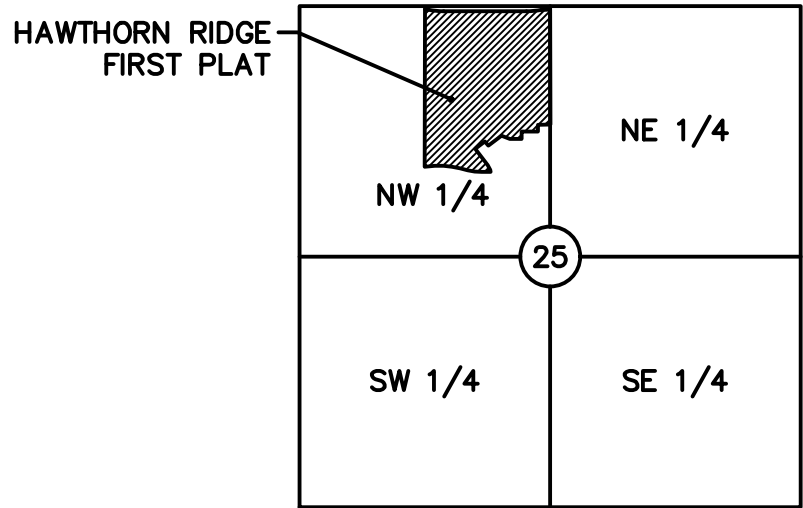
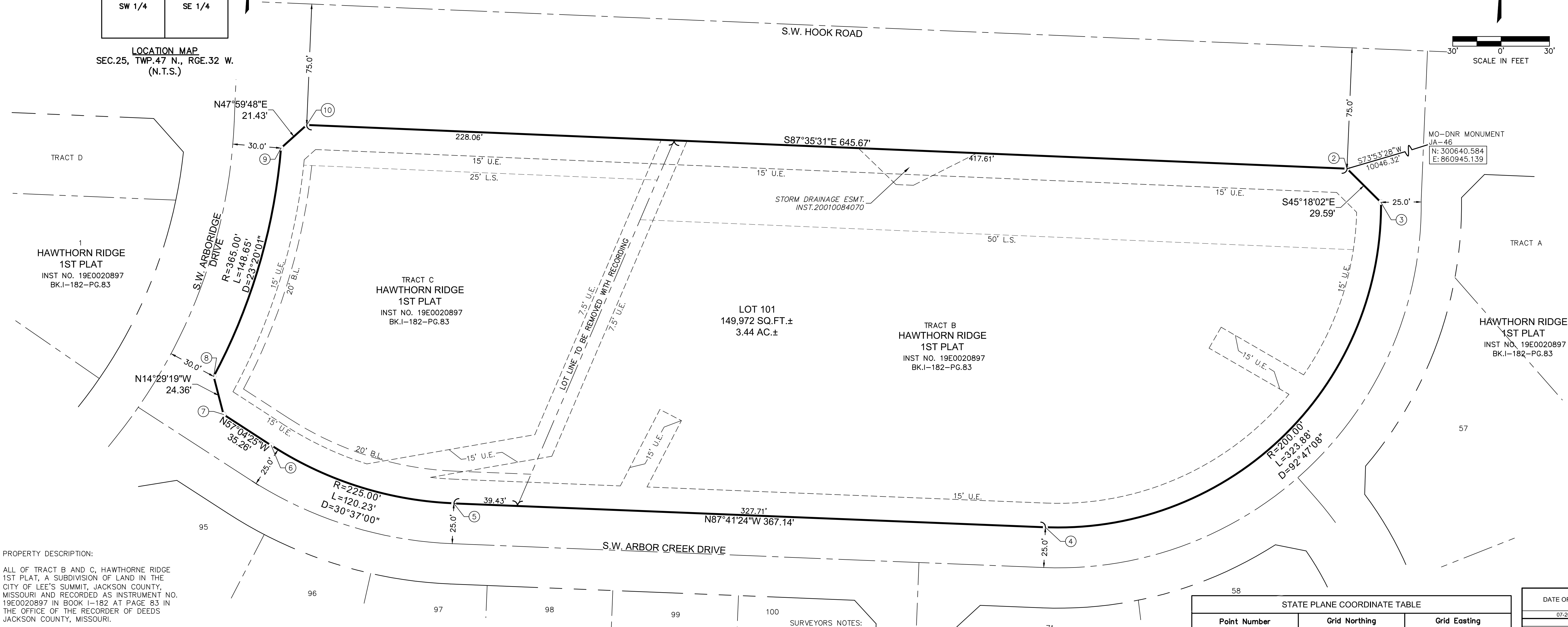


DWG: F:\2019\1001-1500\019-1288\40-Design\Survey\SRVY\Sheets\Lot_Consolidation\V_LOTC_0191288.dwg
DATE: Jul 31, 2019 10:06am
USER: jmeans



LOCATION MAP
SEC.25, TWP.47 N., RGE.32 W.
(N.T.S.)

LOT CONSOLIDATION - MINOR PLAT OF
TRACTS B AND C
HAWTHORN RIDGE 1ST PLAT
NW 1/4, SEC. 25 - TWP. 47N. - RGE. 32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION:

ALL OF TRACT B AND C, HAWTHORNE RIDGE 1ST PLAT, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND RECORDED AS INSTRUMENT NO. 19E0020897 IN BOOK I-182 AT PAGE 83 IN THE OFFICE OF THE RECORDER OF DEEDS JACKSON COUNTY, MISSOURI.

IN WITNESS WHEREOF:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, D.B.A. SUMMIT HOMES LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2019.

CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION, D.B.A. SUMMIT HOMES

DAVID W. PRICE ASSISTANT SECRETARY

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DAVID W. PRICE TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS ASSISTANT SECRETARY OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, D.B.A. SUMMIT HOMES AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID DAVID W. PRICE, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE LOT CONSOLIDATION / MINOR PLAT OF TRACTS B AND C, HAWTHORN RIDGE 1ST PLAT WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO THE UNITED DEVELOPMENT ORDINANCE NO. 5209.

APPROVED: _____ DATE _____
GEORGE M. BINGER III, P.E.
CITY ENGINEER

APPROVED: _____ DATE _____
RYAN A. ELAM, P.E.
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
VINCENT E. BRICE
JACKSON COUNTY GIS

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION,
D.B.A. SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64062
816.246.6700

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCEING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, INC., FILE NO. KCT-205503, EFFECTIVE DATE MARCH 15, 2017, REVISED APRIL 7, 2017 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-46" WITH A GRID FACTOR OF 0.9998993. ALL COORDINATES SHOWN ARE IN METERS.
- ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0531G, REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THERE IS NO VISIBLE EVIDENCE, THIS DATE, OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PROPERTY BOUNDARY, AS IDENTIFIED IN "MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL - WELLS AS OF FEBRUARY 1, 2017".
- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

EASEMENTS

- D.E. STORM DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- L.S. LANDSCAPE EASEMENT
- S.E. SANITARY EASEMENT

SETBACKS

- B.L. BUILDING SETBACK

MISC.

- R RADIUS
- L ARC DISTANCE
- D DELTA / CENTRAL ANGLE
- I.T.B. INITIAL TANGENT BEARING
- R/W RIGHT OF WAY
- P.O.S. PRIVATE OPEN SPACE

PLAN LEGEND

SURVEY MARKERS

- MO DNR SURVEY MONUMENT
- FOUND SECTION CORNER (MONUMENTATION AS NOTED)
- FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
- SET 5/8" IRON REBAR WITH ALUMINUM CAP TO BE SET UPON COMPLETION OF CONSTRUCTION.
- SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION. (1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	300640.584	860945.139
2	299791.038	858003.541
3	299784.695	858009.951
4	299723.284	857946.543
5	299727.794	857834.742
6	299738.753	857800.232
7	299744.594	857791.212
8	299751.782	857789.355
9	299794.935	857802.080
10	299799.306	857806.933

THIS LOT CONSOLIDATION AND SURVEY OF TRACTS B AND C, HAWTHORN RIDGE 1ST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE LOT CONSOLIDATION AND SURVEY OF TRACTS B AND C, HAWTHORN RIDGE 1ST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
JULY 31, 2019
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
07-26-2019

drawn by: _____ JSR
surveyed by: _____ A-H/MZ
checked by: _____ BAF
approved by: _____ JSR
project no.: 019-1288
file name: V_LOTC_0191288.DWG

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET
1 of 1