

VINCENT E. BRICE
JACKSON COUNTY GIS

olsson

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

olsson

SHEET
1 of 2

I HEREBY CERTIFY: THAT THE PLAT OF OSAGE SECOND 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
SEPTEMBER 25, 2020
JROUBUSH@OLSSON.COM

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION
D.B.A. SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
816.246.6700

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 35, 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 Northeast corner of said Northeast Quarter; thence North 88°07'14" West, on the North line of said Northeast Quarter, 1,319.40 feet to the Southwest corner of the Northeast Quarter of said Northeast Quarter; thence South 62°47'10" East, on the East line of said Northeast Quarter, 659.27 feet to the Northwest corner of the Northeast Quarter of the North Half of the Northeast Quarter of said Northeast Quarter; also beginning at the Point of Beginning of the tract of land to be herein described; thence South 88°09'29" East, on the South line of said Northeast Quarter of said Northeast Quarter, 329.96 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter of said Northeast Quarter; thence North 02°09'46" East, on the West line of said East Half of said Northwest Quarter of said Northeast Quarter of said Northeast Quarter, 346.14 feet to a point on the proposed Westernly line of OSAGE FIRST PLAT (LOTS 1 THRU 4), INCLUSIVE AND TRACTS A, B, C, D, E, F, G AND H; thence South 88°17'07" East, on said Westerly line, 127.17 feet; thence South 43°11'07" East, on said Westerly line, 19.80 feet; thence South 88°17'07" East, on said Westerly line, 50.00 feet; thence North 46°48'53" East, on said Westerly line, 19.80 feet; thence South 88°17'07" East, on said Westerly line, 106.06 feet; thence South 01°48'53" West, on said Westerly line, 500.00 feet; thence North 88°17'07" West, on said Westerly line, 21.62 feet; thence South 88°17'07" West, on said Westerly line, 101.00 feet; thence North 88°17'07" West, on said Westerly line, 50.00 feet; thence South 01°48'53" West, on said Westerly line, 335.30 feet to a point on the South line of said Northeast Quarter of said Northeast Quarter; thence North 88°09'45" West, on said South line, 423.24 feet to the Southwest corner of said Northeast Quarter of said Northeast Quarter; thence North 02°10'22" East, on the West line of said Northeast Quarter of said Northeast Quarter, 659.27 feet to the Point of Beginning. Containing 453.717 square feet or 10.42 acres, more or less.

DWG: F:\2019\2001-2500\019-2339-C\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_C192339.dwg
DATE: Sep 25, 2020 9:30am
USER: nwilloughby

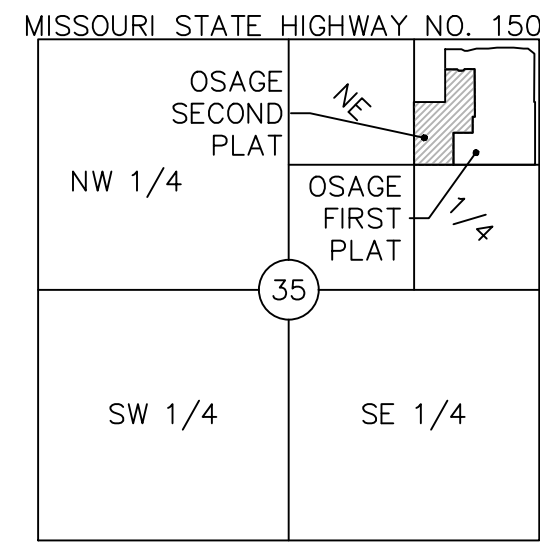
DWG: F:\2019\2001-2500\019-2339-C\40-Design\Survey\SRV\Sheets\Final Plat\V_FPT_C192339.dwg
DATE: Sep 25, 2020 9:31am
USER: nwilloughby

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
— ROW	ROW MARKER
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
GENERAL	
⊙	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

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SW CORNER, NE 1/4, NE 1/4
SECTION 35, T47N, R32W
FND IB4 (LS332D)
0.3' EAST OF CORNER
UNPLATTED
Cesar E. Solana &
Carla J. Evans-Solano Trust

UNPLATTED
Highview Properties, LLC



LOCATION MAP
SEC. 35, TWP. 47N., RGE. 32W.
(N.T.S.)

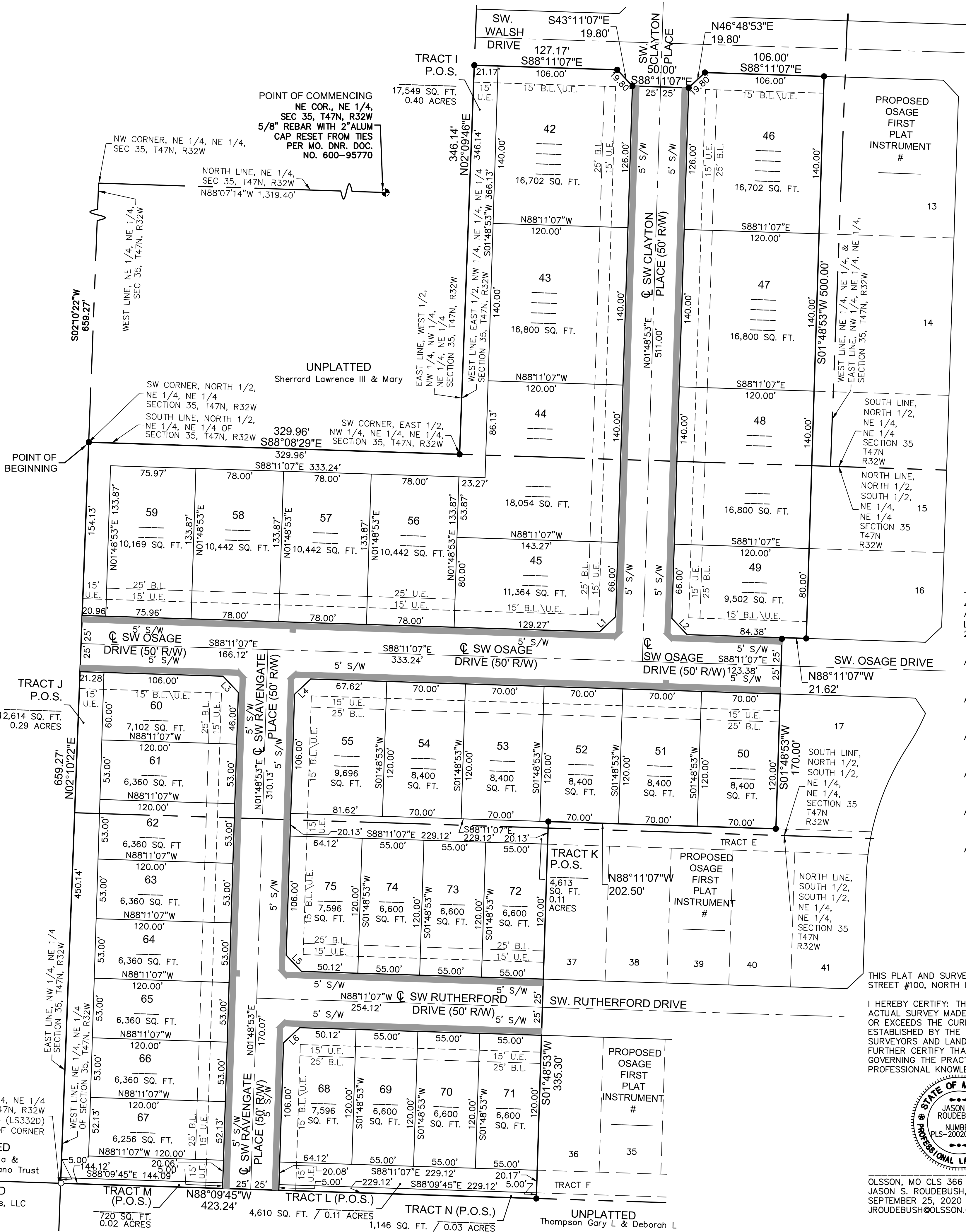
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. KCT-230971, EFFECTIVE AUGUST 11, 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-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.



LINE TABLE		
LINE ID	BEARING	DISTANCE
L1	S46°48'53"W	19.80'
L2	S43°11'07"E	19.80'
L3	S43°11'07"E	19.80'
L4	S46°48'53"W	19.80'
L5	S43°11'07"E	19.80'
L6	N46°48'53"E	19.80'

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF OSAGE SECOND PLAT, LOTS 42 THRU 75, INCLUSIVE AND TRACTS I, J, K, L, M & N 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 _____
RYAN A. ELAM, P.E.
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CARLA DIAL
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

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

THIS PLAT AND SURVEY OF OSAGE SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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JASON S. ROUDEBUSH, MO PLS 2002014092
SEPTEMBER 25, 2020
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DATE OF SURVEY
09-25-2020 - 1st Submittal

drawn by: NRRW
surveyed by: AH/NZ
checked by: JPM
approved by: JBR
project no.: A19-2339
file name: V_FPT_C192339.DWG

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