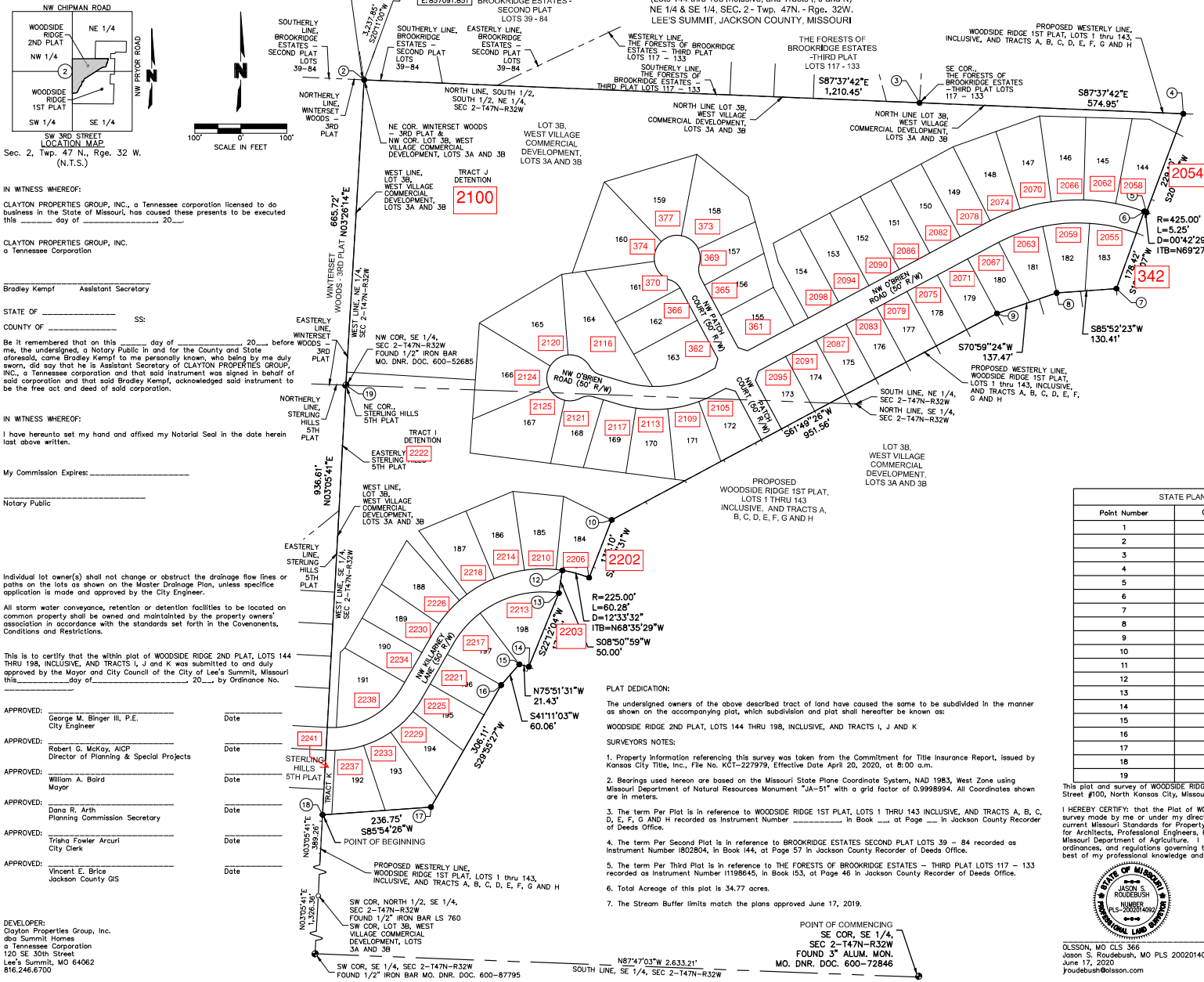
FINAL PLAT OF
WOODSIDE RIDGE 2ND PLAT

(Replat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)
(Lots 144 thru 198 Inclusive, and Tracts I, J and K)
NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

_____
Bradley Kempf Assistant Secretary

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 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.

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

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 specifice 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 maintainted by the property owners' association in accordance with the standards set forth in the Covenanents, Conditions and Restrictions.

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
816.246.6700

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 2ND PLAT, LOTS 144 THRU 198, INCLUSIVE, AND TRACTS I, J AND K

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 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.

PROPERTY DESCRIPTION

Part of Lot 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, a subdivision recorded as Instrument Number 19E0018413 in Book I182 at Page 62 in Jackson County Recorder of Deeds Office located in the Northeast and Southeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, 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 North half said Southeast Quarter, also being a point on the Easterly line of STERLING HILLS 5TH PLAT, a subdivision in said Lee's Summit recorded as Instrument Number I1273783 in Book I54 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; 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 Westerly line of proposed WOODSIDE RIDGE 1ST PLAT, LOTS 1 thru 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 STERLING HILLS 5TH PLAT, also being a point on the Easterly line of WINTERSET WOODS - 3RD PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 20031002463 in Book I74 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 Northeast corner of said WINTERSET WOODS - 3RD PLAT, also being a point on the Southerly line of BROOKRIDGE ESTATES - SECOND PLAT LOTS 39-84, a subdivision in said Lee's Summit recorded as Instrument Number I802804 in Book I44 at Page 57 in said Jackson County Recorder of Deeds Office; thence North 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 93I1198645 in Book I53 at Page 46 in said Jackson County Recorder of Deeds Office, 1,210.45 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 lines, South 20°32'36" West, along said proposed Westerly line, 229.10 feet; thence Westerly, along said proposed Westerly line, on a curve to the left, having a tangential 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, 135.15 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, 173.03 feet; thence North 75°51'31" West, along said proposed Westerly line, 21.43 feet; thence South 41°11'03" West, 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

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.

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

_____
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/NN/BG/JCC
checked by: JPM
approved by: JSR
project no.: C16-1-140
file name: V_FPT_C81140.DWG

olsson
olsson - Land Surveying - MO 366, MO Certificate of Authority-2001592
1301 Burlington Street TEL: 816.361.1177
North Kansas City, MO 64116 FAX: 816.361.1989
www.olsson.com

SHEET
1 of 3

DWG: F:\2018\1001-1500\018-1140-C\40-Design\Survey\SKRVY\Sheets\Final Plat\V_FPT_C81140.dwg USER: nwilloughby
DATE: Jun 17, 2020 7:51am