

DWG: F:\2018\1001-1500\018-1140-A\40-Design\Survey\SRV\Sheets\Plat\V_FPT_A81140.dwg
DATE: Apr 29, 2020 7:52am

USER: nwilloughby

The 10' rear yard setback as approved by the Council during the PDP was specific to lots 34, 35, 36, 43 and 44.

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.

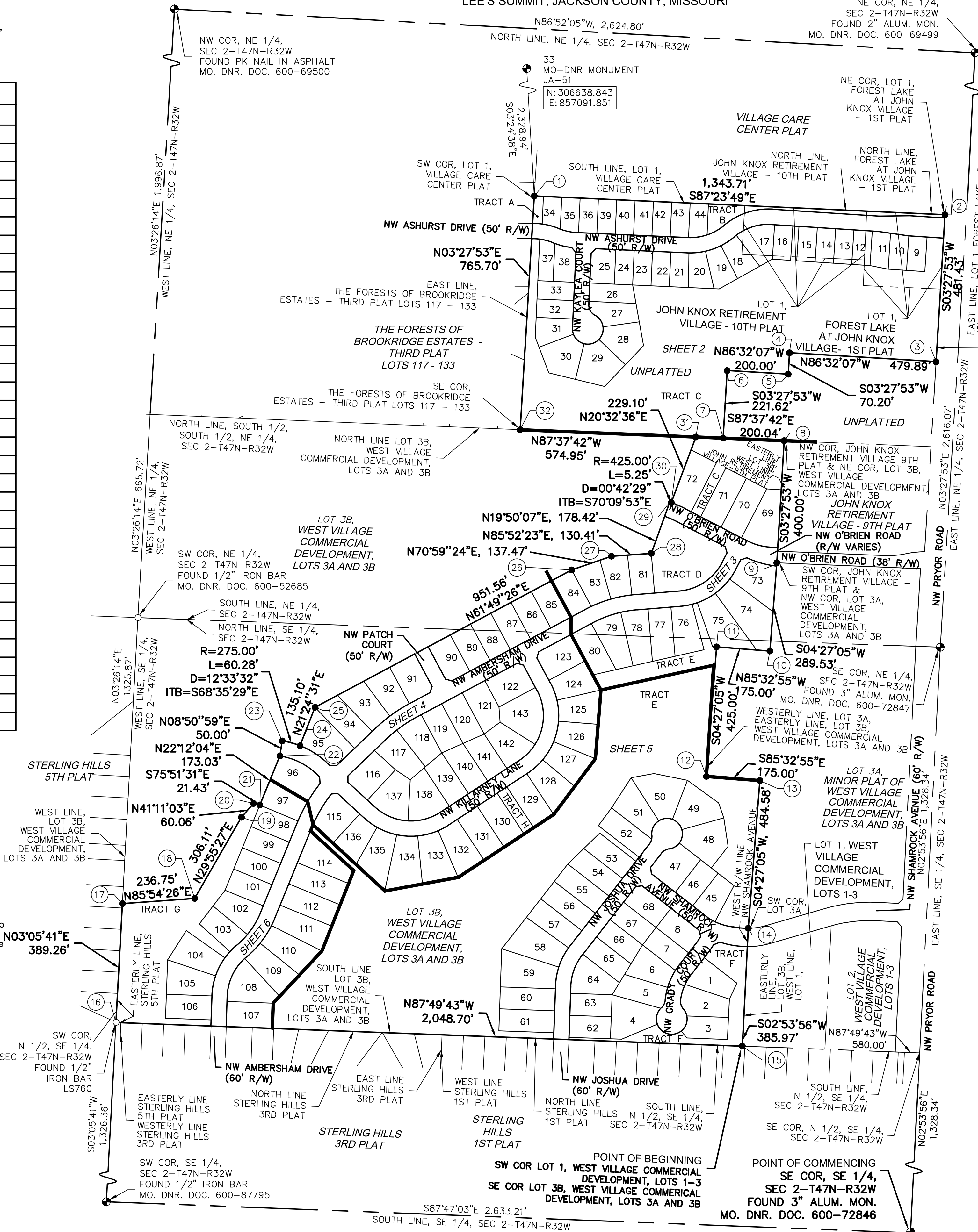
All storm water conveyance, retention or detention facilities to be located on common property shall be owned and maintained by the property owners' association in accordance with the standards set forth in the Covenants, Conditions and Restrictions.

This is to certify that the within plat of WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G and H was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this _____ day of _____, 20____, by Ordinance No. _____

APPROVED:	George M. Binger III, P.E. City Engineer	Date _____
APPROVED:	Robert G. McKay, AICP Director of Planning & Special Projects	Date _____
APPROVED:	William A. Baird Mayor	Date _____
APPROVED:	Dana R. Arth Planning Commission Secretary	Date _____
APPROVED:	Trisha Fowler Arcuri City Clerk	Date _____
APPROVED:	Vincent E. Brice Jackson County GIS	Date _____

DEVELOPER:
Clayton Properties Group, Inc.
dba Summit Homes
a Tennessee Corporation
120 SE 30th Street
Lee's Summit, MO 64062
816.246.6700

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	305930.279	857134.079
2	305911.679	857543.196
3	305765.216	857534.329
4	305774.055	857388.334
5	305752.699	857387.041
6	305756.383	857326.195
7	305688.961	857322.113
8	305686.438	857383.029
9	305563.227	857375.543
10	305476.772	857368.811
11	305480.912	857315.635
12	305351.770	857305.581
13	305347.630	857358.757
14	305200.382	857347.296
15	305082.894	857341.347
16	305106.552	856717.384
17	305225.019	856723.789
18	305230.169	856795.761
19	305311.029	856842.303
20	305324.806	856854.357
21	305323.210	856860.690
22	305372.038	856880.618
23	305387.096	856882.962
24	305382.310	856900.662
25	305420.645	856915.692
26	305557.588	857171.345
27	305571.235	857210.957
28	305574.096	857250.603
29	305625.250	857269.055
30	305624.698	857270.558
31	305690.082	857295.060
32	305697.333	857119.975
33	306638.843	857091.851



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:

WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G AND H

PROPERTY DESCRIPTION:

All of Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE – 1ST PLAT, a subdivision recorded as Instrument Number 2007E0051292 in Book 1106 at Page 42 in said Jackson County Recorder of Deeds Office, the remaining Eastern portion of Lot 1, JOHN KNOX RETIREMENT VILLAGE – 10TH PLAT, a subdivision recorded as Instrument Number 1279980 in Book 35 at Page 61 in said Jackson County Recorder of Deeds Office, that was not re-platted with said FOREST LAKE AT JOHN KNOX VILLAGE – 1ST PLAT both subdivisions located in the Northeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, part of Lot 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, a subdivision in said Lee's Summit recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in said Jackson County Recorder of Deeds Office located in said Northeast Quarter and Southeast Quarter of said Section 2, and also an un-platted tract of land in said Northeast Quarter being bounded and described by or under the direct supervision of Jason S Roubush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 02°53'56" East, on the East line of said Southeast Quarter, 1,328.34 feet to the Southeast corner of the North Half of said Southeast Quarter; thence North 87°49'43" West, on the South line of said North Half of said Southeast Quarter, also being along the North line and the Easterly extension of STERLING HILLS 1ST PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 1188888 in Book 153 at Page 22 in said Jackson County Recorder of Deeds Office, 580.00 feet to the Southeast corner of said Lot 3B, also being the Southwest corner of Lot 1, WEST VILLAGE COMMERCIAL DEVELOPMENT, a subdivision in said Lee's Summit recorded as Instrument Number 2019E0004491 in Book 1181 at Page 8 in said Jackson County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence continuing North 87°49'43" West on said South line of said North Half of said Southeast Quarter, along said North line of said STERLING HILLS 1ST PLAT, also along the South line of said Lot 3B, also along the North line of STERLING HILLS 3RD PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 1121580 in Book 153 at Page 96 in said Jackson County Recorder of Deeds Office, and also along the Easterly line of STERLING HILLS 5TH PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 11273783 in Book 154 at Page 88 in said Jackson County Recorder of Deeds Office 2,048.70 feet to a point on said Easterly line, also being the Southwest corner of said Lot 3B, also being the Southwest corner of said North Half of said Southeast Quarter; thence North 03°05'41" East on said Easterly line, also along the West line of said Lot 3B, and also on the West line of said Southeast Quarter, 389.26 feet; thence leaving said East, West and Easterly lines, North 85°54'26" East, 236.75 feet; thence North 29°55'27" East, 306.11 feet; thence North 41°11'03" East, 60.06 feet; thence South 75°51'31" East, 21.43 feet; thence North 22°12'04" East, 173.03 feet; thence North 08°50'59" East, 50.00 feet; thence Easterly along a curve to the right having an initial tangent bearing of South 68°35'29" East with a radius of 275.00 feet, a central angle of 12°33'32" and an arc distance of 60.28 feet; thence North 21°24'31" East, 135.10 feet; thence North 61°49'26" East, 951.56 feet; thence North 70°59'24" East, 137.47 feet; thence North 85°52'23" East, 130.41 feet; thence North 19°50'07" East, 178.42 feet; thence Westerly along a curve to the left having an initial tangent bearing of South 70°09'53" East with a radius of 425.00 feet, a central angle of 00°42'29" and an arc distance of 5.25 feet; thence North 20°32'36" East, 229.10 feet to a point on the North line of said Lot 3B, also being a point on the North line of the South Half of the South Half of said Northeast Quarter; thence North 87°37'42" West, on said North line, 574.95 feet to the Southeast Corner of THE FORESTS OF BROOKRIDGE ESTATES – THIRD PLAT LOTS 117–133, a subdivision in said Lee's Summit recorded as Instrument Number 11198645 in Book 153 at Page 46 in said Jackson County Recorder of Deeds Office; thence North 03°27'53" East, along the East line of said THE FORESTS OF BROOKRIDGE ESTATES – THIRD PLAT LOTS 117–133, a distance of 765.70 feet to the Southwest corner of Lot 1, VILLAGE CARE CENTER PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 1736897 in Book 143 at Page 122 in said Jackson County Recorder of Deeds Office; thence South 87°23'49" East, along the South line of said Lot 1, also along the North line and the Westerly extension of said JOHN KNOX RETIREMENT VILLAGE – 10TH PLAT and along the North line of said FOREST LAKE AT JOHN KNOX VILLAGE–1ST PLAT 1,343.71 feet to the Northeast corner of said Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE–1ST PLAT, also being a point on the Existing West Right-of-Way Line of NW PRYOR ROAD, as established Right of Way Deed recorded as Instrument Number 2007E0042287 and re-recorded as Instrument Number 2007E0042288 and Instrument Number 2007E0042289 in said Jackson County Recorder of Deeds Office; thence South 03°27'53" West, along said Existing West right-of-way line, along the East line and the Southerly extension of Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE–1ST PLAT, 481.43 feet; thence leaving said Existing West right-of-way line and said Southerly extension, North 86°32'07" West, 479.89 feet; thence South 03°27'53" West, 70.20 feet; thence North 86°32'07" West, 200.00 feet; thence South 03°27'53" West, 221.62 feet to a point on said North line of said South Half of said South Half of said Northeast Quarter, also being a point on said North line of said Lot 3B; thence South 87°37'42" East on said North Line of said South Half of said South Half of said Northeast Quarter and said North line of said Lot 3B, 200.04 feet to the Northeast corner of said Lot 3B also being the Northwest corner of JOHN KNOX RETIREMENT VILLAGE – 9TH PLAT, a subdivision in Lee's Summit recorded as Instrument Number 1274676 in Book 35 at Page 42 in said Jackson County Recorder of Deeds Office; thence South 03°27'53" West, along the West line of said JOHN KNOX RETIREMENT VILLAGE – 9TH PLAT, also being the Easterly line of said Lot 3B, 400.00 feet to the Southwest corner of said JOHN KNOX RETIREMENT VILLAGE – 9TH PLAT, also being the Northwest corner of Lot 3A of said WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B; thence South 04°27'05" West, along said Easterly line and said Westerly line of said Lot 3A, 289.53 feet; thence North 85°32'55" West, along said Easterly line and said Westerly line, 175.00 feet; thence South 04°27'05" West, along said Easterly line and said Westerly line, 425.00 feet; thence South 85°32'55" East, along said Easterly line and said Westerly line, 175.00 feet; thence South 04°27'05" West, on said Easterly line and said Westerly line 484.58 feet to the Southwest corner of said Lot 3A; thence South 02°53'56" West, along said Easterly line, along the existing West right of way line of NW Shamrock Avenue, as established by Right of Way Deed recorded as Instrument Number 2018E0091043 in said Jackson County Recorder of Deeds Office, and also along the West line of said Lot 1 of said WEST VILLAGE COMMERCIAL DEVELOPMENT, 385.97 feet to the Point of Beginning. Containing 3,353,806 square feet or 76.99 acres, more or less.

1. Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Kansas City Title, Inc., File No. KCT-212929, with a Revised Date of April 23, 2020 and a Commitment Date of April 20, 2020 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-51" with a grid factor of 0.9998994. All coordinates shown are in meters.

3. The term Per Plat is in reference to JOHN KNOX RETIREMENT VILLAGE – 10TH PLAT, recorded as Instrument Number 1279980, in Book 35, at Page 61 in Jackson County Recorder of Deeds Office.

4. The term Per Minor Plat is in reference to Minor Plat of FOREST LAKE AT JOHN KNOX VILLAGE – 1ST PLAT, recorded as Instrument Number E0051292, in Book 1106, at Page 42 in Jackson County Recorder of Deeds Office.

5. The term Per Minor Plat Lots 1–3 is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1–3, recorded as Instrument Number 2019E0004491 in Book 1181 at Page 8 in Jackson County Recorder of Deeds Office.

6. The term Per Minor Plat Lots 3A & 3B is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in Jackson County Recorder of Deeds Office.

7. The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES – THIRD PLAT LOTS 117 – 133 recorded as Instrument Number 11198645 in Book 153 at Page 46 in Jackson County Recorder of Deeds Office.

8. Lot Lines from Forest Lake at John Knox Village – 1st Plat and John Knox Village Retirement Village–10th Plat will be removed with the recording of this plat.

9. The Stream Buffer limits match the plans approved June 17, 2019.

10. Total Acreage of this plat is 76.99 acres.

This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE 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. Roubush, MO PLS 2002014092
April 29, 2020
roudebush@olsson.com

DATE OF SURVEY	
11-30-2018 - 1st Submittal	
04-20-2020 Title Report Request	
04-29-2020 - 2nd Submittal	

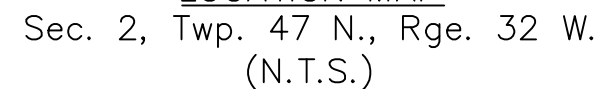
drawn by: _____ NRW
surveyed by: _____ SS/RNR/DCC
checked by: _____ JPM
approved by: _____ JSR
project no.: _____ A18-1140
file name: V_FPT_A81140.DWG

Olsson - Land Surveying - MO 366, MO Certificate of Authority-001592
Jason S. Roubush, MO PLS 2002014092
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET
1 of 6

WOODSIDE RIDGE 1ST PLAT

(Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,
Replat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT &
Replat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)
(Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H)
NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SURVEY MARKERS	
⊕ SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
I.E.	INGRESS/EGRESS EASEMENT
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
℄	CENTERLINE
SW	SIDEWALK

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.

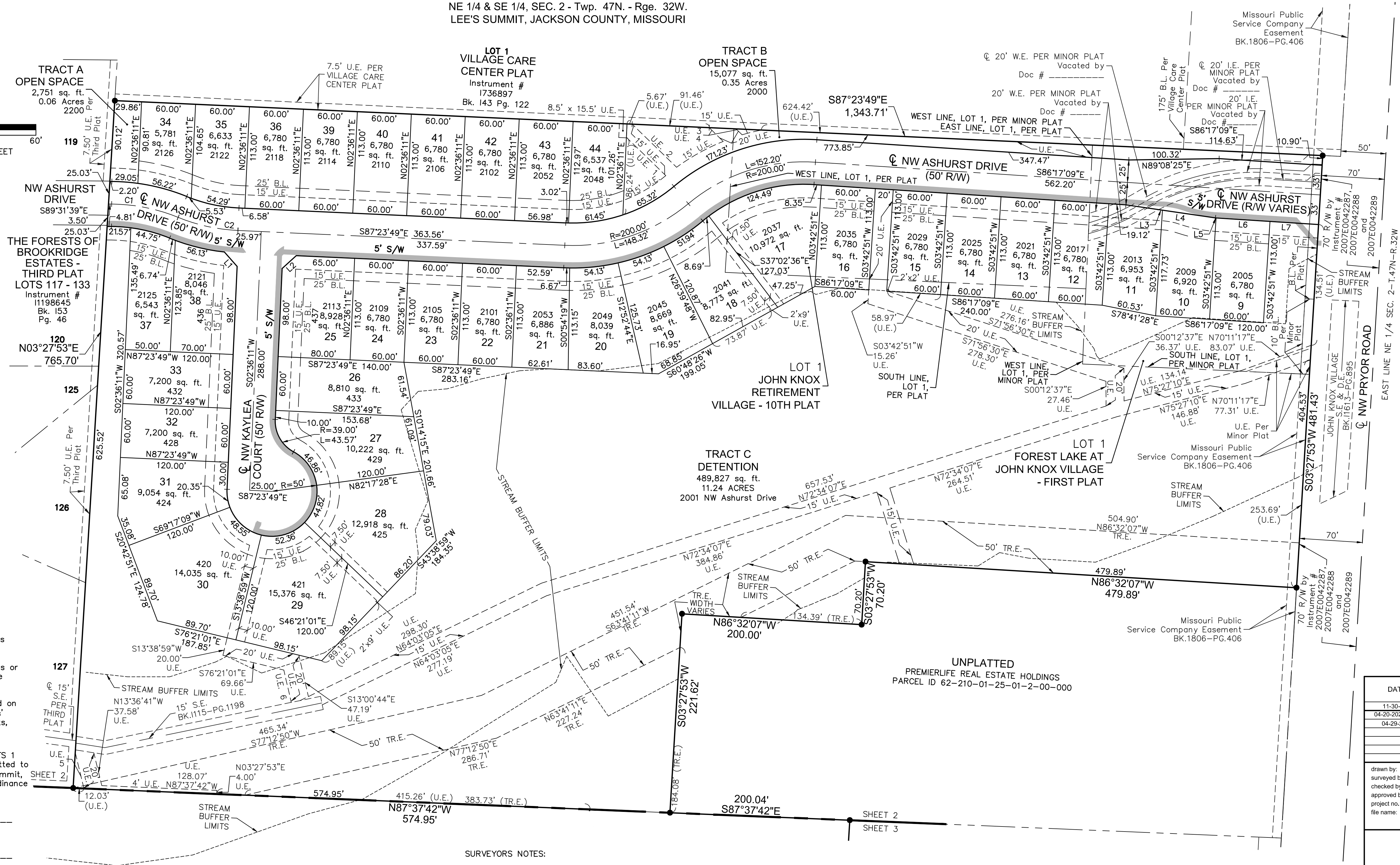
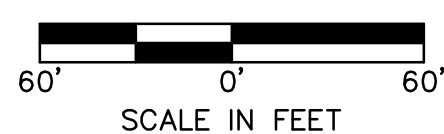
This is to certify that the within plat of WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G and H was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this _____ day of _____, 20____, by Ordinance No. _____.

APPROVED: _____ Date _____
Robert G. McKay, AICP
Director of Planning & Special Projects

APPROVED: _____ Date _____
Dana R. Arth
Planning Commission Secretary

APPROVED: _____ Date _____
 Vincent E. Brice
 Jackson County GIS

DEVELOPER:
Clayton Properties Group, Inc.
dba Summit Homes
a Tennessee Corporation
120 SE 30th Street
Lee's Summit, MO 64062
816.246.6700



UTILITY EASEMENT DETAIL TABLE		
EASEMENT ID	BEARING	DISTANCE
U.E. 1	N45°52'05"W	60.98'
U.E. 2	N45°52'05"W	68.79'
U.E. 3	N45°14'50"W	21.74'
U.E. 4	N45°14'50"W	9.40'
U.E. 5	N13°36'41"W	40.97'
U.E. 6	N13°00'44"E	37.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°33'42"E	21.52'
L2	S47°36'11"W	21.21'
L3	S81°42'43"E	41.01'
L4	S81°42'43"E	59.31'
L5	S86°17'09"E	0.88'
L6	S86°17'09"E	60.00'
L7	S86°17'09"E	54.04'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	INITIAL TANGENT BEARING
C1	200.00'	78.80'	21'42'50"	S89°31'39"E
C2	200.00'	68.36'	19°35'01"	S67°48'49"E

1. Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Kansas City Title, Inc., File No. KCT-212929, with a Revised Date of April 23, 2020 and a Commitment Date of April 20, 2020 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-51" with a grid factor of 0.9998994. All Coordinates shown are in meters.

3. The term Per Plat is in reference to JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT, recorded as Instrument Number 1279980, in Book 35, at Page 61 in Jackson County Recorder of Deeds Office.

4. The term Per Minor Plat is in reference to Minor Plat of FOREST LAKE AT JOHN KNOX VILLAGE – 1ST PLAT, recorded as Instrument Number E0051292, in Book 1106, at Page 42 in Jackson County Recorder of Deeds Office.

5. The term Per Minor Plat Lots 1-3 is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3, recorded as Instrument Number 2019E0004491 in Book 1181 at Page 8 in Jackson County Recorder of Deeds Office.

6. The term Per Minor Plat Lots 3A & 3B is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in Jackson County Recorder of Deeds Office.

7. The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES – THIRD PLAT LOTS 117 – 133 recorded as Instrument Number I1198645 in Book 153 at Page 46 in Jackson County Recorder of Deeds Office.

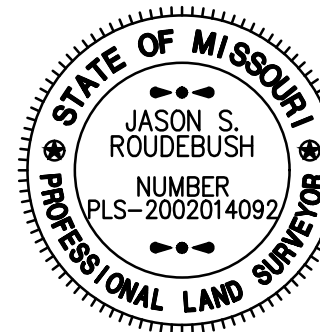
8. Lot Lines from Forest Lake at John Knox Village – 1st Plat and John Knox Village Retirement Village-10th Plat will be removed with the recording of this plat.

9. The Stream Buffer limits match the plans approved June 17, 2019.

10. Total Acreage of this plat is 76.99 acres.

This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE 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
April 29, 2020
jroudebush@olsson.com

DATE OF SURVEY	
11-30-2018 - 1st Submittal	
04-20-2020 Title Report Request	
04-29-2020 - 2nd Submittal	
drawn by: _____ NRW	
surveyed by: _____ SS/RN/RD/CC	
checked by: _____ JPM	
approved by: _____ JSR	
project no.: _____ A18-1140	
file name: V_FPT A81140.DWG	

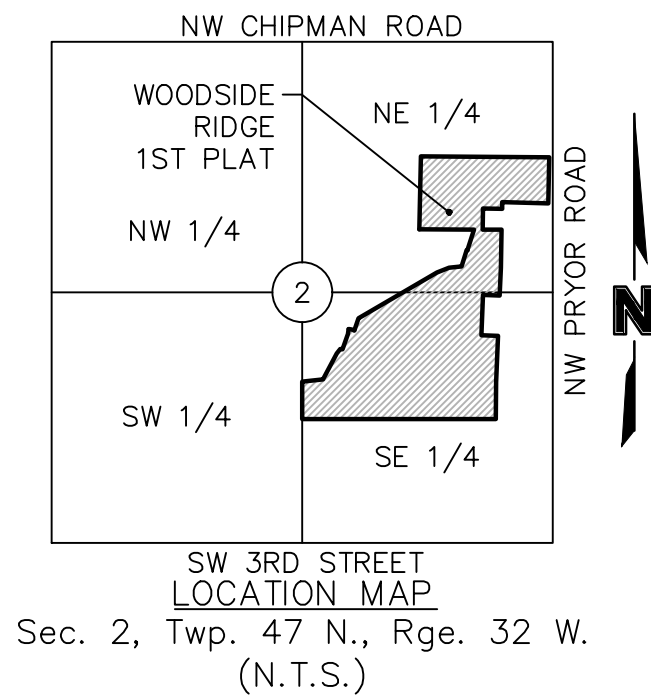
olsson

Olsson - Land Surveys - MO 366, MO Certificate of Authority-001582
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1777
 FAX 816.361.1888
 www.olsson.com

SHEET
2 of 6

DWG: F:\2018\1001-1500\018-1140-A\40-Design\Survey\SRVY\Sheets\Plat\V_FPT_A81140.dwg

FINAL PLAT OF
WOODSIDE RIDGE 1ST PLAT
(Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,
Replat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT &
Replat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)
(Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H)
NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND	
SURVEY MARKERS	
SCOR	FOUND SECTION CORNER MONUMENTATION AS NOTED
FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
I.E.	INGRESS/EGRESS EASEMENT
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
CL	CENTERLINE
SW	SIDEWALK

The 10' rear yard setback as approved by the Council during the PDP was specific to lots 34, 35, 36, 43 and 44.

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.

This is to certify that the within plat of WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G and H was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this _____ day of _____, 20____, by Ordinance No. _____

APPROVED:	George M. Binger III, P.E. City Engineer	Date _____
APPROVED:	Robert G. McKay, AICP Director of Planning & Special Projects	Date _____
APPROVED:	William A. Baird Mayor	Date _____
APPROVED:	Dana R. Arth Planning Commission Secretary	Date _____
APPROVED:	Trisha Fowler Arcuri City Clerk	Date _____
APPROVED:	Vincent E. Brice Jackson County GIS	Date _____

DEVELOPER:
Clayton Properties Group, Inc.
dba Summit Homes
a Tennessee Corporation
120 SE 30th Street
Lee's Summit, MO 64062
816.246.6700

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N16°49'26"E	21.21'
L11	S73°10'34"E	21.21'
L12	S73°10'34"E	21.21'
L13	S16°49'26"W	21.21'
L14	N89°23'44"E	21.84'
L15	N00°36'16"E	20.57'
L16	N85°43'22"E	20.47'
L17	N04°23'44"W	21.86'

SURVEYORS NOTES:

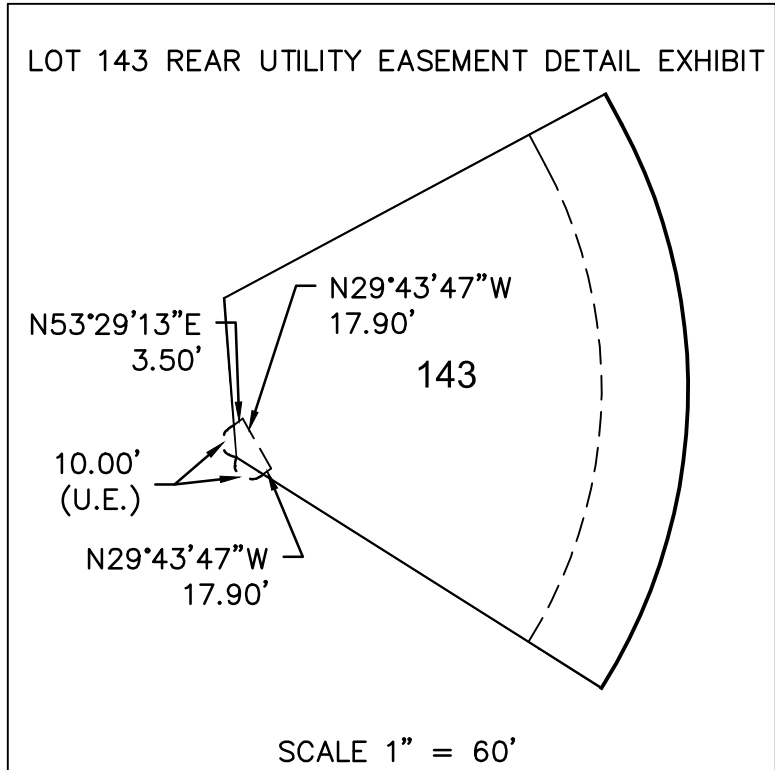
- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Kansas City Title, Inc., File No. KCT-212929, with a Revised Date of April 23, 2020 and a Commitment Date of April 20, 2020 at 8:00 a.m.
- Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument "JA-51" with a grid factor of 0.9998994. All Coordinates shown are in meters.
- The term Per Plat is in reference to JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT, recorded as Instrument Number I279980, in Book 35, at Page 61 in Jackson County Recorder of Deeds Office.
- The term Per Minor Plat is in reference to Minor Plat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, recorded as Instrument Number E0051292, in Book 1106, at Page 42 in Jackson County Recorder of Deeds Office.
- The term Per Minor Plat Lots 1-3 is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3, recorded as Instrument Number 2019E0004491 in Book 1181 at Page 8 in Jackson County Recorder of Deeds Office.
- The term Per Minor Plat Lots 3A & 3B is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in Jackson County Recorder of Deeds Office.
- The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133 recorded as Instrument Number I1198645 in Book 153 at Page 46 in Jackson County Recorder of Deeds Office.
- Lot Lines from Forest Lake at John Knox Village - 1st Plat and John Knox Village Retirement Village-10th Plat will be removed with the recording of this plat.
- The Stream Buffer limits match the plans approved June 17, 2019.
- Total Acreage of this plat is 76.99 acres.

This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE 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
April 29, 2020
jroudebush@olsson.com

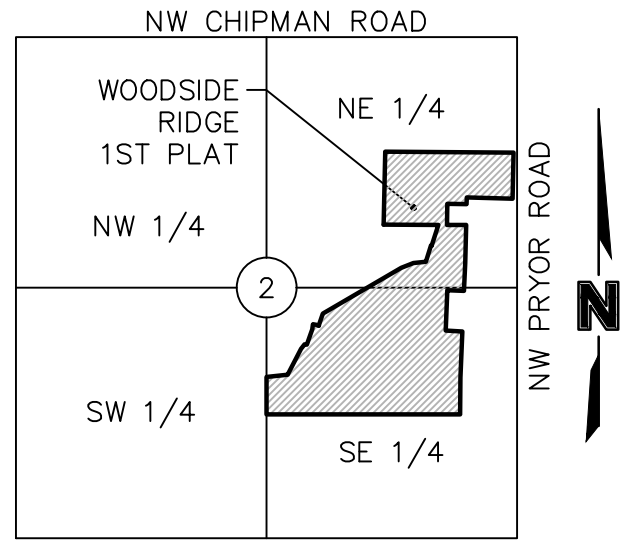


DATE OF SURVEY	
11-30-2018 - 1st Submittal	
04-20-2020 Title Report Request	
04-29-2020 - 2nd Submittal	
drawn by:	NRW
surveyed by:	SSR/NRW/DC
checked by:	JFM
approved by:	JSR
project no.:	A18-1140
file name:	V_FPT_A81140.DWG

olsson

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

FINAL PLAT OF
WOODSIDE RIDGE 1ST PLAT
(Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,
Replat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT &
Replat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)
(Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H)
NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Sec. 2, Twp. 47 N., Rge. 32 W.
(N.T.S.)

LEGEND	
SURVEY MARKERS	
● SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
I.E.	INGRESS/EGRESS EASEMENT
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
⊙	CENTERLINE
SW	SIDEWALK

This is to certify that the within plat of WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G and H was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this _____ day of _____, 20____, by Ordinance No. _____.

APPROVED: _____ Date _____
George M. Binger III, P.E.
City Engineer

APPROVED: _____ Date _____
Robert G. McKay, AICP
Director of Planning & Special Projects

APPROVED: _____ Date _____
William A. Baird
Mayor

APPROVED: _____ Date _____
Dana R. Arth
Planning Commission Secretary

APPROVED: _____ Date _____
Trisha Fowler Arcuri
City Clerk

APPROVED: _____ Date _____
Vincent E. Brice
Jackson County GIS

DEVELOPER:
Clayton Properties Group, Inc.
dba Summit Homes
a Tennessee Corporation
120 SE 30th Street
Lee's Summit, MO 64062
816.246.6700

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N07°08'10"W	21.21'
L19	N68°59'51"E	22.65'

The 10' rear yard setback as approved by the Council during the PDP was specific to lots 34, 35, 36, 43 and 44.

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.

SURVEYORS NOTES:

- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Kansas City Title, Inc., File No. KCT-212929, with a Revised Date of April 23, 2020 and a Commitment Date of April 20, 2020 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-51" with a grid factor of 0.9998994. All Coordinates shown are in meters.
- The term Per Plat is in reference to JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT, recorded as Instrument Number 1279980, in Book 35, at Page 61 in Jackson County Recorder of Deeds Office.
- The term Per Minor Plat is in reference to Minor Plat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, recorded as Instrument Number E0051292, in Book 1106, at Page 42 in Jackson County Recorder of Deeds Office.
- The term Per Minor Plat Lots 1-3 is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3, recorded as Instrument Number 2019E0004491 in Book 1181 at Page 8 in Jackson County Recorder of Deeds Office.
- The term Per Minor Plat Lots 3A & 3B is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in Jackson County Recorder of Deeds Office.
- The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133 recorded as Instrument Number 11198645 in Book 153 at Page 46 in Jackson County Recorder of Deeds Office.
- Lot Lines from Forest Lake at John Knox Village - 1st Plat and John Knox Village Retirement Village-10th Plat will be removed with the recording of this plat.
- The Stream Buffer limits match the plans approved June 17, 2019.
- Total Acreage of this plat is 76.99 acres.

This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE 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
April 29, 2020
jroudebush@olsson.com

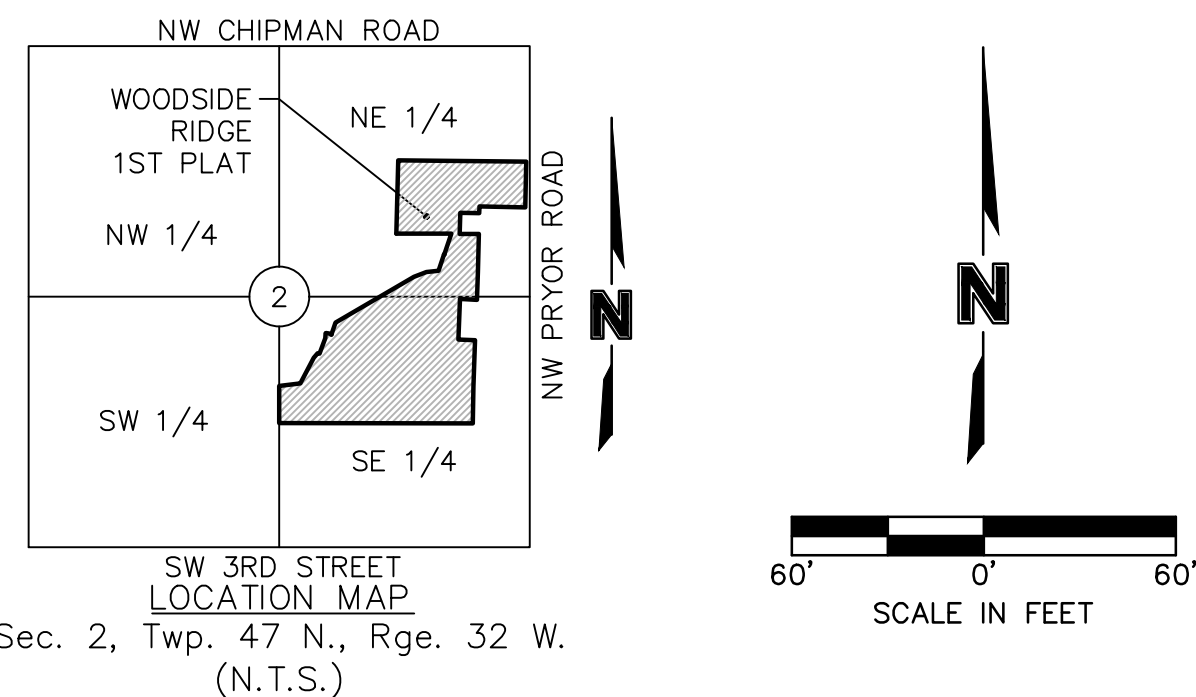
DATE OF SURVEY	
11-30-2018 - 1st Submittal	
04-20-2020 Title Report Request	
04-29-2020 - 2nd Submittal	
drawn by: _____	NRW
surveyed by: _____	SSR/NRW/DC
checked by: _____	JRM
approved by: _____	JSR
project no.: _____	A18-1140
file name: _____	V_FPT_A81140.DWG

olsson

Olsson - Land Surveying - MO 366, 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
5 of 6

FINAL PLAT OF
WOODSIDE RIDGE 1ST PLAT
(Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,
Replat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT &
Replat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B
(Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H)
NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND	
SURVEY MARKERS	
⊕ SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
— —	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
I.E.	INGRESS/EGRESS EASEMENT
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
Ⓢ	CENTERLINE
SW	SIDEWALK

The 10' rear yard setback as approved by the Council during the PDP was specific to lots 34, 35, 36, 43 and 44.

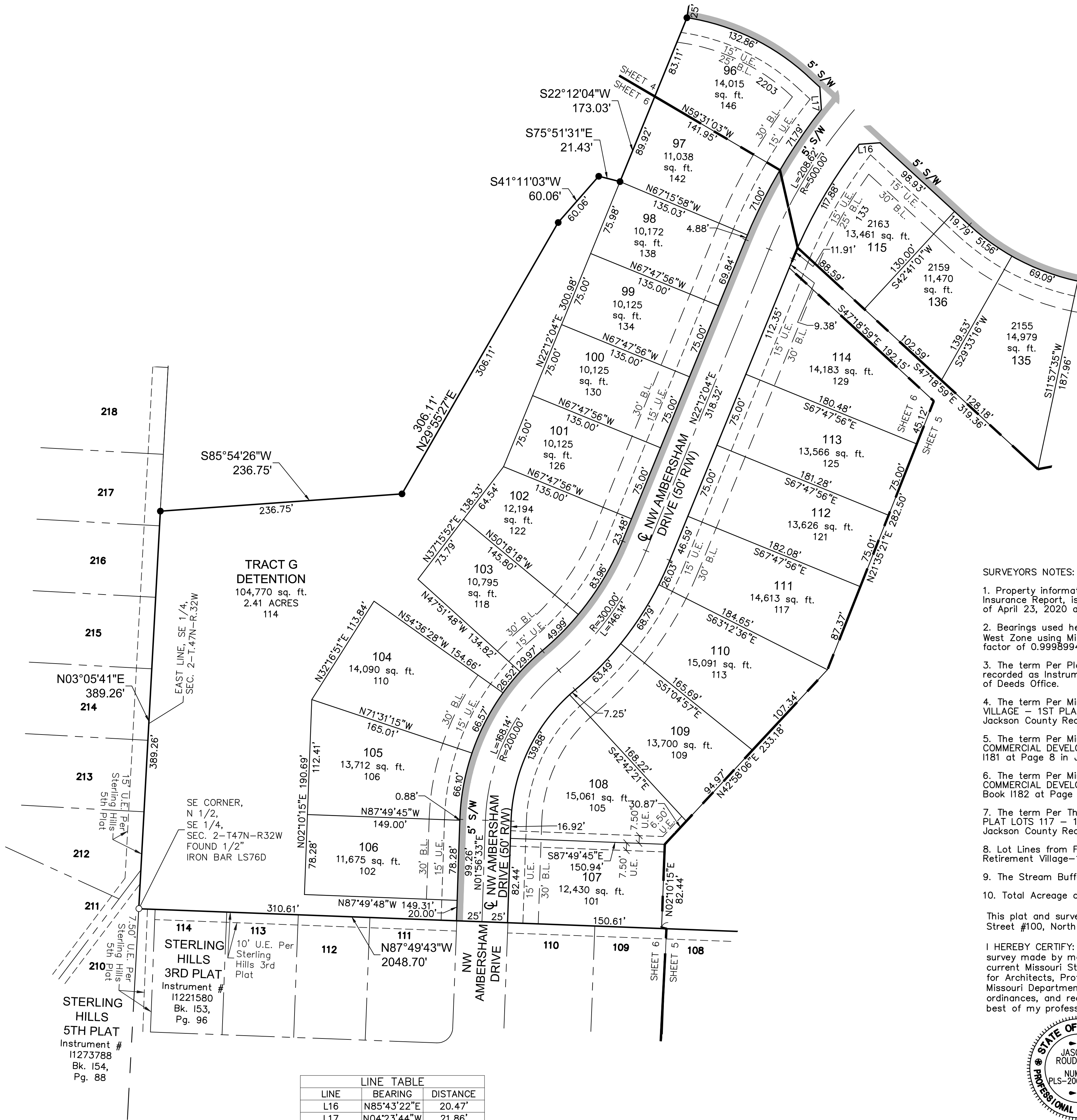
Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

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.

This is to certify that the within plat of WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G AND H was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri this _____ day of _____, 20__, by Ordinance No. _____.

APPROVED:	George M. Binger III, P.E. City Engineer	Date
APPROVED:	Robert G. McKay, AICP Director of Planning & Special Projects	Date
APPROVED:	William A. Baird Mayor	Date
APPROVED:	Dana R. Arth Planning Commission Secretary	Date
APPROVED:	Trisha Fowler Arcuri City Clerk	Date
APPROVED:	Vincent E. Brice Jackson County GIS	Date

DEVELOPER:
Clayton Properties Group, Inc.
dba Summit Homes
a Tennessee Corporation
120 SE 30th Street
Lee's Summit, MO 64062
816.246.6700



LINE TABLE		
LINE	BEARING	DISTANCE
L16	N85°43'22"E	20.47'
L17	N04°23'44"W	21.86'

EASEMENT DEDICATION: An easement is hereby granted to City of Lee's Summit, Missouri, to locate, construct and maintain any and all of the location, construction and maintenance poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or described on the attached plat titled "Easement Dedication Plat" and the area of the thoroughfare dedicated to public use on this plat. The grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, any and all limited or unlimited rights of the grantor, his heirs, assigns and successors in interest, in and to the property, and the right of the grantor, his heirs, assigns and successors in interest, to the restoration of rights previously transferred and vacation of the easements herein granted.

STREET DEDICATION:
The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES:
Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be constructed between this line and the street right-of-way line.

FLOODPLAIN:
According to "Flood Insurance Rate Map" Community Panel No. 29095C0416G, 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).

OIL AND GAS WELLS:
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.

COMMON AREA: Tracts A, B, C, D, E, F, G and H (30.05 Acres)
TRACTS A, B, C, D and E are hereby reserved as Common Area and shall be maintained and owned by the 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.

IN WITNESS WHEREOF:

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation licensed to do business in the State of Missouri, has caused these presents to be executed this _____ day of _____, 20__.

CLAYTON PROPERTIES GROUP, INC.
a Tennessee Corporation

Zalman Kohen Vice President

STATE OF _____ SS
COUNTY OF _____

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State of _____, came Zalman Kohen to me personally known, who being by me duly sworn, did say that he is Vice President of CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation and that said instrument was signed in behalf of said corporation and that said Zalman Kohen, 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

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-212929, with a Revised Date of April 23, 2020 and a Commitment Date of April 20, 2020 at 8:00 a.m.
2. Bearings used herein are based on the Missouri State Plane Coordinate System, NAD 1983 West Zone using Missouri Department of Natural Resources Monument "JA-51" with a grid factor of 0.9998994. All Coordinates shown are in meters.
3. The term Per Plat is in reference to JOHN KNOX RETIREMENT VILLAGE – 10TH PLAT, recorded as Instrument Number 1279980, in Book 35, at Page 61 in Jackson County Recorder of Deeds Office.
4. The term Per Minor Plat is in reference to Minor Plat of FOREST LAKE AT JOHN KNOX VILLAGE – 1ST PLAT, recorded as Instrument Number E0051292, in Book I106, at Page 42 in Jackson County Recorder of Deeds Office.
5. The term Per Minor Plat Lots 1-3 is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3, recorded as Instrument Number 2019E0004491 in Book I181 at Page 8 in Jackson County Recorder of Deeds Office.
6. The term Per Minor Plat Lots 3A & 3B is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, recorded as Instrument Number 19E0018413 in Book I182 at Page 62 in Jackson County Recorder of Deeds Office.
7. The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES – THIRD PLAT, LOTS 111 – 131, recorded as Instrument Number I1198645 in Book I53 at Page 46 in Jackson County Recorder of Deeds Office.
8. Lot Lines from Forest Lake at John Knox Village – 1st Plat and John Knox Village Retirement Village–10th Plat will be removed with the recording of this plat.
9. The Stream Buffer limits match the plans approved June 17, 2019.
10. Total Acreage of this plat is 76.99 acres.

This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE 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
April 29, 2020
jroudebush@olsson.com