.04 feet; thence South 76 degrees 49 minutes 41 seconds East, a distance of 67.24 feet to the Point of Beginning, and containing 0.9842 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 REPLAT, LOTS 1450 THRU 1451 & TRACT A51".

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.

A perpetual easement for public pedestrian access upon and over those areas outlined and designated on this plat as "Pedestrian Access Easement" or "P/E" is hereby granted to the City of Lee's Summit, Missouri, No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "U/E" that crosses or intersects with the sidewalks within the "P/E".

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, 12TH PLAT, unless specific application is made and approved by the city engineer.

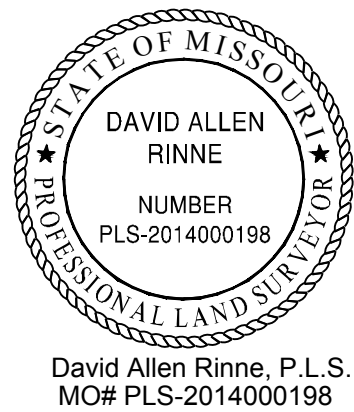
Tract A51 is common area to be owned and maintained by the Winterset Park Community Association. During the period in which the developer maintains effective control of the board of condominium or property owners association, or other entity approved by the Governing Body, the developer shall remain jointly and severally liable for the maintenance obligations of the condominium or property owners association.

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.

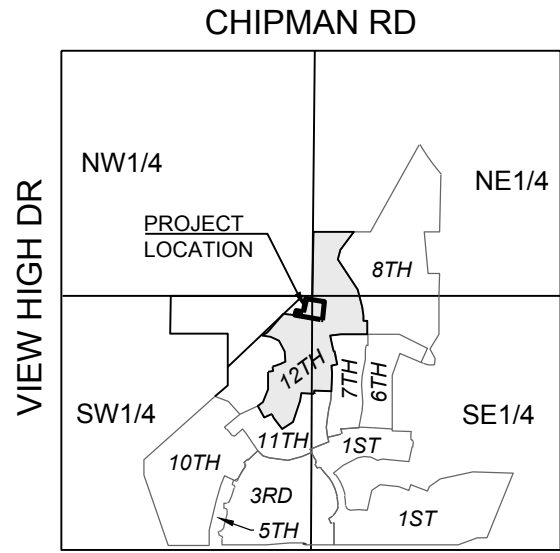
SURVEYORS NOTES:

- 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.
- 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. Curbs 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 AUGUST, 2019 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.



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



SECTION 3-47-32
LOCATION MAP
SCALE 1" = 2000'

This is to certify that the within plat of "WINTERSET VALLEY REPLAT, LOTS 1450 THRU 1451 & TRACT A51" 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 _____

Carla Dial - Planning Commission Sec.Date _____ George M. Binger, III, P.E. - City Engineer Date _____

Ryan A. Elam, P.E. - Director of Development Services Date _____ Jackson County Assessor/GIS Dept. Date _____



DATE 03-27-2020
DRAWN BY JWT
CHECKED BY ATR
PROJ. NO. 20-074

FINAL PLAT OF
WINTERSET VALLEY REPLAT
LOTS 1450 AND 1451
SHEET NO. 1