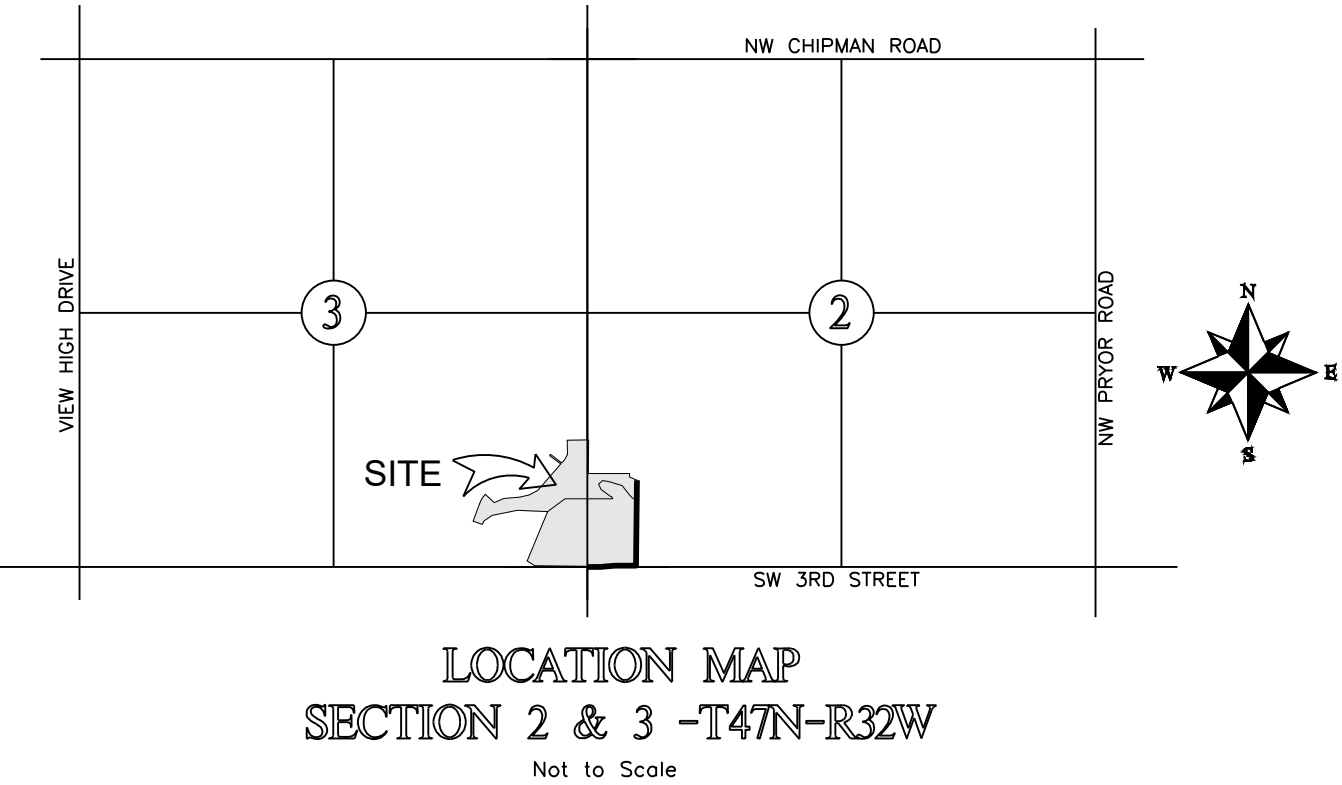
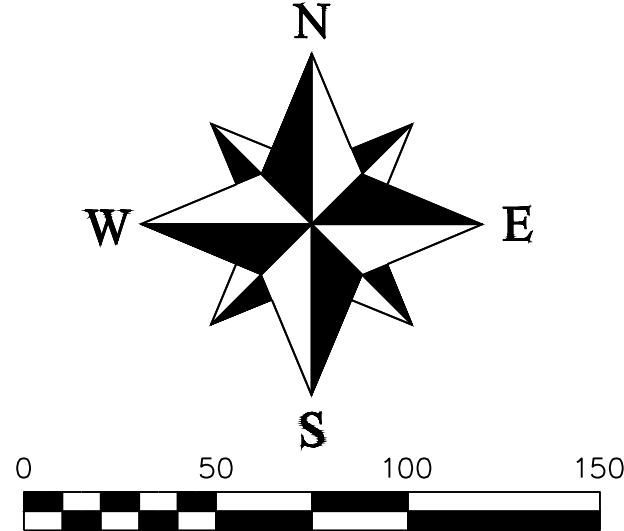




Preliminary Plat
WINTERSET CEDAR CREEK
A Replat of Tract B2, Winterset Valley - 2nd Plat
and Lot 1-A, Lee's Summit West Elementary
Part of Section 2 & 3, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri



BOUNDARY DESCRIPTION

A tract of land being located in Section 2 and Section 3, Township 47 North, Range 32 West, in Jackson County, Missouri being more particularly described as follows

Tract B2, WINTERSET VALLEY 2ND PLAT, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri, EXCEPT

A tract of land being part of Tract B2, WINTERSET VALLEY -2ND PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the Northeast corner of said Tract B2, said corner also being the Northwest corner of WINTERSET PARK, a subdivision in Lee's Summit, Jackson County, Missouri; thence South 02 degrees 51 minutes 13 seconds West along the West line of said subdivision 89.23 feet to the Northwest corner of Lot 16 of said WINTERSET PARK; thence North 64 degrees 28 minutes 06 seconds West 108.37 feet; thence North 02 degrees 51 minutes 13 seconds East 46.37 feet to a point on the North line of said Tract B2; thence South 87 degrees 46 minutes 53 seconds East along said North line 100.01 feet to the point of beginning.

and

Lot 1-A, Lee's Summit West Elementary, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)
- ① Exception Document Location
- x-x-x-x-x- Existing Fence Line - Chain Link
- x-W/M-----x-W/M----- Existing Water Line
- x-SAN-----x-SAN----- Existing Sanitary Sewer Main
- x-STM-----x-STM----- Existing Storm Sewer
- GAS----- Existing Gas Line
- ut----- Existing Underground Telephone
- E----- Existing Underground Electric
- ST-ST-ST- Proposed Storm Sewer
- SS----- Proposed Sanitary Sewer
- W-----W----- Proposed 8" D.I.P. Water

Current Zoning: R-1, Single Family Residential / AG, Agricultural

SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X). AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0416G EFFECTIVE DATE: JANUARY 20, 2017.

LO SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of CEDAR CREEK ELEMENTARY SCHOOL
(B). Final Plat of LEE'S SUMMIT WEST ELEMENTARY SCHOOL
(C). Final Plat of WINTERSET VALLEY - 2ND PLAT
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished
- Bearings shown hereon are based upon bearings described in the legal description
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071179, 150071171
- Subsurface and environmental conditions were not surveyed or examined as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

Proposed Preliminary Plat

Winterset Cedar Creek Development Area

Proposed Total Plat Area	2,028,856.87 sf (46.58 Acres)
Residential Site Area	154,804.45 sf (3.55 Acres)
School Site Area	1,116,264.84 sf (25.63 Acres)
Common Site Area	757,787.58 sf (17.40 Acres)
Residential Lots	5
Density	1.45 lots per acre

Proposed Usage

Lots 1 - 5

Single Family Residential

Setbacks

Front Yard

Varies By Lot
20 Feet Minimum
(See Plat Drawing)

Rear Yard

Side Yard

30 Feet
7.5 Feet

Lot 6

Setbacks

Lee's Summit R-7 School District
Front Yard 30 Feet
Rear Yard 30 Feet
Side Yard 7.5 Feet

Tract B2B

Common Area to be maintained by Winterset Home Owner's Association

UTILITIES:

THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

REVISIONS	
DATE	

Part of Section 2 & 3
Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

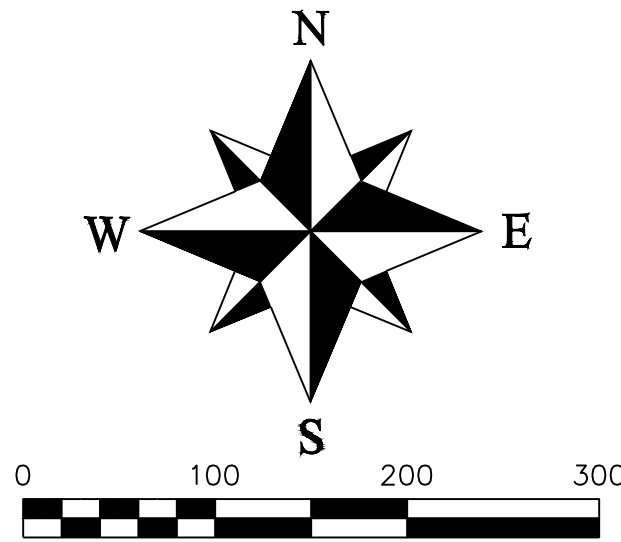
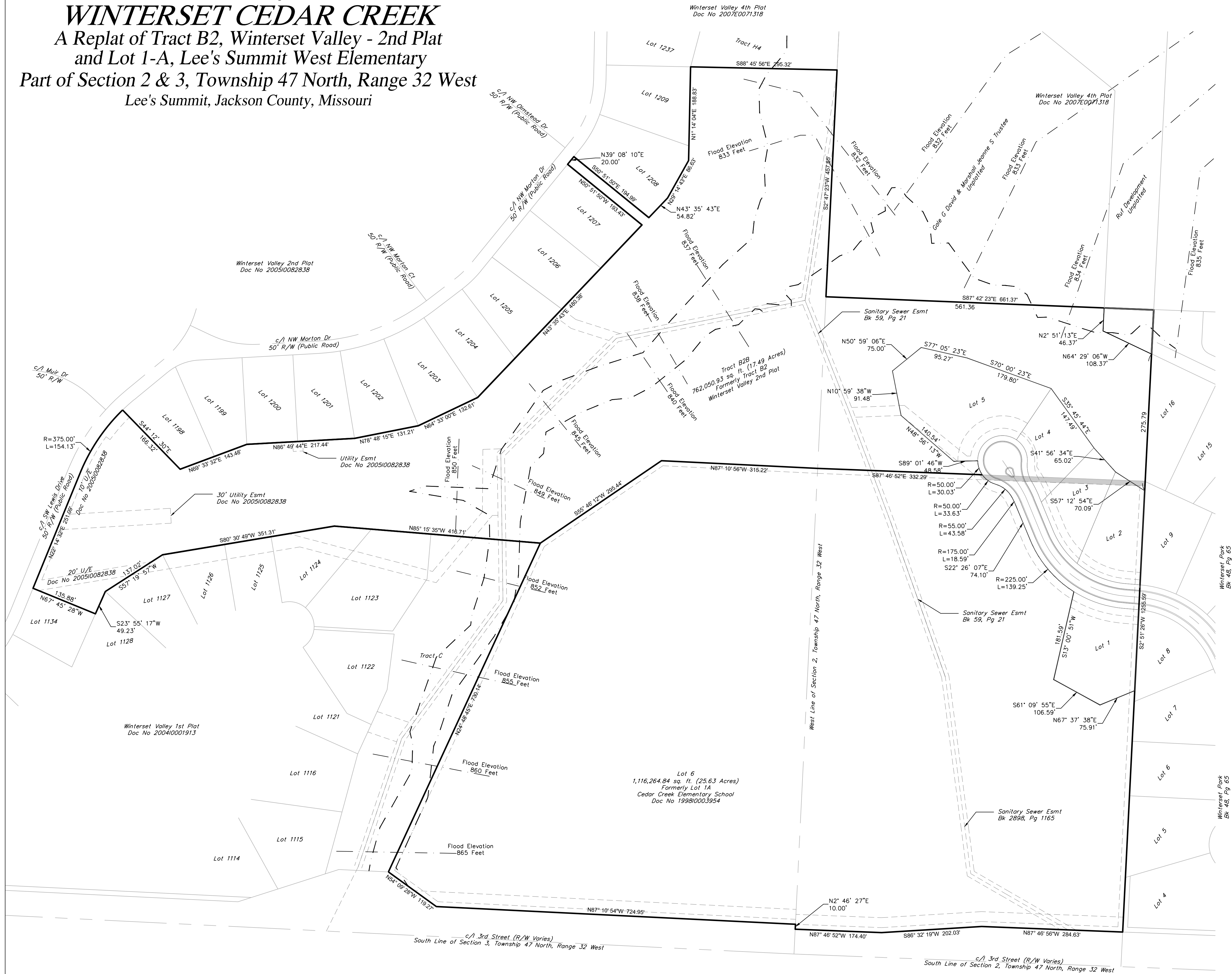
Preliminary Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	2 & 3	47 N	32 W	Jackson	Waterent
DRAWN BY					DATE OF PREPARATION
M. Schlicht, PLS., PE					August 7, 2020

PROFESSIONAL SEAL

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P(816) 623-9888 F(816) 623-9849

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REVISIONS			
DATE	BY	REVISION	DATE

Part of Section 2 & 3
Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

Preliminary Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	2 & 3	47 N	32 W	Jackson	Winterset

DATE OF PREPARATION: August 7, 2020

SCALE: 1"=50'

M. Schlicht, PLS., PE

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