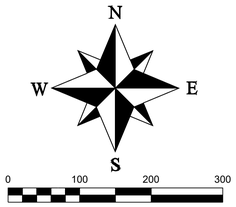
Final Plat

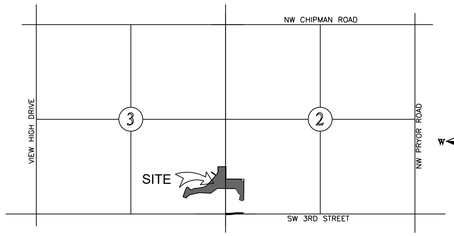
The Ridge at Winterset Summit, Lots 1601-1605 and Tract A

Replat of Tract B2, Winterset Valley - 2nd Plat and Cedar Creek Elementary School Lots 1B & 1C

Sections 2 & 3, Township 47, Range 32

Lee's Summit, Jackson County, Missouri





LOCATION MAP
SECTION 2 & 3 -T47N-R32W
Not to Scale

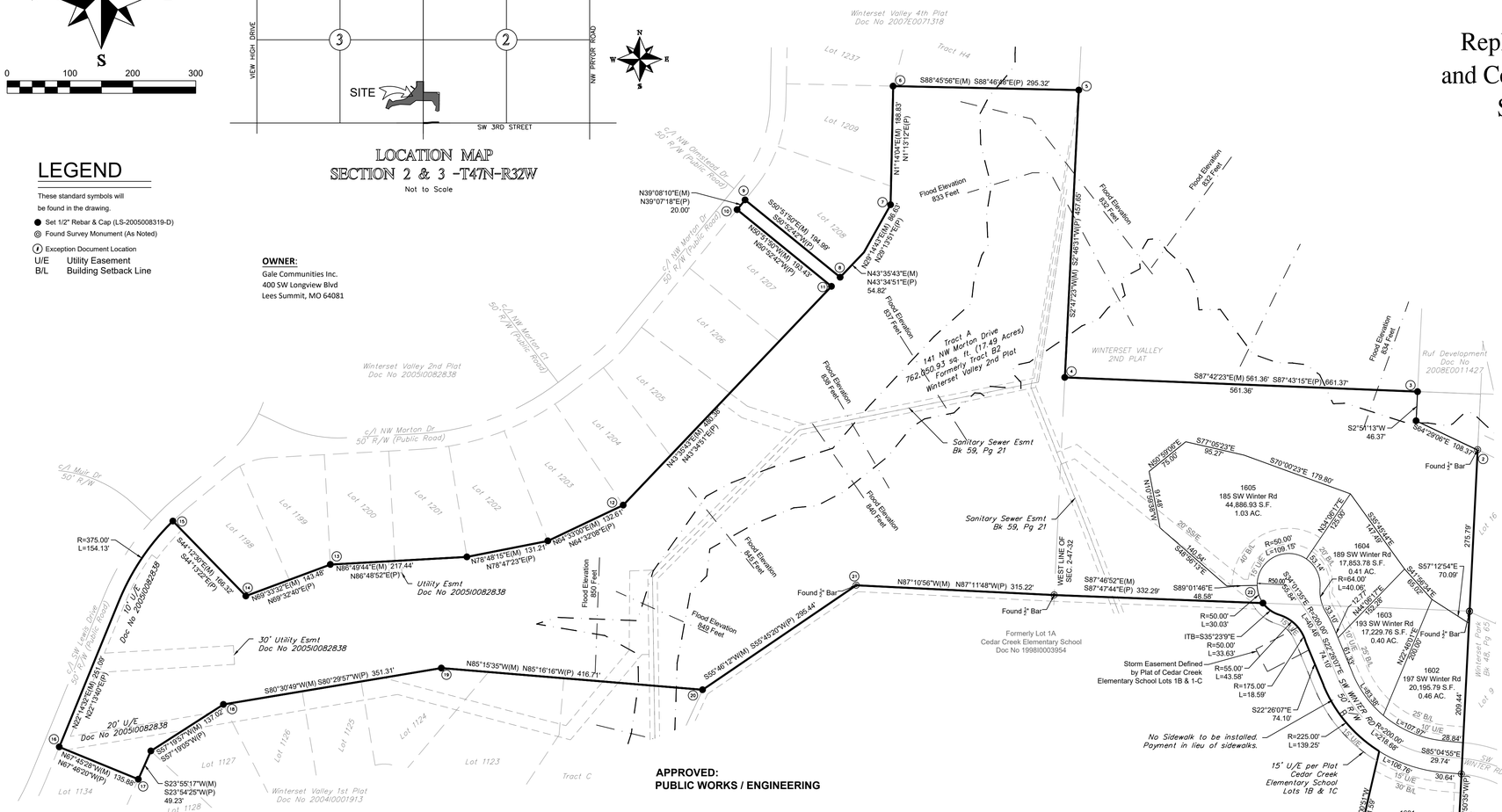
LEGEND

These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap (LS-2005008319-D)
- ◎ Found Survey Monument (As Noted)
- (#) Exception Document Location

U/E Utility Easement
B/L Building Setback Line

OWNER:
Gale Communities Inc.
400 SW Longview Blvd
Lees Summit, MO 64081


Winterset Valley 4th Plat
Doc No 2007E0071318
Lot 1237
Tract H4
Lot 1209
Lot 1208
Lot 1207
Lot 1206
Lot 1205
Lot 1204
Lot 1203
Lot 1202
Lot 1201
Lot 1200
Lot 1199
Lot 1198
Lot 1134
Lot 1128
Lot 1127
Lot 1126
Lot 1125
Lot 1124
Lot 1123
Tract C
Winterset Valley 2nd Plat
Doc No 2005I0082838
Winterset Valley 1st Plat
Doc No 2004I0000913
c/L NW Orrstead Dr
50' R/W (Public Road)
c/L NW Morton Dr
50' R/W (Public Road)
c/L NW Morton Ct
50' R/W (Public Road)
c/L Mulr Dr
50' R/W
c/L SW Lewis Drive
50' R/W (Public Road)
N39°08'10"E(M)
N39°07'18"E(P)
20.00'
S89°51'05"E(M) 194.99'
S89°52'43"E(P)
N50°43'30"W(M) 109.43'
N50°52'4"W(P)
N43°35'43"E(M)
N43°34'51"E(P)
54.82'
N43°35'43"E(M) 189.38'
N43°34'51"E(P)
S88°45'56"E(M) S88°46'36"E(P) 295.32'
N1°14'09"E(M) 198.83'
N1°13'12"E(P)
S29°44'43"E(M) 86.93'
S29°43'55"E(P)
N28°13'35"E(P)
S2°47'25"W(M) S2°46'31"W(P) 457.65'
S87°42'23"E(M) 561.36' S87°43'15"E(P) 661.37'
561.36'
S2°54'13"W
46.37'
S64°29'06"E 108.37'
Found ½" Bar
Tract A
141 NW Morton Drive
762,850.93 sq. ft. (17.49 Acres)
Formerly Tract B2
Winterset Valley 2nd Plat
WINTERSET VALLEY
2ND PLAT
Ruf Development
Doc No
2008E0011427
Flood Elevation
833 Feet
Flood Elevation
837 Feet
Flood Elevation
838 Feet
Flood Elevation
840 Feet
Flood Elevation
842 Feet
Flood Elevation
844 Feet
Flood Elevation
850 Feet
Flood Elevation
855 Feet
Flood Elevation
860 Feet
Flood Elevation
869 Feet
Sanitary Sewer Esmt
Bk 59, Pg 21
Sanitary Sewer Esmt
Bk 59, Pg 21
WEST LINE OF
SEC 2-47-32
Found ½" Bar
N87°10'56"W(M) N87°11'48"W(P) 315.22'
S89°01'46"E
48.58'
S89°46'12"W(M) S89°45'20"W(P) 295.44'
Found ½" Bar
Found ½" Bar
Formerly Lot 1A
Cedar Creek Elementary School
Doc No 1998I0003954
Storm Easement Defined
by Plat of Cedar Creek
Elementary School Lots 1B & 1-C
No Sidewalk to be installed.
Payment in lieu of sidewalks.
15' U/E per Plat
Cedar Creek
Elementary School
Lots 1B & 1C
1605
185 SW Winter Rd
44,886.93 S.F.
1.03 AC.
1604
189 SW Winter Rd
17,853.78 S.F.
0.41 AC.
1603
193 SW Winter Rd
17,229.76 S.F.
0.40 AC.
1602
197 SW Winter Rd
20,195.79 S.F.
0.46 AC.
1601
196 SW Winter Rd
28,081.74 S.F.
0.64 AC.
S77°05'23"E
95.27'
S70°00'23"E 179.80'
S69°59'08"E
75.00'
S10°59'08"E
91.48'
S64°45'44"E
127.36'
S57°12'54"E
70.09'
S34°36'04"E
63.02'
S2°54'13"W
275.79'
S87°47'38"E
15.91'
S87°10'55"E
106.89'
S2°51'27"W(M) S2°50'35"W(P)
166.36'
S13°30'53"W
181.59'
N69°59'08"E
75.00'
N10°59'08"W
91.48'
N34°36'17"E
128.00'
N44°16'17"E
103.08'
N27°46'01"E
200.00'
S27°26'07"E
74.10'
R=50.00'
L=109.15'
R=64.00'
L=40.06'
R=50.00'
L=30.03'
ITB=S35°23'9"E
R=50.00'
L=33.63'
R=55.00'
L=43.58'
R=175.00'
L=18.59'
S22°26'07"E
74.10'
R=225.00'
L=139.25'
R=200.00'
L=107.97'
R=200.00'
L=418.68'
L=106.76'
Found ½" Bar
Found ½" Bar
Found ½" Bar