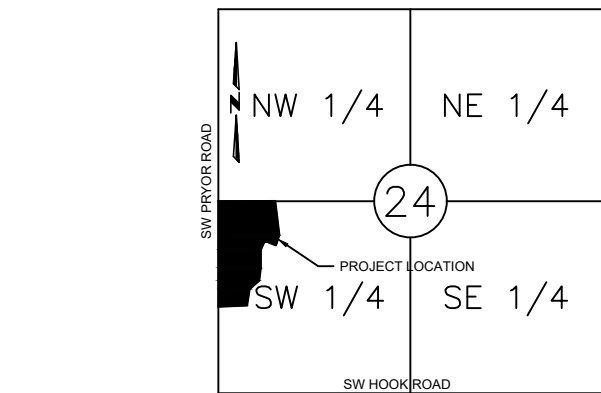


PROPERTY DESCRIPTION:

All that part of the Southwest Quarter of Section 24, Township 47, Range 32, in the City of Lee's Summit, Jackson County, Missouri described as follows: Commencing at the Northwest Corner of said Southwest Quarter, thence South 87 degrees 40 minutes 43 seconds East, along the North line of said Southwest Quarter, a distance of 50.00 feet to the East Right of Way line of Southwest Pryor Road also being the Point of Beginning of tract of land herein to be described; thence South 87 degrees 40 minutes 43 seconds East, along the North line of said Southwest Quarter, a distance of 784.91 feet; thence South 04 degrees 23 minutes 24 seconds East, a distance of 474.64 feet to the Northwest corner of Lot 18; WHISPERING WOODS FIRST PLAT, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence South 22 degrees 10 minutes 28 seconds West along the West line of said Lot 18, a distance of 149.00 feet to the North line of Tract A, of said WHISPERING WOODS FIRST PLAT, thence North 67 degrees 49 minutes 32 seconds West along the North line of said Tract A, a distance of 89.36 feet; thence Northwest along a curve to the left being tangent to the last described course, having a radius of 370.00 feet, an arc length of 75.53 feet to the Northwest Corner of said Tract A; thence South 27 degrees 01 minutes 10 seconds West, along the West line of said Tract A, a distance of 121.71 feet; thence continuing along said West line South 03 degrees 00 minutes 53 seconds West, a distance of 246.06 feet; thence continuing along said West line South 09 degrees 24 minutes 42 seconds West, a distance of 177.20 feet; thence continuing along said West line South 50 degrees 12 minutes 48 seconds West, a distance of 178.11 feet; thence continuing along said West line South 11 degrees 36 minutes 15 seconds West, a distance of 224.87 feet; thence North 90 degrees 00 minutes 00 seconds West, along the North line of said Tract A, a distance of 399.87 feet to the East Right of Way Line of Southwest Pryor Road; thence North 02 degrees 44 minutes 57 seconds East, along said East Right of Way line, a distance of 19.36 feet; thence continuing along said Right of Way North 82 degrees 45 minutes 30 seconds East, a distance of 106.69 feet; thence continuing along said Right of Way North 02 degrees 45 minutes 31 seconds East, a distance of 81.23 feet; thence continuing along said Right of Way South 82 degrees 45 minutes 30 seconds West, a distance of 91.85 feet; thence continuing along said Right of Way North 02 degrees 45 minutes 31 seconds East, a distance of 1352.40 feet to the Point of Beginning. Said tract contains 932,002 Square feet of 21.40 Acres More or Less.



VICINITY MAP
SECTION 24, TOWNSHIP 47N,
RANGE 32W
(N.T.S.)

COORDINATE TABLE BEARINGS AND COORDINATES ARE BASED UPON MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, UTILIZING CONTROL MONUMENT(S) JA-50.			
1 N: 300640.35 E: 857314.51	5 N: 300454.64 E: 857522.27	9 N: 300299.88 E: 857470.58	
2 N: 300630.66 E: 857553.56	6 N: 300461.10 E: 857500.21	10 N: 300265.13 E: 857428.87	
3 N: 300486.42 E: 857564.63	7 N: 300428.05 E: 857483.36	11 N: 300198.00 E: 857415.08	
4 N: 300444.36 E: 857547.49	8 N: 300353.16 E: 857479.42	12 N: 300198.00 E: 857293.20	

30'x60' W/E
DOC. NO. 200210080995

THE NORTHWEST CORNER
OF THE SOUTHWEST QUARTER
OF SECTION 24, T47N R32W
NO MONUMENT FOUND
FOUND 5/8" BAR & 2" ALUMINUM CAP

MONUMENTATION/LEGEND:

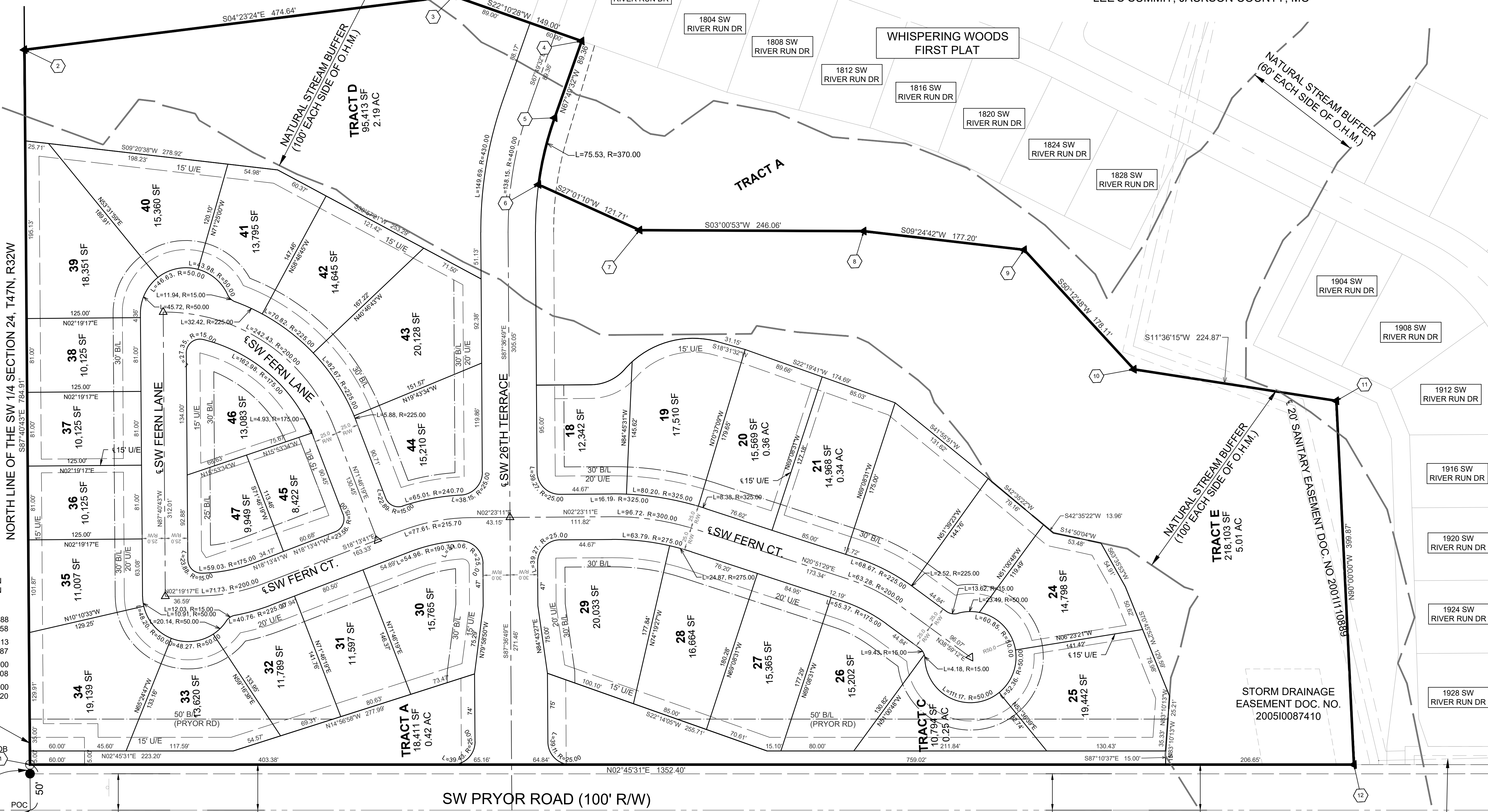
- FOUND 3/8" BAR UNLESS OTHERWISE NOTED
- ▲ SET 3/8" BAR WITH ALUMINUM CAP
STAMPED PLS-2016042019
- △ SET SURVEY SPIKE AT ROAD
POINTS OF INTERSECTION

GENERAL NOTES:
Existing Zoning: R-1
Proposed Use: Single Family Detached Residential
Setback:
Front Yard: 30'
Rear Yard: 15'
Side Yard: 5'

STATE PLANE COORDINATES: TRAVERSE TABLE

Location	Distance	Northing	Easting
JA-50		302358.53	854683.87
JA-50 To Point of Beginning	3142.04	300640.35	857314.51

NOTE: State Plane coordinates are by G.P.S. The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System West Zone (1983), using a grid factor of 0.9999011. All coordinates are in meters.



40.0' ORIGINAL
RIGHT OF WAY

50.0' RIGHT OF WAY
DEED DOC. NO. 200510087412

SW PRYOR ROAD (100' R/W)
WEST LINE OF THE SW 1/4 SECTION 24, T47N, R32W
R-1 DEVELOPMENT HOOK FARM

BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE OR LOT LINE NEAREST THERETO. THE BUILDING LINES AND SETBACK LINES SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A FIVE FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

COMMON PROPERTY (TRACTS A, B, C, D, AND E):
THE COMMON PROPERTIES REFLECTED UPON THIS PLAT ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WAY BE CONSIDERED AS DEDICATED FOR THE USE OF THE GENERAL PUBLIC. MAINTENANCE OF SAID COMMON PROPERTIES SHALL BE PROVIDED FOR AS SET FORTH IN THE DECLARATION AFORESAID.

FLOODPLAIN:
ACCORDING TO THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0531G, PANEL 531 OF 625, MAP REVISED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 29095C0418G, PANEL 418 OF 625, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE AE, AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN.

USE RESTRICTION:
ALL LOTS REFLECTED ON THIS PLAT ARE ZONED FOR RESIDENTIAL USE AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID AND THE SUPPLEMENTAL DECLARATION. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN THAT PROSCRIBED IN THE SUPPLEMENTAL DECLARATION.

NOTARY CERTIFICATION:

The acknowledgment of a notary in the following form:

State of)
County of) SS

Be it remembered that on this _____ day of _____, 20____, before me, a notary public in and for said County and State, came _____ to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

My Commission Expires: _____

The certificate of the Planning and Zoning Commission in the following form:

This plat of WHISPERING WOODS THIRD PLAT has been submitted to and approved by the Lee's Summit Planning and Zoning Commission this _____ day of _____, 20____.

Secretary

The approval of the plat and acceptance of easements and rights-of-way by the City Council in the following form:

This plat of _____ addition, including easements and rights-of-way accepted by the City Council, has been submitted to and approved by the Lee's Summit City Council by Ordinance No. _____, duly passed and approved by the Mayor of Lee's Summit, Missouri, on the _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

City Engineer

FINAL PLAT WHISPERING WOODS THIRD PLAT

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

40.0' ORIGINAL
RIGHT OF WAY

50.0' RIGHT OF WAY
DEED DOC. NO. 200510087412

DOC'S NO. 200110020998
& NO. 200110110889

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THIS PLAT OF WHISPERING WOODS THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE, DIVISION OF GEOLOGICAL SURVEY AND RESOURCES ASSESSMENT, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ZACHARY A. BRINKER, PLS 2016042019
SNYDER & ASSOCIATES ENGINEERS AND PLANNERS, INC

APPLICANT:
WHISPERING WOODS LAND LLC
803 PCA ROAD
WARRENSBURG, MO 64093

SURVEYOR:
SNYDER & ASSOCIATES, INC.
201 NW 72ND STREET
GLADSTONE, MO 64118
CONTACT:
Zachary Brinker
PLS2016042019

WHISPERING WOODS THIRD PLAT

FINAL PLAT

LEES SUMMIT, JACKSON COUNTY, MO

SNYDER & ASSOCIATES, INC. I



Project No: 120.0485.11

Sheet 1

BY: _____
DATE: _____
REVISION: _____
Checked By: ZAB
Engineer: SD
Technician: MT
Date: 05-03-2024
T-R-S: 47N-32W-24
Project No: 120.0485.11

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com