

# FINAL PLAT

## LAKE WINNEBAGO II, 12TH PLAT

A REPLAT OF ALL OF LOTS 35 THRU 41 AND TRACT "H", BLOCK EE, LAKE WINNEBAGO II, 5TH PLAT, TOGETHER WITH PART OF TRACT "X", AND PART OF TRACT "Y", LAKE WINNEBAGO II, 1ST PLAT, IN THE CITY OF LAKE WINNEBAGO, CASS COUNTY MISSOURI.

### DESCRIPTION

All of Lots 35 thru 41 and Tract "H", Block EE, LAKE WINNEBAGO II, 5TH PLAT, together with part of Tract "X", and part of Tract "Y", LAKE WINNEBAGO II, 1ST PLAT, both subdivisions in the City of Lake Winnebago, Cass County, Missouri, more particularly described as follows:

Beginning at the Northwest corner of said Tract "H" of said LAKE WINNEBAGO II, 5TH PLAT, said point also being on the South right-of-way line of 167th Street as it now exists; thence along said South right-of-way line, the following four courses: thence South 85°45'28" East a distance of 83.55 feet; thence South 85°39'26" East a distance of 1040.04 feet; thence easterly, along a curve to the right having a radius of 375.00 feet, an arc length of 188.60 feet and a chord which bears South 71°14'58" East, a distance of 186.62 feet to a point of compound curvature; thence southeasterly, along said compound curve to the right having a radius of 585.00 feet, an arc length of 127.32 feet and a chord which bears South 50°36'24" East, a distance of 127.07 feet to a point on the Easterly line of said Tract "X"; thence along said Easterly line, the following six courses: thence South 02°12'07" West a distance of 303.47 feet; thence South 36°00'18" West a distance of 261.73 feet; thence South 45°43'29" West a distance of 423.35 feet; thence South 01°33'23" West a distance of 72.79 feet; thence South 26°39'43" East a distance of 348.71 feet; thence South 01°20'08" West a distance of 307.91 feet to the Southeast corner of said Tract "X"; thence North 87°44'01" West, along the Southerly line of said Tract "X", a distance of 307.91 feet; thence South 47°55'44" West, continuing along said Southerly line, a distance of 356.03 feet to the Southwest corner of said Tract "X"; said point being on the Easterly line of Tract "W", of said LAKE WINNEBAGO II, FIRST PLAT; thence along said Easterly line, the following four courses: thence North 22°26'34" West a distance of 611.17 feet; thence North 28°53'04" West a distance of 248.74 feet; thence North 50°28'55" East a distance of 398.59 feet; thence North 39°31'05" West a distance of 283.48 feet to the Northernmost corner of said Tract "W"; thence North 68°57'06" West a distance of 57.41 feet to the Southernmost corner of said Tract "Y", said point being on the Easterly line of Tract "U", LAKE WINNEBAGO II, 1ST PLAT; thence along the Easterly line of said Tract "U", the following four courses: thence North 39°31'05" West a distance of 23.50 feet; thence North 43°44'07" West a distance of 207.70 feet; thence North 46°20'48" East a distance of 113.07 feet; thence North 15°10'11" East, a distance of 203.99 feet to the Southeast corner of said Tract "X"; thence North 37°42'12" East, continuing along the Easterly line of said Tract "U" and the Southerly line of Tract "T", said LAKE WINNEBAGO II, 5TH PLAT, a distance of 172.98 feet; thence continuing along the Southeasterly line of said Tract "T", the following four courses: thence North 32°35'25" East a distance of 116.43 feet; thence North 16°41'22" East a distance of 85.68 feet; thence North 47°31'54" West a distance of 42.19 feet; thence North 23°33'50" East a distance of 169.03 feet to the Northeast corner of said Tract "T", said point also being on the Southwesterly right-of-way line of Winnebago Drive, as it now exists; thence southeasterly, along said Southwesterly right-of-way line, along a non-tangent curve to the right, having a radius of 275.00 feet, an arc length of 44.32 feet and a chord which bears South 61°49'08" East, a distance of 44.27 feet; thence departing said Southwesterly right-of-way line, North 32°47'53" East a distance of 50.00 feet to a point on the Northeastly right-of-way of said Winnebago Drive; thence along said Northeastly right-of-way line, the following four courses: thence northwesterly, along a non-tangent curve to the left, having a radius of 325.00 feet, an arc length of 118.39 feet and a chord which bears North 67°38'15" West a distance of 117.73 feet to a point of reverse curvature; thence northwesterly along a curve to the right having a radius of 175.00 feet, an arc length of 92.23 feet and a chord which bears North 62°58'27" West a distance of 91.17 feet; thence North 47°52'31" West a distance of 145.58 feet; thence northwesterly along a curve to the left having a radius of 225.00 feet, an arc length of 22.58 feet and a chord which bears North 50°45'02" West a distance of 22.57 feet to the Point of Beginning, containing 2,072.113 square feet, or 47.569 acres, more or less.

### DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LAKE WINNEBAGO II, 12TH PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways and avenues not heretofore dedicated.

The owner or his/her representative hereby irrevocably offers for dedication to the City all the streets, municipal use, easements, parks and required utilities shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated \_\_\_\_\_ and recorded in the County Recorder of Deeds office.

By: \_\_\_\_\_  
Owner or Representative

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" ("UE") or within any street or thoroughfare dedicated to public use on this plat, is hereby granted to the City of Lake Winnebago, Missouri. The grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.186 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of surface drainage facilities and subsurface drainage facilities, upon, over, under and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Lake Winnebago, Missouri. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

Any lot that has a future designation of "Tier 1", (to be assigned by the developer at time of sale for home construction), shall be granted a "Dock Easement" in accordance with the restrictions and bylaws of the Lake Winnebago Home Owners Association. See "FIRST TIER LOT TYPICAL DOCK EASEMENT" detail.

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.

### RESTRICTIONS

Tracts "H", "K", "L", "M", "N", "O", "P" and "Q" are platted for drainage, landscaping, berming or slopes, irrigation, open space, and utilities confined by easements, and shall be owned and maintained by DTS MISSOURI, LLC, until such time these tracts are transferred to another entity, along with associated maintenance responsibilities or replatted as residential lots.

### EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2021.

DTS MISSOURI, LLC

Randy Spalding, Manager

STATE OF MISSOURI)  
COUNTY OF CASS)

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2021, before me a Notary Public in and for said County and State, came Randy Spalding, Manager of DTS MISSOURI, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2021.

LRSWD, LLC

Randy Spalding, President

STATE OF MISSOURI)  
COUNTY OF CASS)

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2021, before me a Notary Public in and for said County and State, came Randy Spalding, President of LRSWD, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

### ACCEPTANCE

This subdivision plat has been reviewed and accepted by the Board of Alderman, City of Lake Winnebago, this \_\_\_\_ day of \_\_\_\_\_, 2021 and recorded as ordinance number \_\_\_\_\_.

CITY OF LAKE WINNEBAGO

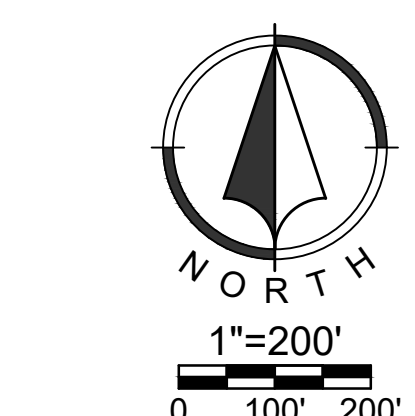
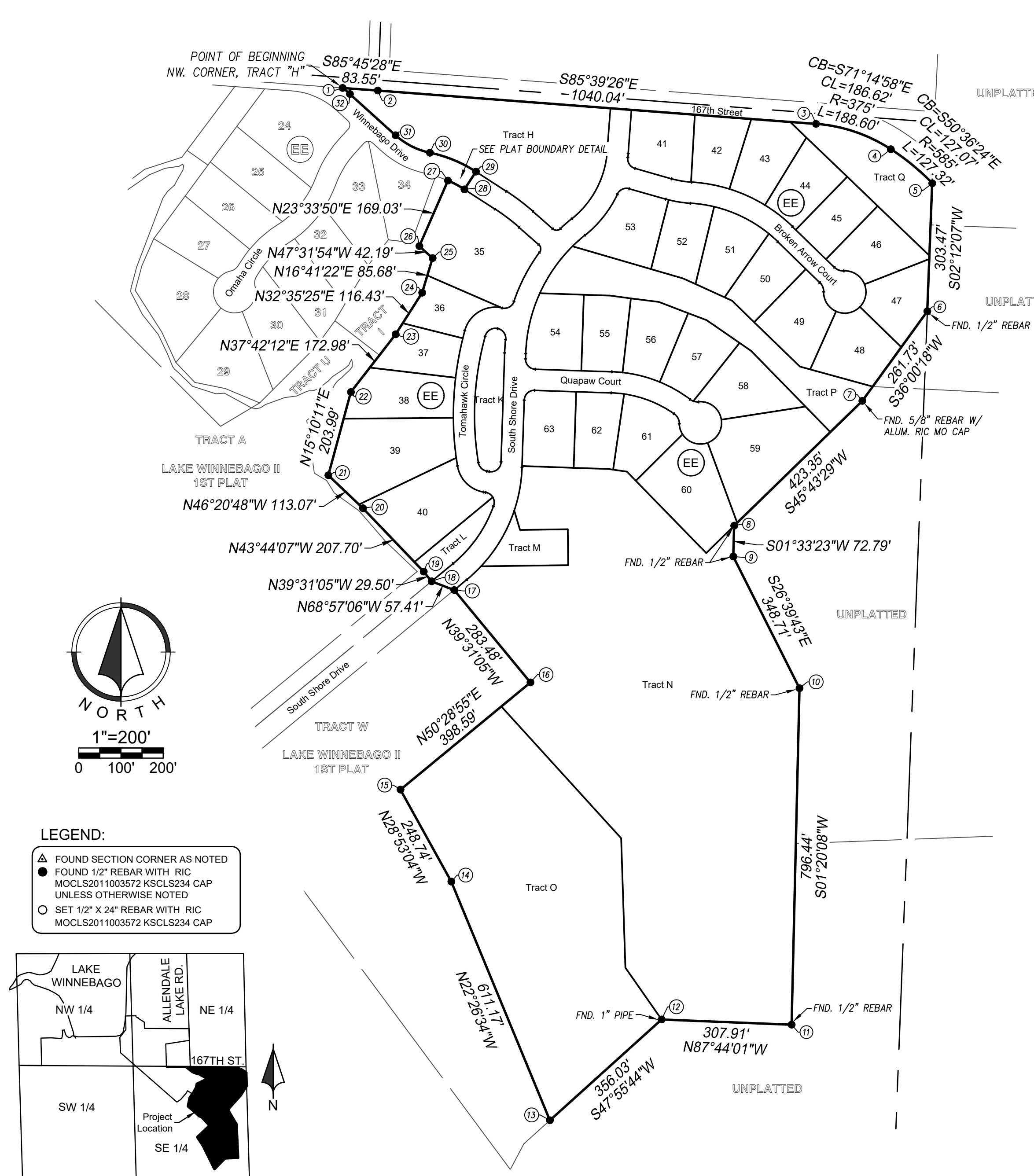
By: \_\_\_\_\_  
Mike Collar, Mayor

By: \_\_\_\_\_  
Kathy Ray, City Clerk

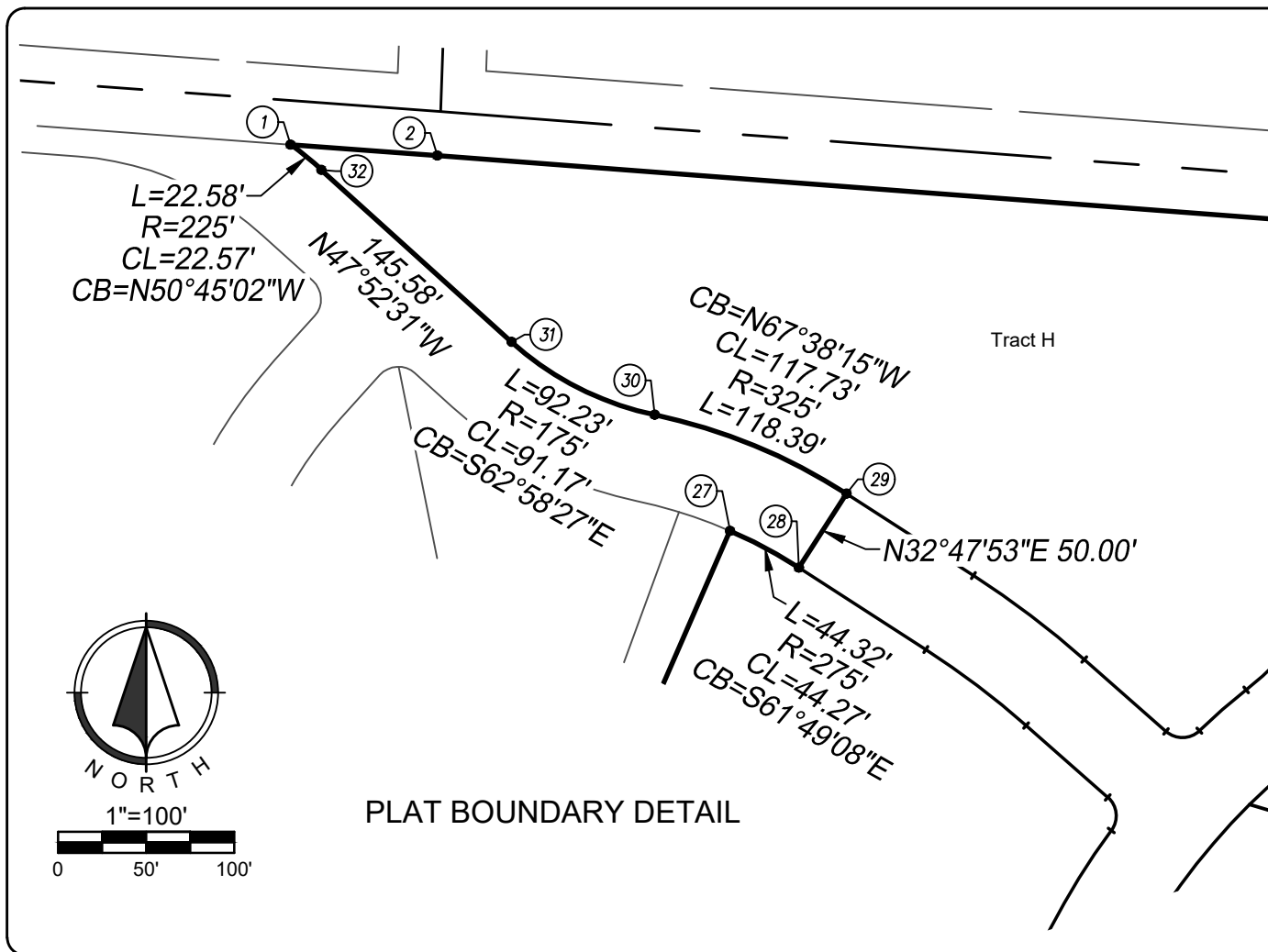
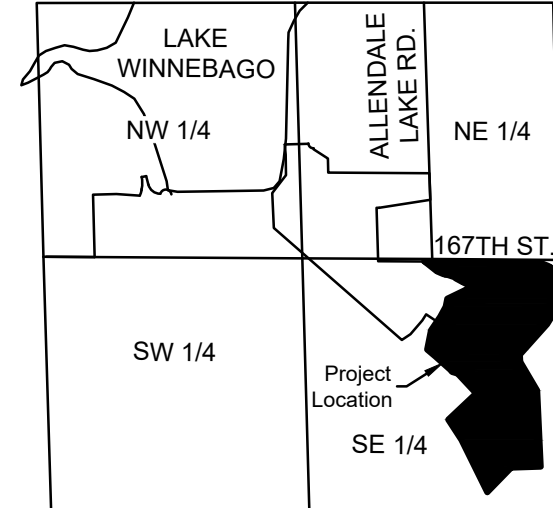
### ACCEPTANCE

This subdivision plat has been reviewed and conforms to city engineering requirements.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Robert E. Quick, City Engineer



- LEGEND:**
- ▲ FOUND SECTION CORNER AS NOTED
  - FOUND 1/2" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP UNLESS OTHERWISE NOTED
  - SET 1/2" x 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP



Plat Corners (State Plane Coords in Feet)		
Point #	Northing	Easting
1	964528.07	2831554.02
2	964521.89	2831637.33
3	964443.14	2832674.24
4	964383.16	2832850.93
5	964302.53	2832949.11
6	963999.33	2832937.46
7	963787.63	2832783.62
8	963492.13	2832480.55
9	963419.38	2832478.57
10	963107.79	2832635.02
11	962311.67	2832616.46
12	962223.84	2832308.84
13	962085.32	2832044.59
14	962650.12	2831811.30
15	962867.89	2831691.16
16	963121.49	2831998.60

Plat Corners (State Plane Coords in Feet)		
Point #	Northing	Easting
17	963340.14	2831818.24
18	963380.76	2831764.67
19	963383.81	2831745.90
20	963533.56	2831802.33
21	963611.60	2831520.53
22	963808.45	2831573.91
23	963945.29	2831679.68
24	964043.38	2831742.39
25	964125.43	2831786.99
26	964153.92	2831735.87
27	964308.83	2831803.43
28	964287.92	2831842.45
29	964329.94	2831869.53
30	964374.73	2831760.67
31	964416.15	2831679.46
32	964513.79	2831571.50

### NOTES:

- Basis of Bearings: U.S. State Plane, Missouri West Zone, NAD 83.
- Missouri State Plane Coordinates calculated using Missouri Geographic Reference System, Station CA-10, using a combined adjustment factor of 0.99986053.
- All bearings and distances shown on this plat are measured unless otherwise noted.
- Flood Plain Note (Table A Item #3): According to the F.E.M.A. Flood Insurance Rate Map Number 29037C0055F and 29037C0065F, both revised January 2, 2013, this tract graphically lies in: -SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE A, defined as no Base Flood Elevations determined and Zone AE Base Flood Elevations determined. -OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- A 1/2" x 24" rebar with cap will be set on all property corners upon completion of construction.

Steve E. Roberts, Missouri LS-2496  
RIC MO CLS-2011003572  
sroberts@ric-consult.com

SHEET 1 OF 3

21-0210

## LAKE WINNEBAGO II, 12TH PLAT

Prepared For:  
LRSWD, L.L.C.  
Mr. Randy Spalding  
8430 Clint Drive  
Belton, Missouri

Date of Preparation: November 17, 2021  
Revised: May 20, 2022

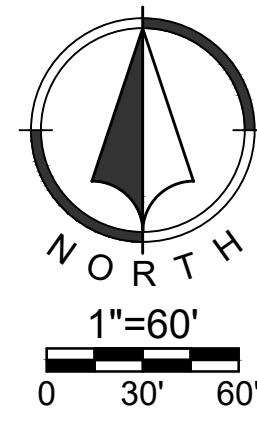


132 Abbie Avenue  
Kansas City, Kansas 66103  
913.317.9500  
www.ri-consult.com

# FINAL PLAT

## LAKE WINNEBAGO II, 12TH PLAT

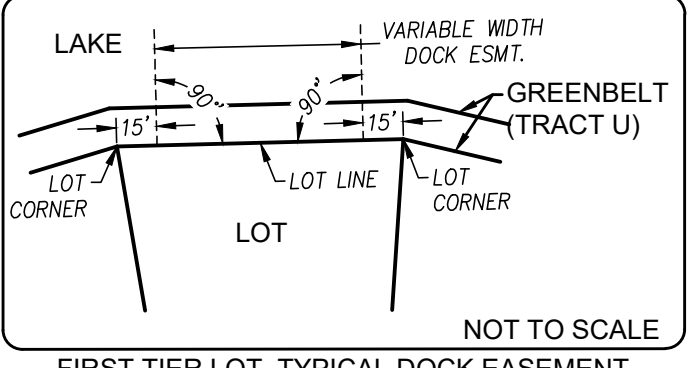
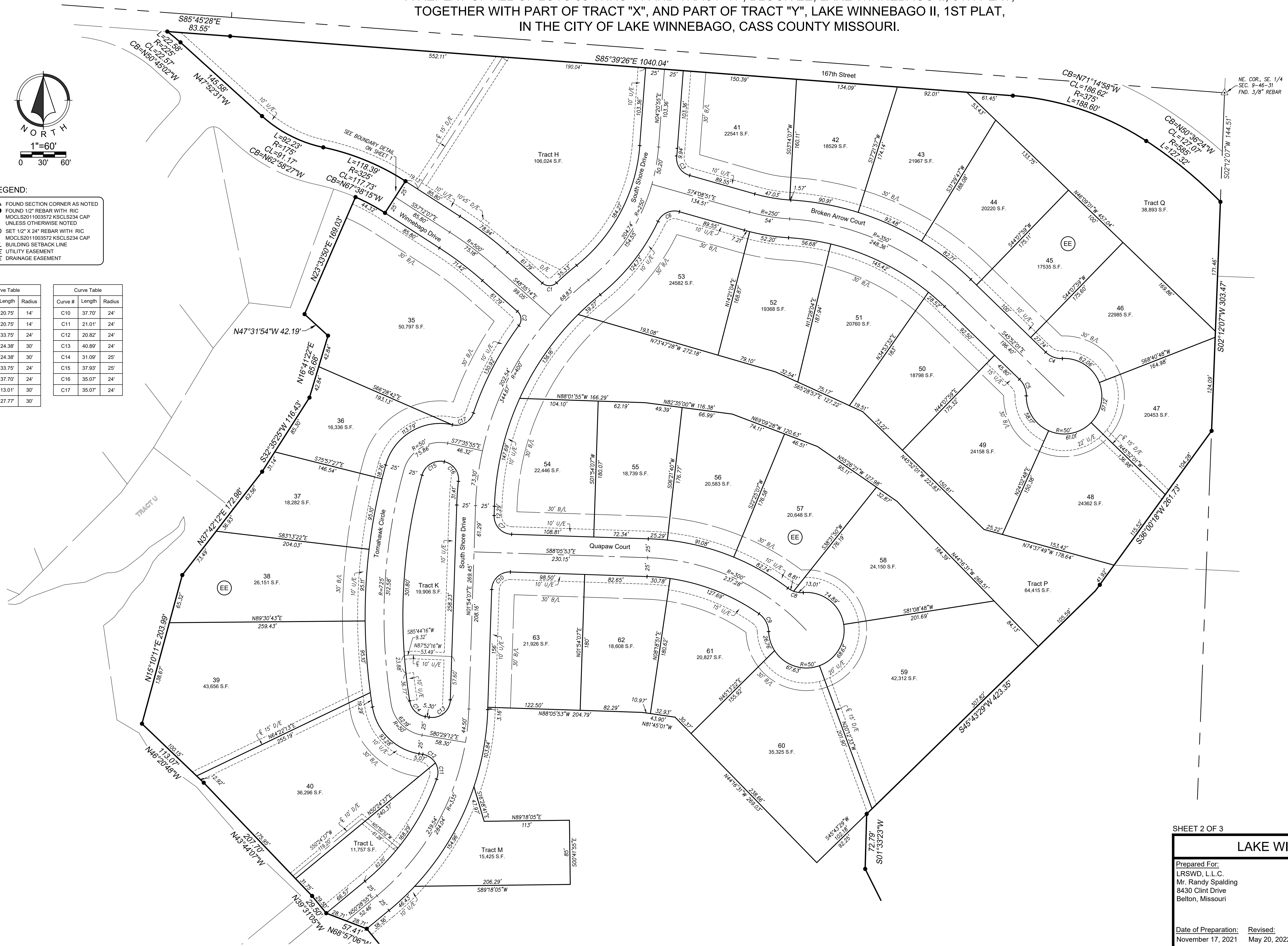
A REPLAT OF ALL OF LOTS 35 THRU 41 AND TRACT "H", BLOCK EE, LAKE WINNEBAGO II, 5TH PLAT,  
TOGETHER WITH PART OF TRACT "X", AND PART OF TRACT "Y", LAKE WINNEBAGO II, 1ST PLAT,  
IN THE CITY OF LAKE WINNEBAGO, CASS COUNTY MISSOURI.



**LEGEND:**

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND 1/2" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP UNLESS OTHERWISE NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- B/L BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT

Curve Table			Curve Table		
Curve #	Length	Radius	Curve #	Length	Radius
C1	20.75'	14'	C10	37.70'	24'
C2	20.75'	14'	C11	21.01'	24'
C3	33.75'	24'	C12	20.82'	24'
C4	24.38'	30'	C13	40.89'	24'
C5	24.38'	30'	C14	31.09'	25'
C6	33.75'	24'	C15	37.93'	25'
C7	37.70'	24'	C16	35.07'	24'
C8	13.01'	30'	C17	35.07'	24'
C9	27.77'	30'			



SHEET 2 OF 3

21-0210

**LAKE WINNEBAGO II, 12TH PLAT**

Prepared For:  
LRSD, L.L.C.  
Mr. Randy Spalding  
8430 Clint Drive  
Belton, Missouri

Date of Preparation:  
November 17, 2021

Revised:  
May 20, 2022

**Renaissance**  
**Infrastructure**  
**Consulting**

132 Abbie Avenue  
Kansas City, Kansas 66103

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