(N.T.S.)

NW CORNER, NE 1/4,

UNPLATTED

SW CORNER.

SW CORNER, NE 1/4.

READABLE CAP

FROM TIES MO. DNR DOC 600-77601

SEC 35, T47N, R32W

FOUND 1/2" REBAR WITH NO

PROPERTY DESCRIPTION:

NE 1/4, NE 1/4-

SEC 35, T47N, R32W

TRACT K

€ SW. RUTHERFORD DRIVE

69

TRACT

SOUTH LINE, NE 1/4.

SEC 35, T47N. R32W

75

68

N88°09'45"W

└_TRACT M 423.24'

TRACT J

74 | 73 | 72

70 | 71

-TRACT N

STATE PLANE COORDINATE TABLE			
Point Number	Grid Northing	Grid Easting	
1	298238.190	856320.616	
2	298141.186	856881.472	
3	298139.958	856920.211	
4	298135.558	856924.341	
5	298135.076	856939.573	
6	298139.206	856943.973	
7	298138.182	856976.263	
8	297985.867	856971.437	
9	297986.076	856964.852	
10	297934.289	856963.211	
11	297936.244	856901.523	
12	297834.101	856898.287	
13	297838.238	856769.358	
14	298039.026	856776.976	
15	298035.765	856877.491	

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 _____

COUNTY OF _____

IT REMEMBERED THAT ON THIS _____ DAY OF _____,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE BE IT REMEMBERED THAT ON THIS 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

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.

. 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.

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

FINAL PLAT OF **OSAGE SECOND PLAT**

(Lots 42 Thru 75 Inclusive and Tracts I, J, K, L, M & N) NE 1/4, SEC. 35, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC 35, T47N, R32W NE COR., NE 1/4, FOUND 5/8" REBAR WITH 2" SEC 35, T47N, R32W ALUM CAP CLS 59 5/8" REBAR WITH 2"ALUM-FROM TIES MO. DNR CAP RESET FROM TIES NW CORNER, NE 1/4, NE 1/4, DOC 600-95771 NW CORNER, EAST 1/2, PER MO. DNR. DOC. /NW 1/4, NE 1/4, NE 1/4, TOTAL DISTANCE SEC 35, T47N, R32W NO. 600-95770 SEC 35, T47N, R32W N88°07'14"W 2,638.80' **V**N88°07'14"W NORTH LINE, NE 1/4. N88°07'14"W 1.319.40' SEC 35, T47N, R32W 1,319.40' MISSOURI STATE HIGHWAY NO. 150 S88°11'07"E -N46°48'53"E 50.00 UNPLATTED 19.80' 19.80' S80°11'15"E 1,867.50' 106.00' JA-74 PROPOSED S88°11'07"E S88°11'07"E OSAGE FIRST PLAT (6)42 SW CORNER. N02°09'46"E S01°48'53|'W NORTH 1/2. 346.14' NE 1/4. 500.00' SW CORNER, EAST 1/2, NE 1/4.-NW 1/4, NE 1/4, NE 1/4,-SEC 35. SEC 35, T47N, R32W T47N. R32W 329.96' SOUTH LINE, NORTH 1/2, S88°08'29"E -NE 1/4, NE 1/4. SEC 35, T47N, R32W TRACT POINT OF NORTH LINE, NORTH 1/2. BEGINNING SE CORNER, NORTH -SOUTH 1/2, NE 1/4, NE 1/4, $\frac{1}{1}$ NE 1/4, NE 1/4, SEC 35, T47N, R32W SEC 35, T47N, R32W 57 56 -N88°11'07**†**W PROPOSED OSAGE FIRST PLAT € SW. OSAGE DR. SOUTH LINE, NORTH 1/2, SEC 35, T47N, R32W 60 55 54 53 52 50

N88⁶11'07¹'W

S01°48'53"W

UNPLATTED

S02°08'00"W 2642.45'

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 Northwest corner of the Northeast Quarter of said Northeast Quarter; thence

Northeast Quarter of said Northeast Quarter, also being the Point of Beginning of the tract of land to be herein described; thence South 88°08'29" East, on 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

Westerly line of OSAGE FIRST PLAT (LOTS 1 THRU 41, INCLUSIVE AND TRACTS A, B, C, D, E, F, G AND H; thence South 88°11'07" East, on said Westerly line, 127.17 feet; thence South

43°11'07" East, on said Westerly line, 19.80 feet; thence South 88°11'07" East, on said Westerly line, 50.00 feet; thence North 46°48'53" East, on said Westerly line, 19.80 feet; thence South 88°11'07" East, on said Westerly line, 106.00 feet; thence South 01°48'53" West, on said Westerly line, 500.00 feet; thence North 88°11'07" West, on said Westerly line, 21.62 feet;

thence South 01°48'53" West, on said Westerly line, 170.00 feet; thence North 88°11'07" West, on said Westerly line, 202.50 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.

leaving said North line, South 02°10'22" West, on the West line of said Northeast Quarter of said Northeast Quarter, 659.27 feet to the Southwest corner of the North Half of said

335.30'

202.50'

PLAT DEDICATION:

POINT OF COMMENCING

NORTH LINE, SOUTH 1/2,

SEC 35, T47N, R32W

SOUTH 1/2, NE 1/4, NE 1/4.

SOUTH LINE, NE 1/4, NE 1/4,

NORTH LINE, SE 1/4, NE 1/4,

SEC 35, T47N, R32W

SEC 35, T47N, R32W

SE CORNER. NE 1/4.

ALUM CAP CLS 76D

DOC 600-97945

FROM TIES MO. DNR

SEC 35, T47N, R32W FOUND 5/8" REBAR WITH 2"_

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:

OSAGE SECOND PLAT (LOTS 42 THRU 75, INCLUSIVE AND TRACTS I, J, K, L, M & N)

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 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 DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E.) OR 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 527.188 RSMO. (2006) ANY RIGHT TO REQUEST 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 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. 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).

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, K, L, M & N (0.95 ACRES)

TRACTS I, J, K, L, M & N ARE HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE OSAGE 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 $^{\prime 2,}$ 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 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_____

APPROVED:		
AFFROVED.	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE
APPROVED:		
	RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES	DATE
APPROVED:		
	WILLIAM A. BAIRD MAYOR	DATE
APPROVED:		
	CARLA DIAL PLANNING COMMISSION SECRETARY	DATE

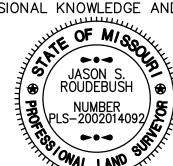
20___, BY ORDINANCE NO. ______.

PLANNING COMMISSION SECRETAR TRISHA FOWLER ARCURI CITY CLERK

APPROVED: 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.

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. 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.



SE CORNER, NE 1/4, NE 1/4.

SEC 35, T47N, R32W

OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 SEPTEMBER 25, 2020 JROUDEBUSH@OLSSON.COM

SHEET 1 of 2

DATE OF SURVEY

08-13-2020 - Title Report Request

09-25-2020 - 1st Submittal

file name: V_FPT_C192339.DW0

AH/NZ

A19-2339

surveyed by:

checked by: approved by:

project no.:

