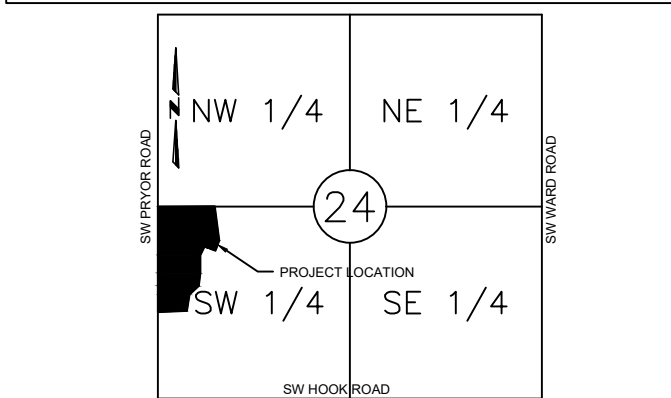


PROPERTY DESCRIPTION:  
All that part of the Southwest Quarter of Section 24, Township 47, Range 32, in the City of Lee's Summit, Jackson County, Missouri described as follows:  
Commencing at the Northwest Corner of said Southwest Quarter, thence South 87 degrees 40 minutes 43 seconds East, along the 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 Northwesterly 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 30 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 continuing along said Right of Way North 02 degrees 45 minutes 31 seconds East, a distance of 596.60 feet; thence North 07 degrees 19 minutes 57 seconds East, a distance of 68.98 feet; thence North 02 degrees 45 minutes 31 seconds East, a distance of 187.45 feet; thence North 57 degrees 50 minutes 40 seconds East, a distance of 54.00 feet; thence North 03 degrees 01 minute 16 seconds East, a distance of 80.00 feet; thence North 57 degrees 07 minutes 26 seconds West, a distance of 57.98 feet; thence North 02 degrees 45 minutes 31 seconds East, a distance of 460.17 feet to the Point of Beginning. Said tract contains 925,197 Square feet of 21.24 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	7	N: 300428.05 E: 857483.36	13	N: 300379.63 E: 857301.95
2	N: 300630.66 E: 857553.56	8	N: 300353.16 E: 857479.42	14	N: 300400.48 E: 857304.63
3	N: 300486.42 E: 857564.63	9	N: 300299.88 E: 857470.58	15	N: 300457.55 E: 857307.38
4	N: 300444.36 E: 857547.49	10	N: 300265.13 E: 857428.87	16	N: 300466.31 E: 857321.32
5	N: 300454.64 E: 857522.27	11	N: 300198.00 E: 857415.08	17	N: 300490.66 E: 857322.60
6	N: 300461.10 E: 857500.21	12	N: 300198.00 E: 857293.20	18	N: 300500.26 E: 857307.76

30'x60' W/E  
DOC. NO. 200210080995  
Found 1/2" Iron  
Bar with ID Cap  
POB  
POC  
THE NORTHWEST CORNER  
OF THE SOUTHWEST QUARTER  
OF SECTION 24, T47N R32W  
NO MONUMENT FOUND  
FOUND 5/8" BAR & 2" ALUMINUM CAP

LEGEND:  
RIGHT-OF-WAY  
FLOOD ZONE AE

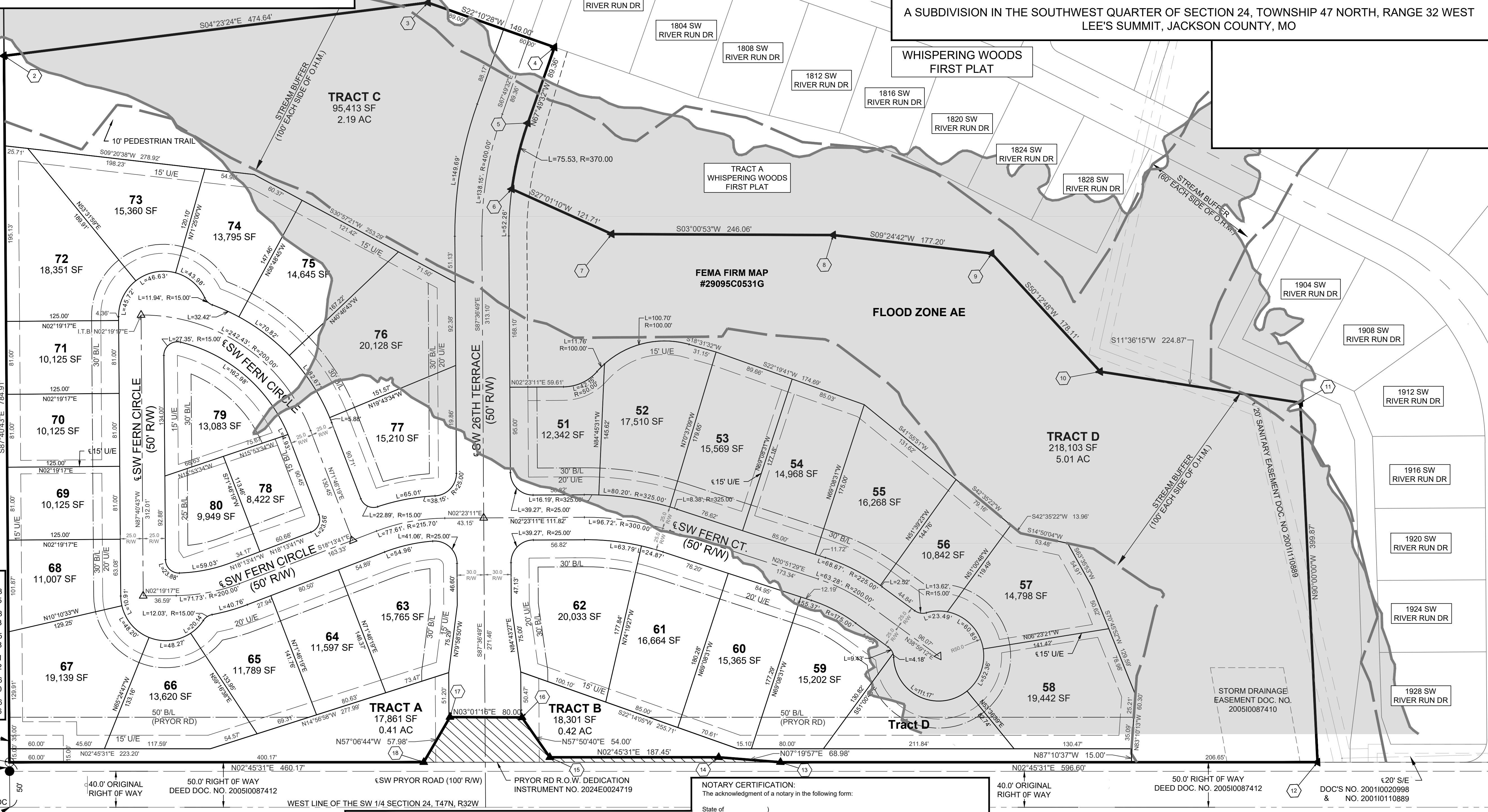
MONUMENTATION/LEGEND:

- FOUND 1/2" BAR UNLESS OTHERWISE NOTED
- SET 1/2" BAR WITH ALUMINUM CAP STAMPED PLS-2016042019
- SET SURVEY SPIKE AT 4 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'

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.



DEDICATIONS:  
PLAT: WHISPERING WOODS LAND LLC ("DEVELOPER") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS:  
"WHISPERING WOODS THIRD PLAT"

STREETS: STREET SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY DEDICATED.

EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT, OPERATE, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF POLES, WIRES, ANCHORS, PIPES, CONDUITS, TRANSFORMERS, PEDESTALS AND/OR STRUCTURES FOR WATER, GAS, ELECTRICITY, STORM SEWER, SANITARY SEWER, TELEPHONE, CABLE TELEVISION, SURFACE DRAINAGE, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THOSE AREAS OUTLINED OR DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND/OR TRACTS C AND D. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "D/E", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTION WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF THE CITY OF LEE'S SUMMIT, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.

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 AND B): 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 DEDICATION AFORESAID.

NOTES  
THERE ARE NO OIL OR GAS WELLS SHOWN ON THE SUBJECT PROPERTY PURSUANT TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS WELL DATABASE.

FLOODPLAIN: THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED) AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR), ZONE X (SHADED) AN AREA LOCATED WITHIN THE 0.2% ANNUAL CHANCE EXCEEDANCE FLOODPLAIN (500-YEAR), AND ZONE AE AN AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE EXCEEDANCE FLOODPLAIN (100-YEAR) PER FEMA FIRM MAP NUMBER 29095C0531G, EFFECTIVE DATE JANUARY 20, 2017 AND FEMA FIRM MAP NUMBER 29095C0531G, EFFECTIVE DATE JANUARY 20, 2017. PORTIONS OF THE SUBJECT PROPERTY HAVE TO BE EXPLICITLY REMOVED FROM ZONE AE TO ZONE X (SHADED) PER FEMA LETTER OF MAP REVISION (BASED ON FIRM) LOMR-F, CASE NUMBER 19-07-1279A, WITH AN EFFECTIVE DATE OF JUNE 4, 2019. ADDITIONAL PORTIONS OF THE SUBJECT PROPERTY HAVE BEEN EXPLICITLY IDENTIFIED BY FEMA TO BE "OUT AS SHOWN" PER FEMA LETTER OF MAP AMENDMENT, CASE NUMBER 19-07-1433A, WITH AN EFFECTIVE DATE OF JUNE 4, 2019. REFER TO THE "MASTER DRAINAGE PLAN" ON FILE WITH THE CITY ENGINEER OF CITY OF LEE'S SUMMIT, MISSOURI.

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 DESCRIBED IN THE SUPPLEMENTAL DECLARATION.

NOTARY CERTIFICATION:  
The acknowledgment of a notary in the following form:

State of )  
County of )

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  
City Clerk  
Planning Director  
City Engineer

ATTEST:  
City Clerk  
City Engineer

Approved by the Jackson County, Missouri  
County Assessor or GIS Department

Date

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

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WHISPERING WOODS LAND LLC  
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WARRENSBURG, MO 64093

DEED DOC. NO. 200510087412

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DEED DOC. NO. 200510087412

DEED DOC. NO. 200510087412

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

WHISPERING WOODS THIRD PLAT

FINAL PLAT

LEES SUMMIT, JACKSON COUNTY, MO

201 NW 72ND STREET  
GLADSTONE, MISSOURI 64118  
816-364-5222 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

Project No: 120.0485.11

Sheet 1

REVISION  
Checked By: ZAB  
Date: 05-03-2024  
Engineer: SD  
Technician: MT  
Project No: 120.0485.11

BY  
DATE  
Scale: 1" = 60'  
T.R.S.: 47N-32W-24

MARK