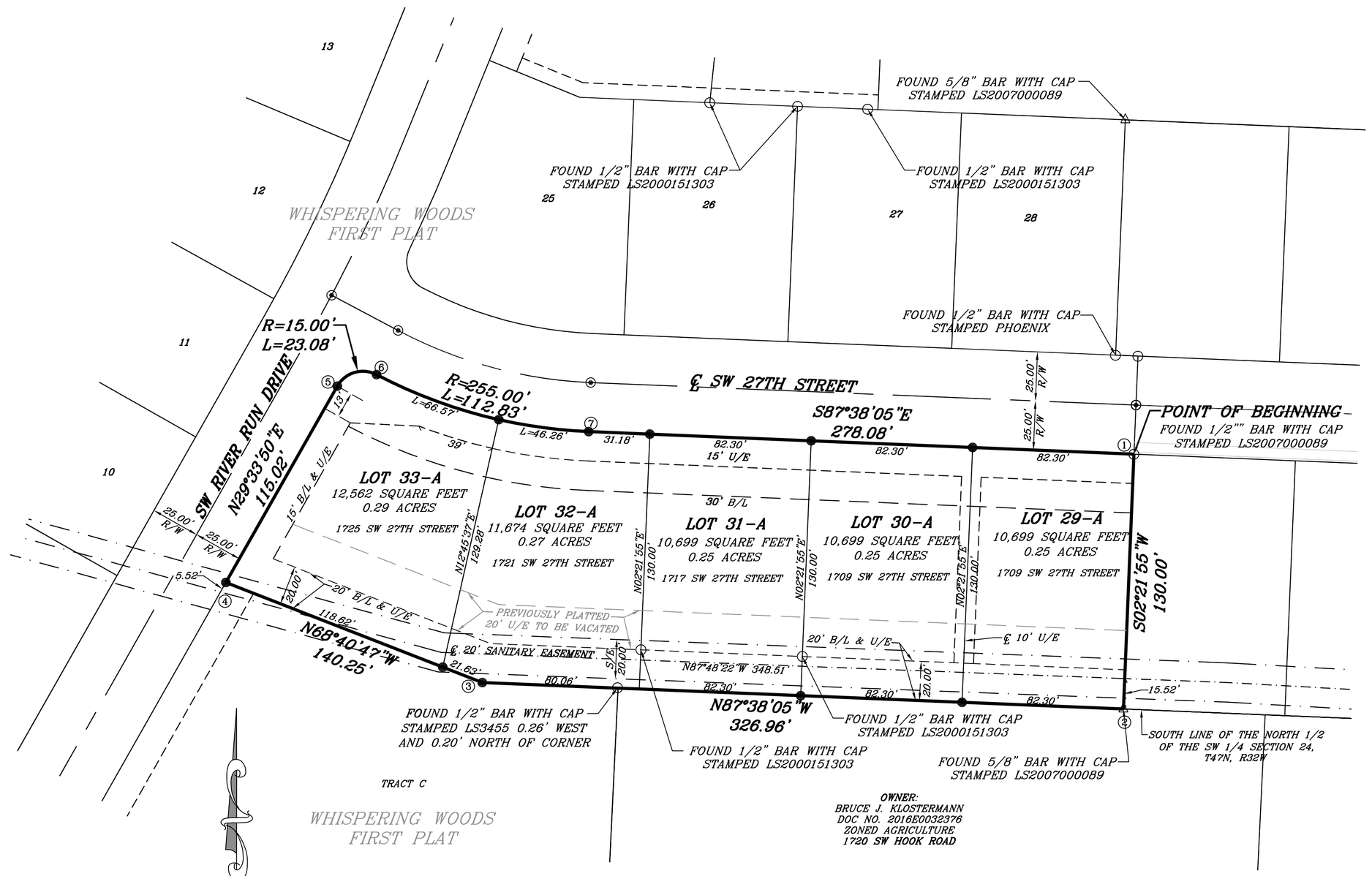
WHISPERING WOODS FIRST PLAT
LOTS 29A, 30A, 31A, 32A AND 33A,

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 32 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION
CONTAINING 56,333 SQUARE FEET OR 1.29 ACRES

ALL OF LOTS 29, 30, 31, 32, 33 AND TRACT D, WHISPERING WOODS FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 29; THENCE S02°21'55"W, ALONG THE EASTERLY LINE OF SAID LOT 29, AND ALONG THE EASTERLY LINE OF SAID TRACT D, A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D; THENCE N87°38'05"W, ALONG THE SOUTHERLY LINE OF SAID TRACT D, A DISTANCE OF 326.96 FEET; THENCE N68°40'47"W, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 140.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT D; THENCE N29°33'50"E, ALONG THE WESTERLY LINE OF SAID TRACT D AND ALONG THE WESTERLY LINE OF SAID LOT 33, A DISTANCE OF 115.02 FEET; THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 33, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.08 FEET; THENCE EASTERLY, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 33 AND ALONG THE NORTHERLY LINE OF SAID LOT 32, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 112.83 FEET; THENCE S87°38'05"E, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 32, AND ALONG THE NORTHERLY LINE OF SAID LOTS 31, 30, AND 29, A DISTANCE OF 278.08 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:
1. THE POSITION OF EXISTING MONUMENTATION AS INDICATED, IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

2. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 531 OF 625, MAP NUMBER 29095C0531G, MAP REVISED JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THERE WERE NO OIL OR GAS WELLS VISIBLE DURING THE TIME OF THE ORIGINAL SURVEY ON THE PROPERTY. THERE WAS NO EVIDENCE FOUND OF WELLS ON THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS WELL DATABASE.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS WHISPERING WOODS FIRST PLAT, LOTS 29A, 30A, 31A, 32A AND 33A

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY 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 SERVICE, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (LABELED "U/E") OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF THEMSELVES, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVE, 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 EASEMENT HEREIN GRANTED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES (LABELED "B/L") ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO. ALL LOTS SHALL HAVE A 20 FOOT REAR YARD SETBACK.

FLOODPLAIN: ACCORDING TO THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0066G, PANEL 66 OF 625, MAP REVISED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 29095C0068G, PANEL 68 OF 625, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DRAINAGE: INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN FOR WHISPERING WOODS 1ST PLAT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

ACCESS: LOTS 29A, 30A, 31A, 32A, AND 33A SHALL HAVE DIRECT ACCESS TO SW 27TH STREET.

APPROVALS:

THIS IS TO CERTIFY THAT THE WITHIN "WHISPERING WOODS FIRST PLAT, LOTS 29A, 30A, 31A, 32A AND 33A" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI ON THIS_____ DAY OF_____, 2021 BY ORDINANCE NO._____

WILLIAM A. BAIRD – MAYOR *DATE*

TRISHA FOWLER ARCURI – CITY CLERK *DATE*

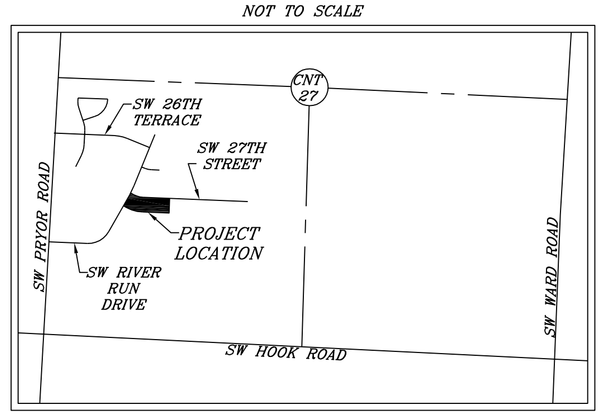
JOHN LOVELL – PLANNING COMMISSION SEC. *DATE*

GEORGE M. BINGER III, P.E. – CITY ENGINEER *DATE*

RYAN A. ELAM, P.E. *DATE*
DIRECTOR OF DEVELOPMENT SERVICES

JACKSON COUNTY ASSESSOR/GIS DEPARTMENT *DATE*

VICINITY MAP
NOT TO SCALE



MONUMENTATION/LEGEND

- ○ *FOUND 1/2" BAR UNLESS OTHERWISE NOTED*
- ● *SET 1/2" BAR WITH CAP STAMPED PLS-2007000089*
- ▲ *SET 5/8" BAR WITH CAP STAMPED PLS-2007000089*
- ⊗ *SET MAG NAIL AT ℄ ROAD POINTS OF INTERSECTION*

COORDINATE TABLE
BASED ON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT JA-50. GRID FACTOR=0.9999011. COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.

① N 300263.9104 E 857661.1339	③ N 300228.4366 E 857559.9357	⑤ N 300274.4683 E 857537.4128	⑦ N 300267.4082 E 857576.4547
② N 300224.3239 E 857659.4985	④ N 300243.9774 E 857520.1169	⑥ N 300276.2597 E 857543.5155	

IN TESTIMONY WHEREOF:
BRETT SORENSEN AND TESS SORENSEN, HUSBAND AND WIFE, (LOT 30) HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS_____ DAY OF_____, 2021.

BRETT SORENSEN *TESS SORENSEN*

STATE OF_____
SS:
COUNTY OF_____

ON THIS_____ DAY OF_____, 2021, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRETT SORENSEN AND TESS SORENSEN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

PRINT NAME:
MY COMMISSION EXPIRES:_____

IN TESTIMONY WHEREOF:
RICHARD FRYE, MEMBER OF WHISPERING WOODS LAND, LLC, (LOTS 29, 32, 33, AND TRACT D) HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS_____ DAY OF_____, 2021.

RICHARD FRYE, MEMBER

STATE OF_____
SS:
COUNTY OF_____

ON THIS_____ DAY OF_____, 2021, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD FRYE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MEMBER OF WHISPERING WOODS LAND, LLC AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND THAT RICHARD FRYE ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

PRINT NAME:
MY COMMISSION EXPIRES:_____

IN TESTIMONY WHEREOF:
KEVIN STALLINGS, OWNER OF D AND D BUILDING, INC. (LOT 31) HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS_____ DAY OF_____, 2021.

KEVIN STALLINGS, OWNER

STATE OF_____
SS:
COUNTY OF_____

ON THIS_____ DAY OF_____, 2021, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEVIN STALLINGS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE OWNER OF D AND D BUILDING, INC. AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND THAT KEVIN STALLINGS ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

PRINT NAME:
MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI · ROBERT G. YOUNG · NUMBER PLS-2007000089 · PROFESSIONAL LAND SURVEYOR

ROBERT G. YOUNG, PLS-2007000089 — REV. 02/03/2021 — DATE

REVISED 02/03/2021 – MODIFY DRAINAGE NOTE – RGY
REVISED 01/28/2021 – PER ADDITIONAL REVIEW COMMENTS – RGY
REVISED 01/28/2021 – PER REVIEW COMMENTS – RGY
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R.L. Buford & Associates, LLC
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P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
rob@rlbuford.com

FOR WHISPERING WOODS LAND, LLC

SEC.-TWP.-RGE.	COUNTY	JOB NO.
24-47-32	JACKSON	J-20341
DATE	FIELD BOOK	
07/11/2021		

PLAT

DRAWN BY ABH