

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__.

Bradley Kempf Assistant Secretary

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Bradley Kempf 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 and that said instrument was signed in behalf of said corporation and that said Bradley Kempf, acknowledged said instrument to be the free act and deed of said corporation.

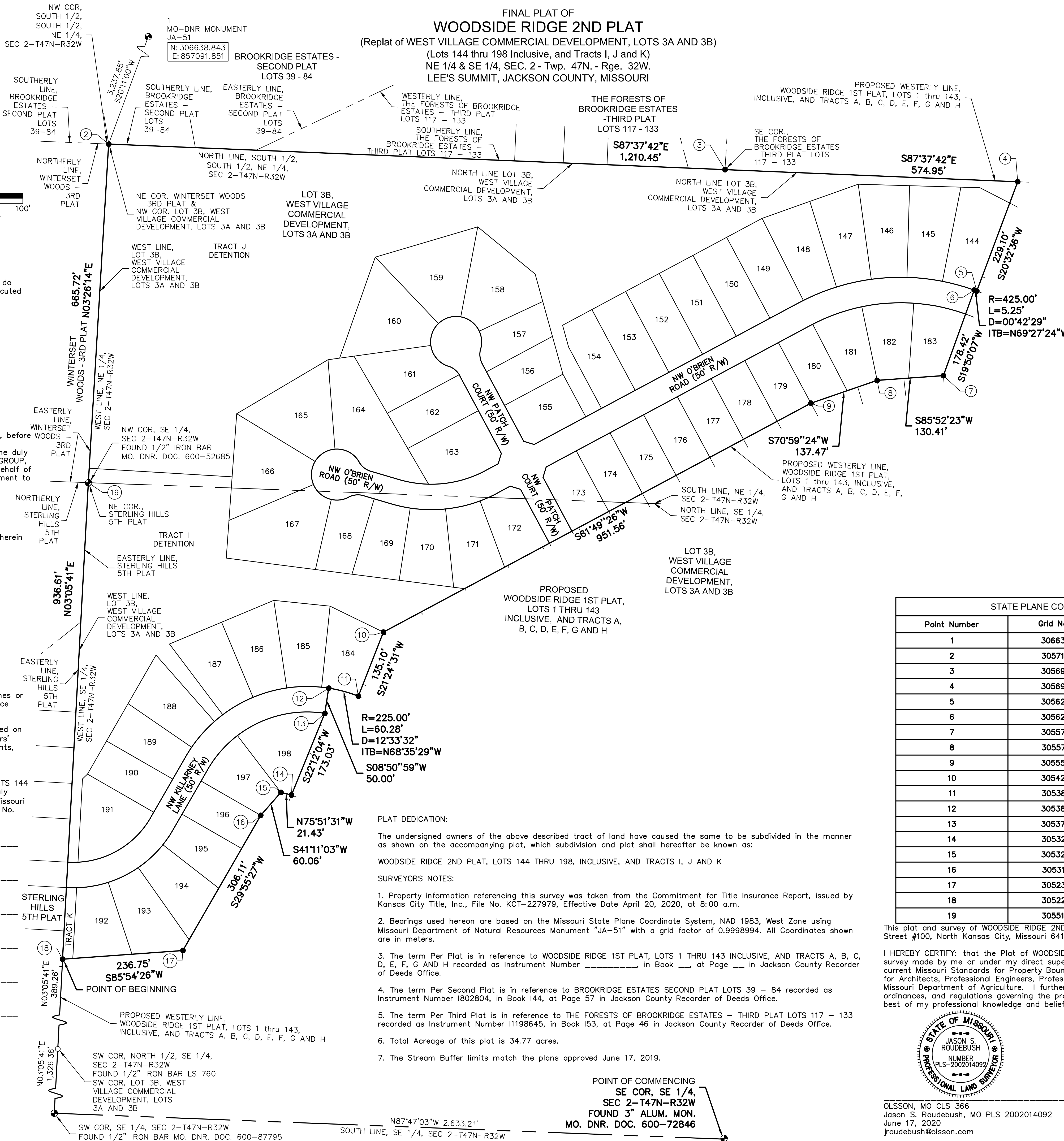
I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

Notary Public

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.

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



Part of Lot 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, a subdivision recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in Jackson County Recorder of Deeds Office located in the Northeast of Southeast Quarter, Section 2, Township 33 North, Range 33 East, of the County of Meridian, of said Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roubeshush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 87°47'03" West, on the South line of said Southeast Quarter, 2,633.21 feet to the Southwest corner of said Southeast Quarter; thence North 03°05'41" East, on the West line of said Southeast Quarter, 1,326.36 feet to the Southwest corner of said Lot 3B, also being the Southwest corner of the Northeast of Southeast Quarter, also being the Southwest corner of said ESTERLING 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, also being the Southwest corner of proposed WOODSIDE RIDGE 1st Plat, Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H; and thence North 03°05'41" East on said West line and said Easterly line, also being the West line of said Lot 3B, also being the North line of said Lot 3B, also being the West line of said Lot 143 Inclusive, and Tracts A, B, C, D, E, F, G and H, 389.26 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said proposed Westerly line, continuing North 03°05'41" East on said West lines and said Easterly lines, 936.61 feet to the Northeast corner of said ESTERLING HILLS 5TH PLAT, also being a point on the Easterly line of WINTERSTOODS WOODS - 3RD PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 14033000463 in Book 174 at Page 14 in said Jackson County Recorder of Deeds Office, also being the Northwest corner of said Southeast Quarter; thence North 03°26'14" East, on the said West line of said Lot 3B, said Easterly line and West line of said Northeast Quarter, 665.72 feet to the Northwest corner of the South Half of the South Half of said Northeast Quarter, also being the Northwest corner of said Lot 3B, also being the Northwest corner of WINTERSTOODS WOODS - 3RD PLAT, also being a point on the Southerly line of BROOKRIDGE ESTATES - SECOND PLAT LOTS 117 - 133 - 39 - 41, a subdivision in said Lee's Summit recorded as Instrument Number 1802804 in Book 144 at Page 57 in said Jackson County Recorder of Deeds Office; thence South 87°37'42" East, along said Southerly line, also along the North line of said Lot 3B, also being the North line of said South Half of said South Half of said Northeast Quarter, also being the South line of the FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133, a subdivision in said Lee's Summit recorded as Instrument Number 19310165 in Book 153 at Page 15 in said Jackson County Recorder of Deeds Office, 145 feet to the Southeast corner of said the FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133 and to a point on said proposed Westerly line; thence South 87°37'42" East on said North line of said South Half of said South Half, said North line of said Lot 3B, and said proposed Westerly line, 574.95 feet; thence leaving said North line, South 20°32'36" West, along said proposed Westerly line, 229.10 feet; thence Westerly, along said proposed Westerly line, 4.34 feet to the Point of Beginning of the tract of land bearing of North 69°27'24" West with a radius of 425.00 feet, a central angle of 00°42'29" and an arc distance of 5.25 feet; thence South 19°50'07" West, along said proposed Westerly line 178.42 feet; thence South 85°52'23" West, along said proposed Westerly line, 130.41 feet; thence South 70°59'24" West, along said proposed Westerly line, 137.47 feet; thence South 61°49'26" West, along said proposed Westerly line, 951.56 feet; thence South 21°24'31" West, along said proposed Westerly line, 135.10 feet; thence Westerly, along said proposed Westerly line, along a curve to the left having an initial tangent bearing of North 68°35'29" West with a radius of 275.00 feet, a central angle of 12°33'32" and an arc distance of 60.28 feet; thence South 08°50'59" West, along said proposed Westerly line, 50.00 feet; thence South 22°12'04" West, along said proposed Westerly line, 173.05 feet; thence North 75°50'11" East, along said proposed Westerly line, 4.34 feet to the Point of Beginning of the tract of land bearing of North 41°11'03" East, along said proposed Westerly line, 60.06 feet; thence South 29°55'27" West, along said proposed Westerly line, 306.11 feet; thence South 85°54'26" West, along said proposed Westerly line, 236.75 feet to the Point of Beginning. Containing 1,514,368 square feet or 34.77 acres, more or less.

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	306638.843	857091.851
2	305712.600	856751.365
3	305697.333	857119.975
4	305690.082	857295.060
5	305624.698	857270.558
6	305625.250	857269.055
7	305574.096	857250.603
8	305571.235	857210.957
9	305557.588	857171.345
10	305420.645	856915.692
11	305382.310	856900.662
12	305387.096	856882.962
13	305372.038	856880.618
14	305323.210	856860.690
15	305324.806	856854.357
16	305311.029	856842.303
17	305230.169	856795.761
18	305225.019	856723.789
19	305510.065	856739.201

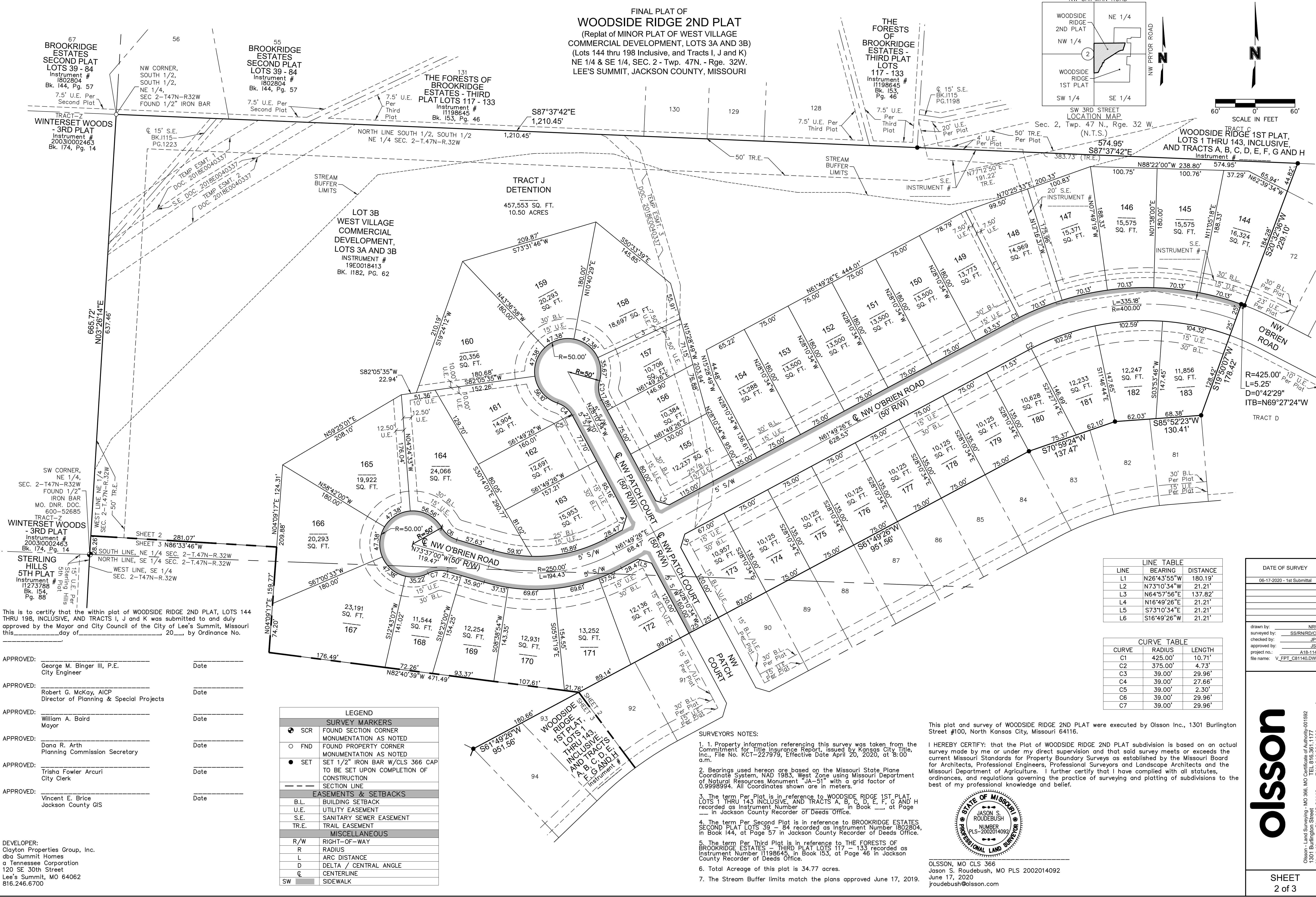
I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 2ND PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional 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
June 17, 2020
jroudebush@olsson.com

DATE OF SURVEY	
06-17-2020 - 1st Submittal	
drawn by: _____	NRW
surveyed by: _____	SS/RN/RD/CDC
checked by: _____	JPM
approved by: _____	JSA
project no.: _____	C18-1140
file name: _____	V_FPT_C81140.DWG
	
Olsson - Land Surveying - MO 386, MO Certificate of Authority#001592 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olson.com	
SHEET 1 of 3	

DWG: F:\2018\1001-1500\018-1140-C\40-Design\Survey\SRV\Sheets\Final Plat\1_V_FPT_C81140.dwg
DATE: Jun 17, 2020 7:49am
USER: nwilloughby



This is to certify that the within plat of WOODSIDE RIDGE 2ND PLAT, LOTS 144 THRU 198, INCLUSIVE, AND TRACTS I, J and K 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
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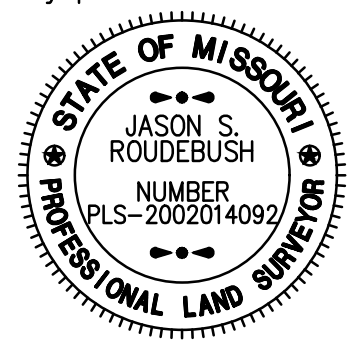
LEGEND	
SURVEY MARKERS	
● SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
CL	CENTERLINE
SW	SIDEWALK

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-227979, Effective Date 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 WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143 INCLUSIVE, AND TRACTS A, B, C, D, E, F, G AND H recorded as Instrument Number _____ in Book _____ at Page _____ in Jackson County Recorder of Deeds Office.
4. The term Per Second Plat is in reference to BROOKRIDGE ESTATES SECOND PLAT LOTS 39 - 84 recorded as Instrument Number 1802804, in Book 144, at Page 57 in Jackson County Recorder of Deeds Office.
5. The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133 recorded as Instrument Number 1198645, in Book 153, at Page 46 in Jackson County Recorder of Deeds Office.
6. Total Acreage of this plat is 34.77 acres.
7. The Stream Buffer limits match the plans approved June 17, 2019.

This plat and survey of WOODSIDE RIDGE 2ND PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 2ND 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
June 17, 2020
jroudebush@olsson.com

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°43'55"W	180.19'
L2	N73°10'34"W	21.21'
L3	N64°57'56"E	137.82'
L4	N16°49'26"E	21.21'
L5	S73°10'34"E	21.21'
L6	S16°49'26"W	21.21'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	425.00'	10.71'
C2	375.00'	4.73'
C3	39.00'	29.96'
C4	39.00'	27.66'
C5	39.00'	2.30'
C6	39.00'	29.96'
C7	39.00'	29.96'

DATE OF SURVEY

06-17-2020 - 1st Submittal

drawn by: _____ NRW

surveyed by: _____ SSR/NRW/DC

checked by: _____ JRM

approved by: _____ JSR

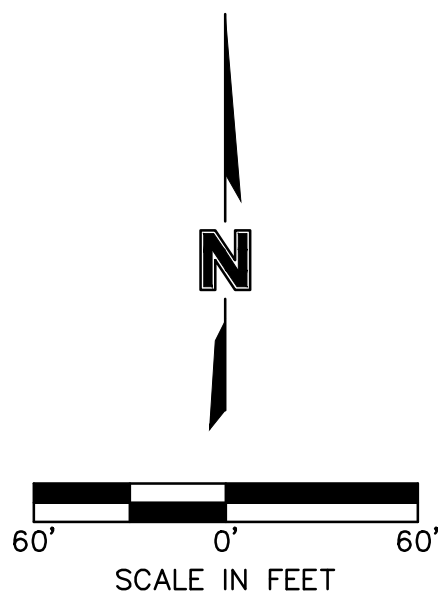
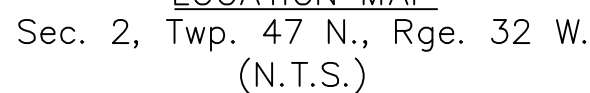
project no.: _____ A18-1140

file name: V_FPT_C81140.DWG

Olsson - Land Surveying - MO 366, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1988
www.olsson.com

olsson

SHEET
2 of 3

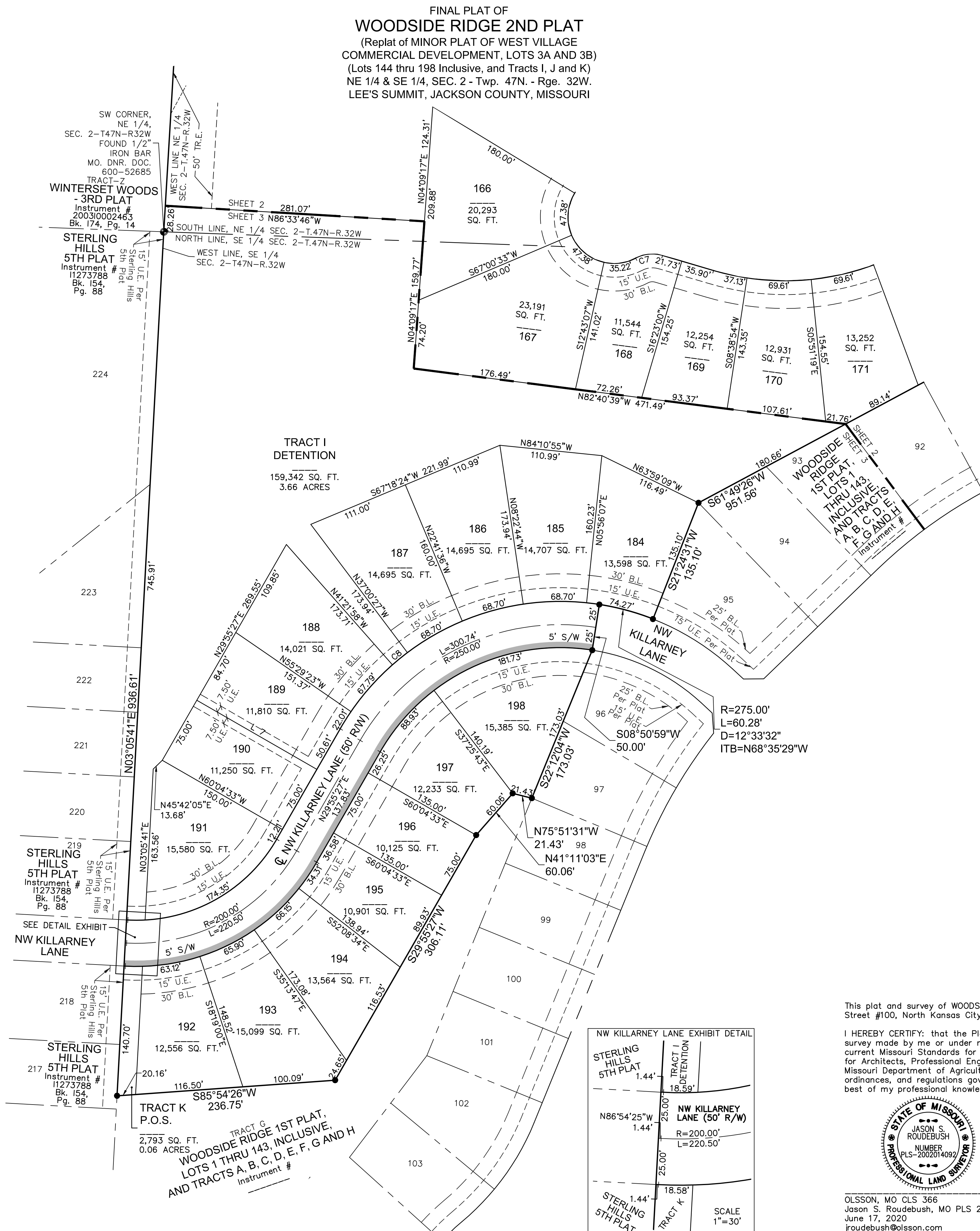


LEGEND	
SURVEY MARKERS	
⊕ SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
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APPROVED:	_____	_____
	George M. Binger III, 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:
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dba Summit Homes
a Tennessee Corporation
120 SE 30th Street
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OLSSON, MO CLS 366
Jason S. Roudebush, MO PLS 2002014092
June 17, 2020
jroudebush@olsson.com

EASEMENT DEDICATION:
An easement is hereby granted to City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of, for the purpose of 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 designated upon this plat as "Utility Easement (U.E.)", within any street or 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 including, without limitation, Section 272.18 of the RSMo, (2016) any right to request reversion of the 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 I, J and K (14.22 Acres)
TRACTS I, J and K 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.

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-227979, Effective Date 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 WOODSIDE RIDGE 1ST PLAT, LOT 4, TRACTS A, B, C AND TRACTS A, B, C, D, E, F, G AND H recorded as Instrument Number ____ in Book ____ at Page ____ in Jackson County Recorder of Deeds Office.
4. The term Per Second Plat is in reference to BROOKRIDGE ESTATES SECOND PLAT LOTS 39 - 84 recorded as Instrument Number I802804, in Book I44, at Page 57 in Jackson County Recorder of Deeds Office.
5. 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 I53, at Page 46 in Jackson County Recorder of Deeds Office.
6. Total Acreage of this plat is 34.77 acres.
7. The Stream Buffer limits match the plans approved June 17, 2019.

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N60°04'33"W	150.00'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C7	39.00'	29.96'
C8	275.00'	20.92'

DATE OF SURVEY	
06-17-2020 - 1st Submittal	
drawn by: _____NRW	
surveyed by: _____SS/RN/RD/CC	
checked by: _____JPM	
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project no.: _____A18-1140	
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olsson

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