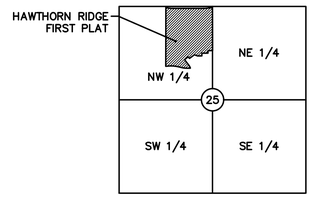
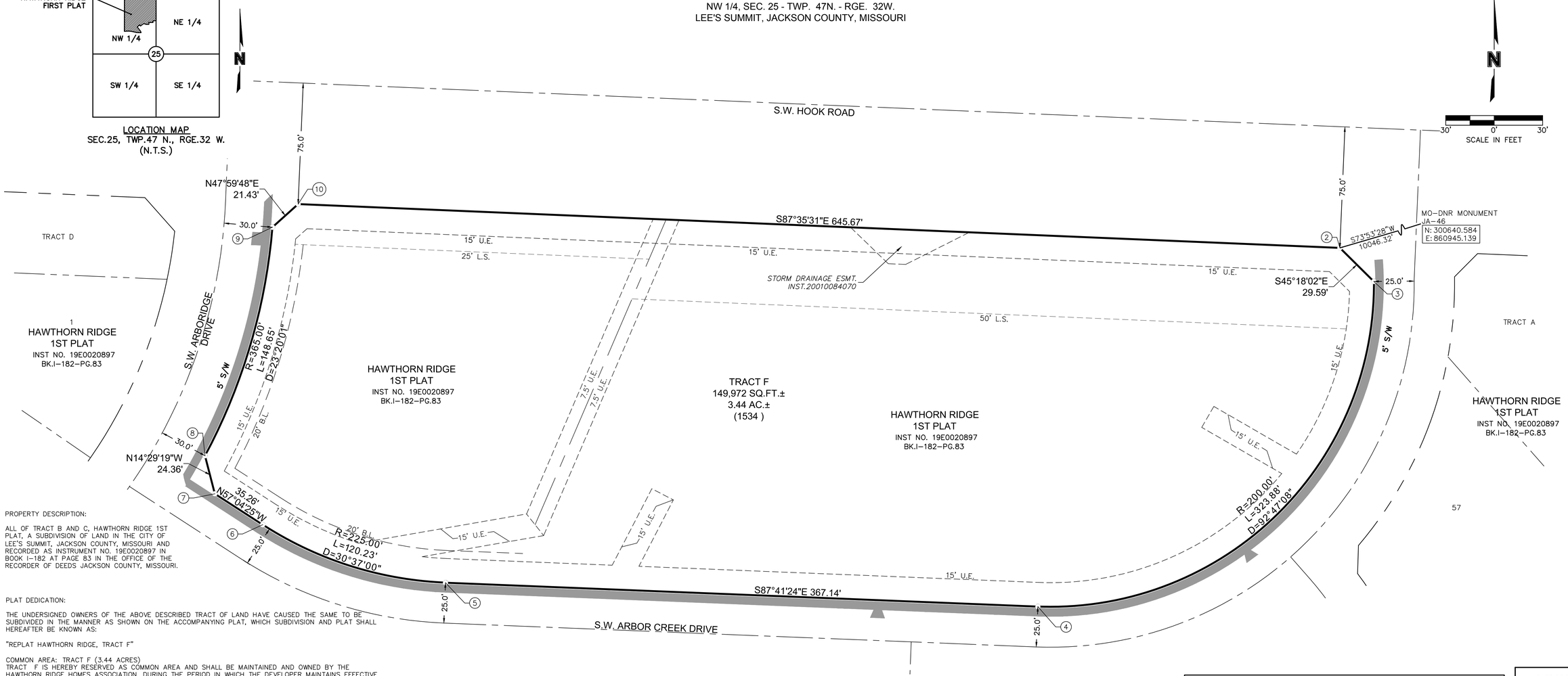
MINOR PLAT OF

REPLAT HAWTHORN RIDGE, TRACT F

NW 1/4, SEC. 25 - TWP. 47N. - RGE. 32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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



PROPERTY DESCRIPTION:

ALL OF TRACT B AND C, HAWTHORN 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.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

"REPLAT HAWTHORN RIDGE, TRACT F"

COMMON AREA: TRACT F (3.44 ACRES)
TRACT F IS HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE HAWTHORN RIDGE HOMES ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE CONDOMINIUM OR PROPERTY OWNERS' ASSOCIATION, OR OTHER ENTITY APPROVED BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE CONDOMINIUM OR PROPERTY OWNERS' ASSOCIATION.

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.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF:

CLAYTON PROPERTIES GROUP, INC., f/k/a CMH PARKS, 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. f/k/a CMH PARKS, 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., f/k/a CMH PARKS, 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 MINOR PLAT OF "REPLAT HAWTHORN RIDGE, TRACT F" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

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

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

APPROVED: _____ _____
TRISHA FOWLER ARCURI DATE
CITY CLERK

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

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

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING 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.

2. 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.

3. 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).

4. 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".

5. THE TRACT WILL NOT HAVE DIRECT VEHICULAR ACCESS TO SW ARBORIDGE DR.

PLAN LEGEND

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

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
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 "REPLAT HAWTHORN RIDGE, TRACT F" WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE LOT CONSOLIDATION AND SURVEY OF "REPLAT HAWTHORN RIDGE, TRACT F" 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.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER
PLS-2002014092
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
SEPTEMBER 24, 2019
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
07-26-2019
09-24-2019 CITY COMMENTS

drawn by: JSR
surveyed by: AH-NZ
checked by: BAL
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 TEL 816.361.1177
North Kansas City, MO 64116 FAX 816.361.1888
www.olsson.com

SHEET
1 of 1

DWG: F:\2019\001-1500\019-1288\40-Design\Survey\SRVY\Sheets\Lot Consolidation\V_LOTC_0191288.dwg USER: jmeans
DATE: Sep 25, 2019 2:55pm