

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298238.190	856320.616
2	298205.850	856883.914
3	298204.207	856935.766
4	298197.777	856946.235
5	298197.487	856955.374
6	298204.196	856984.251
7	298202.979	857022.634
8	298205.157	857050.147
9	298203.468	857103.457
10	298199.408	857135.347
11	298198.974	857149.055
12	298181.552	857169.580
13	298026.474	857163.803
14	298026.375	857166.849
15	297825.725	857159.375
16	297834.101	856898.287
17	297936.244	856901.523
18	297934.289	856963.211
19	297986.076	856964.852
20	297985.867	856971.437
21	298138.182	856976.263
22	298139.206	856943.973
23	298135.076	856939.573
24	298135.558	856924.341
25	298139.958	856920.211
26	298141.186	856881.472

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 _____ 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, 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, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. KCT-227024, EFFECTIVE MARCH 4, 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.

3. THE TERM "PLAT" REFERENCES THE RECORDED PLAT OF "SALVAGGIO'S RANCH", RECORDED AS INSTRUMENT NUMBER I1210418 IN BOOK 153 AT PAGE 73. JACKSON COUNTY, MISSOURI.

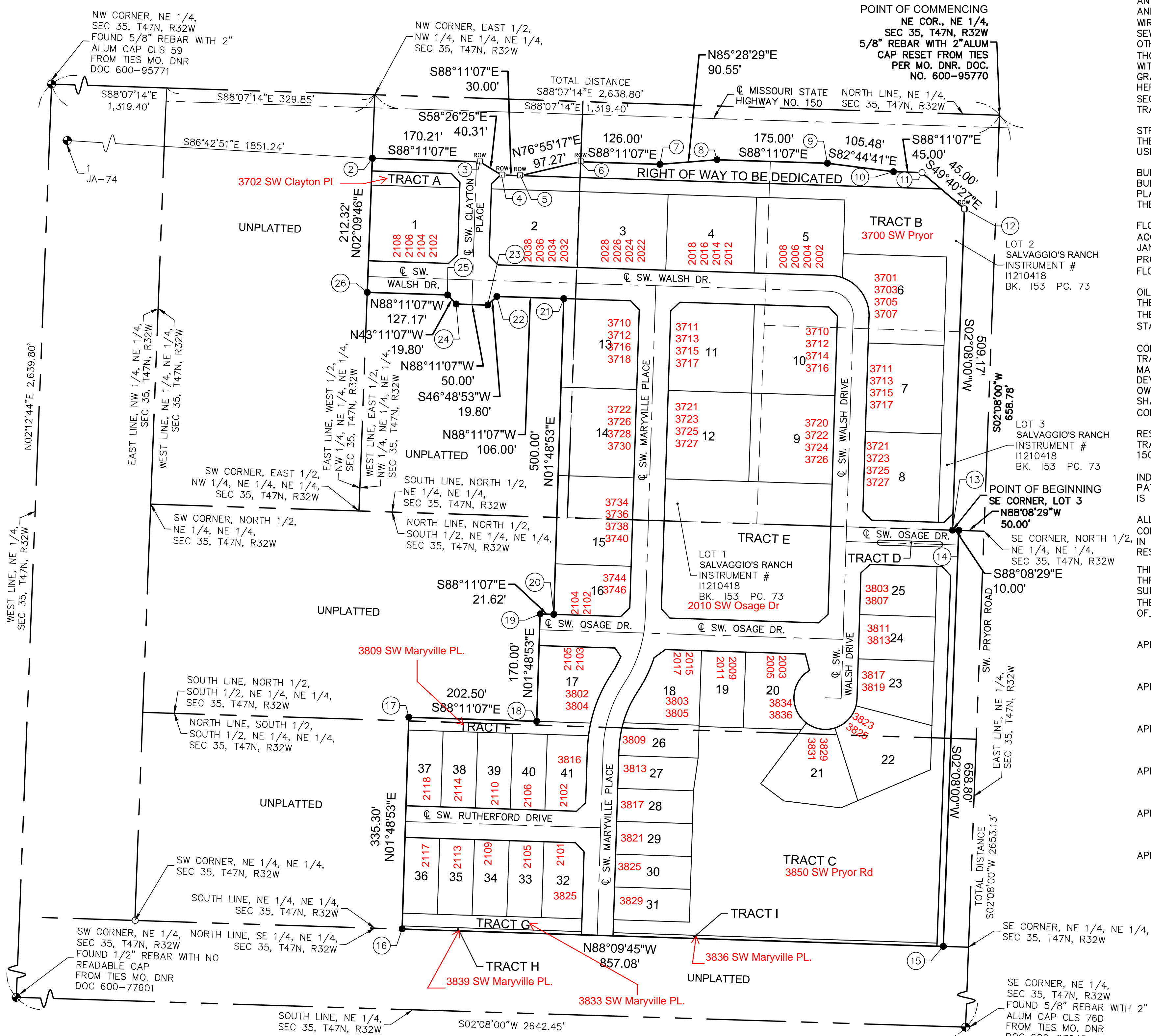
4. LOT LINES FROM SALVAGGIO'S RANCH WILL BE REMOVED WITH THE RECORDING OF THIS PLAT.

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 FIRST PLAT
(Lots 1 Thru 41 Inclusive and Tracts A, B, C, D, E, F, G, H & I)

NE 1/4, SEC. 35, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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:

OSAGE FIRST PLAT (LOTS 1 THRU 41, INCLUSIVE AND TRACTS A, B, C, D, E, F, G, H AND I)

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:

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 A, B, C, D, E, F, G, H, AND I (5.35 ACRES)

TRACTS A, B, C, D, E, F, G, H AND I 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.

RESTRICTED ACCESS:

TRACTS A AND B SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO MISSOURI STATE HIGHWAY NO. 150. TRACTS B AND C SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. PRYOR ROAD.

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 OSAGE FIRST PLAT, LOTS 1 THRU 41, INCLUSIVE AND TRACTS A, B, C, D, E, F, G, H, AND I 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:	RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES	DATE _____
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE _____
APPROVED:	CARLA DIAL PLANNING COMMISSION SECRETARY	DATE _____
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE _____
APPROVED:	VINCENT E. BRICE JACKSON COUNTY GIS	DATE _____

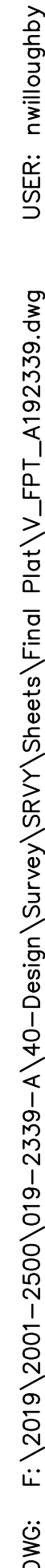
THIS PLAT AND SURVEY OF OSAGE FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF OSAGE FIRST 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
MARCH 13, 2020
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	03-13-2020
drawn by:	NRW
surveyed by:	AHNZ
checked by:	JPM
approved by:	JSR
project no.:	A19-2339
file name:	V_FPT_A192339.DWG
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	
1301 Burlington Street	
North Kansas City, MO 64116	
TEL 816.361.1177	
FAX 816.361.1888	
www.olsson.com	
olsson	
SHEET	1 of 3



FINAL PLAT OF
OSAGE FIRST PLAT
1 Inclusive and Tracts A, B, C, D,
NE 1/4, SEC. 35, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCEING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, AGENT FOR OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. KCT-227024, EFFECTIVE MARCH 4, 2020 AT 8:00 A.M.
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4. LOT LINES FROM SALVAGGIO'S RANCH WILL BE REMOVED WITH THE RECORDING OF THIS PLAT.

CURVE TABLE		
CURVE ID	RADIUS	DISTANCE
C1	4.00'	6.28'
C2	4.00'	6.28'
C3	4.00'	6.28'
C4	4.00'	6.28'

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF OSAGE FIRST PLAT, LOTS 1 THRU 41, INCLUSIVE AND TRACTS A, B, C, D, E, F, G, H, AND I 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:	RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES	DATE
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE
APPROVED:	CARLA DIAL PLANNING COMMISSION SECRETARY	DATE
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE
APPROVED:	VINCENT E. BRICE JACKSON COUNTY GIS	DATE

<div style="text-align: center;">DATE OF SURVEY</div>					
<div style="text-align: center;">03-13-2020</div>					
drawn by: _____ NRW					
surveyed by: _____ AH/NZ					
checked by: _____ JPM					
approved by: _____ JSR					
project no.: A19-2339					
file name: V_ FPT_A192339.DWG					

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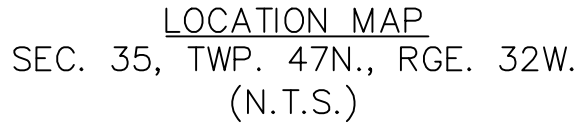
SHEET
2 of 3

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

I HEREBY CERTIFY: THAT THE PLAT OF OSAGE FIRST 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
MARCH 13, 2020
JROUDEBUSH@OLSSON.COM



LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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SURVEYORS NOTES:

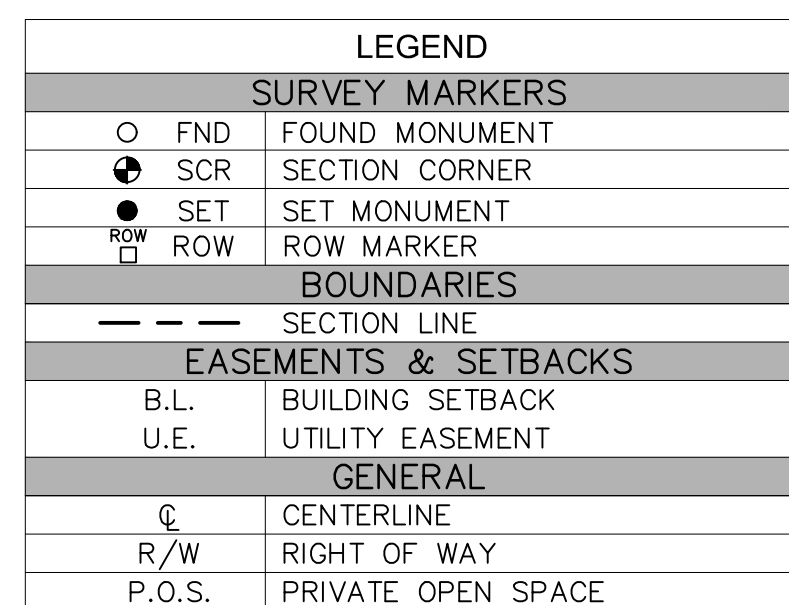
- | LINE TABLE | | | CURVE TABLE | | |
|------------|-------------|----------|-------------|--------|----------|
| LINE ID | BEARING | DISTANCE | CURVE ID | RADIUS | DISTANCE |
| L9 | N43°11'07"W | 19.80' | C1 | 4.00' | 6.28' |
| L10 | S88°11'07"E | 96.16' | C2 | 4.00' | 6.28' |
| L11 | S88°11'07"E | 104.16' | C3 | 4.00' | 6.28' |
| L12 | S88°11'07"E | 96.16' | C4 | 4.00' | 6.28' |
| L13 | N46°58'27"E | 19.85' | | | |
| L14 | S43°01'33"E | 19.74' | | | |
| L15 | S46°48'53"W | 19.80' | | | |
| L16 | N46°48'53"E | 19.80' | | | |
| L17 | N43°11'07"W | 19.80' | | | |
| L18 | N46°48'53"E | 19.80' | | | |
| L19 | S33°44'17"W | 16.28' | | | |
| L20 | N54°07'34"E | 22.16' | | | |
| L21 | S14°11'03"E | 26.92' | | | |
| L22 | N46°48'53"E | 19.80' | | | |
| L23 | S43°11'07"E | 19.80' | | | |

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

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Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-0011932
1301 Burlington Street
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- Why are these tracts needed? Can they be merged with the adjoining tracks?