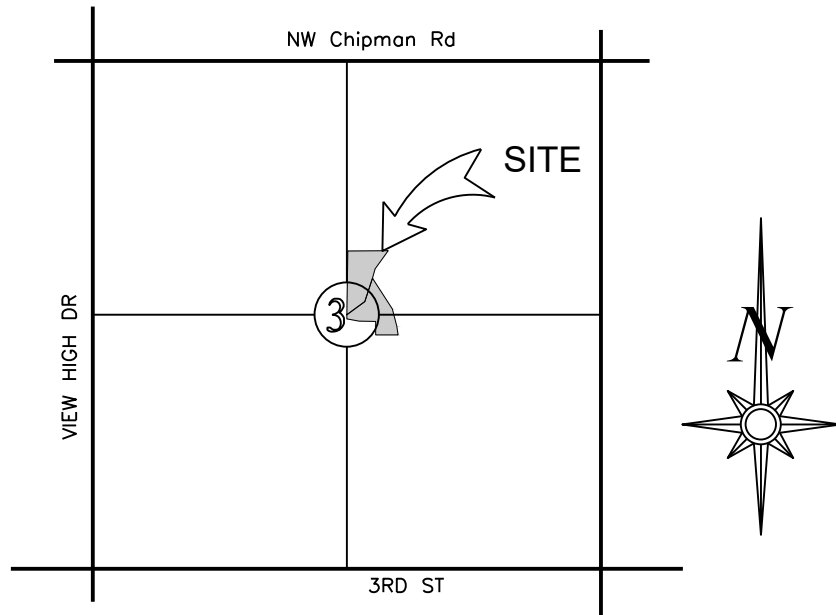
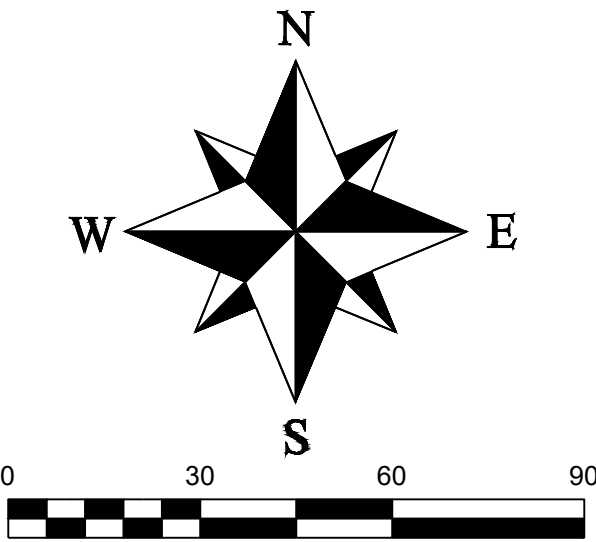


Minor Plat
Winterset Valley 12th Plat
Tracts C121 & C122

A Replat of Tract C12, Winterset Valley 12th Plat
Section 3, Township 47, Range 32
Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 3-T47-R32
(N.T.S.)



LEGEND

These standard symbols will be found in the drawing.

- Found Survey Monument (As Noted)
- Set $\frac{1}{2}$ " Bar and Cap (2005008319-D)
- State Plane Coordinate Identification
- Utility Easement
- Sanitary Sewer Easement
- Building Line
- Address

OWNER:
WINTERSET COMMUNITY ASSOCIATION
3304 NE RALPH POWELL RD
LEES SUMMIT, MO 64064

APPROVED BY JACKSON COUNTY ASSESSOR:

By _____
Date _____

Missouri State Plane Coordinate System 1983, Missouri West Zone		
Reference Monument: JA-74		
Combined Scale Factor: 0.9998961		
NORTHING	EASTING	
1	305566.824	855126.818
2	305781.580	855139.960
3	305775.653	855268.041
4	305691.081	855214.097
5	305591.244	855272.677
6	305508.037	855286.736
JA-74	298235.597	856321.461
Coordinates Shown in Meters		

PLAT BOUNDARY DESCRIPTION

All of Tract C12, Winterset Valley 12th Plat, Lots 1435 thru 1471 & Tracts A12 thru D12, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri.

Containing 6.94 acres more or less.

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 Winterset Valley 12th Plat, Lots 1435 thru 1471 & Tracts A12 thru D12
- 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 on the Final Plat of Winterset Valley 12th Plat, Lots 1435 thru 1471 & Tracts A12 thru D12
- Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-74 (Meters)
- 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.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or 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.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNED SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREFTER BE KNOWN AS

"Winterset Valley 12th Plat, Tracts C121 and C122"

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 TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE 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 LIMITATIONS, SECTION 527-188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

SANITARY SEWER EASEMENT:

A PERMANENT AND EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT TO PATROL, ALTER, CONDUCT SURVEYS, CONSTRUCT, ERECT, INSPECT, INSTALL, MAINTAIN, OPERATE, REBUILD, RECONSTRUCT, RELOCATE, REMOVE, RENEW, REPAIR AND REPLACE SEWER PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT AND PRIVILEGE AT ANY TIME AND FROM TIME TO TIME TO ENTER UPON, OVER, UNDER, THROUGH, ACROSS, IN, AND UPON THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AT "SANITARY SEWER EASEMENT" ("S.E." OR "S.E.") OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT OBSTRUCT OR INTERFERE WITH GRANTEE'S USE AND ENJOYMENT OF THE EASEMENT GRANTED HEREUNDER BY ANY MEANS, INCLUDING, WITHOUT LIMITATION, OBSTRUCTING OR INTERFERING WITH THE OPERATION, MAINTENANCE, OR ACCESS TO SUCH PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, BY ERECTING, OR CAUSING OR ALLOWING TO BE ERECTED, ANY BUILDING, STRUCTURE, OR OTHER IMPROVEMENTS ON SAID EASEMENT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527-188, RSMO., HEREBY WAIVES ANY RIGHT TO REQUEST VACATION OF THE EASEMENTS HEREIN GRANTED. ALL EASEMENTS SHALL, AT ALL TIMES, BE DEEMED TO BE AND SHALL BE A CONTINUING COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE GRANTOR.

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.

OIL - GAS WELLS:

THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

FLOODPLAIN:

ACCORDING TO FIRM MAP 20095C0531G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DRAINAGE NOTE:

THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF WINTERSET VALLEY 12TH PLAT, TRACTS C121 & 122, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

By Joshua Johnson, AICP, Director of Development Services Date

By Trisha Fowler Aroui, City Clerk Date

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

PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "Winterset Valley 12th Plat, Tracts C121 and C122", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all plotting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

Matthew J. Schlicht, MOPLS 2012000102
Engineering Solutions, LLC LS-2005008139-D

Date: _____

REVISIONS

DATE	CITY COMMENTS
12/15/23	

Minor Plat
Winterset Valley 12th Plat
Replat of Tract C12
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1	3	47	32	Jackson	WV 12th Replat	September 1, 2023
M. Schlicht, PLS., PE						SCALE 1"=50'

PROFESSIONAL SEAL

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

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