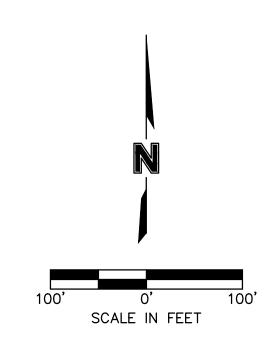
(N.T.S.)

SW HOOK ROAD

NE 1/4



STA	STATE PLANE COORDINATE TABLE					
Point Number	Grid Northing	Grid Easting				
1	298235.597	856321.461				
2	299016.066	857628.523				
3	299306.047	857640.951				
4	299309.736	857669.588				
5	299307.768	857712.076				
6	299291.622	857789.293				
7	299289.541	857840.884				
8	299288.612	857863.901				
9	299230.144	857861.542				
10	299230.598	857850.275				
11	299048.930	857842.947				
12	299048.330	857858.414				
13	299007.217	857856.820				

IN WITNESS WHEREOF:

BRADLEY KEMPF

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, D.B.A. SUMMIT HOMES LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____, 20__.

CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION, D.B.A. SUMMIT HOMES

ASSISTANT SECRETARY

STATE OF ______SS:

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF __ 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, D.B.A. SUMMIT HOMES 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, COMMITMENT NO. KCT-231568, EFFECTIVE SEPTEMBER 18, 2020 AT 8:00 A.M.

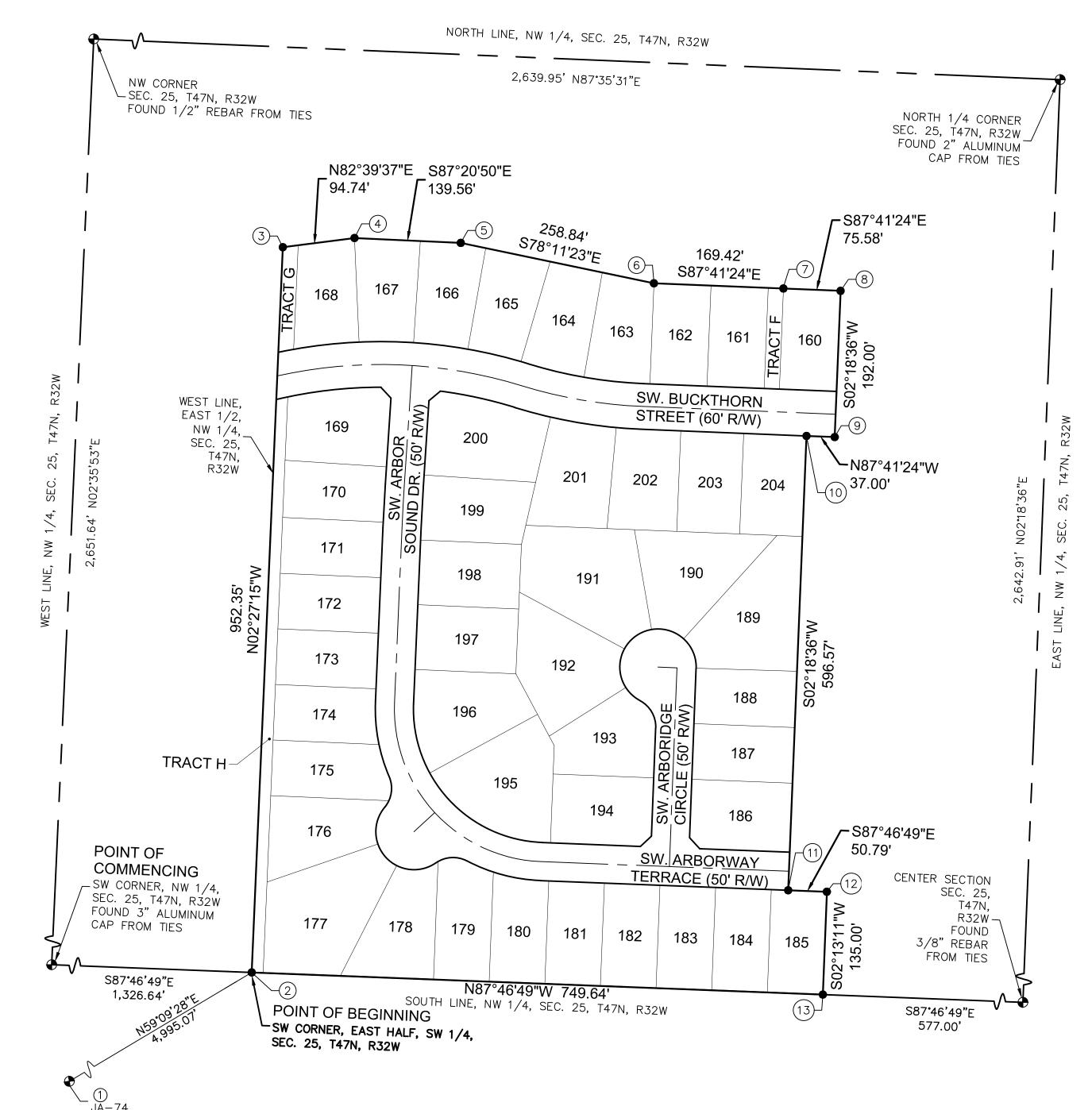
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.

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

FINAL PLAT OF

HAWTHORN RIDGE 3RD PLAT

(LOTS 160 THRU 204 INCLUSIVE AND TRACTS F, G AND H) NW 1/4, SEC. 25 - Twp. 47N. - Rge. 32W. LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND A PORTION OF TRACT E, HAWTHORN RIDGE 1ST PLAT, A SUBDIVISION OF LAND RECORDED AS DOCUMENT NUMBER 2019E0020897 IN BOOK 182 AT PAGE 83, IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°46'49" EAST, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1,326.64 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 02°27'15" EAST, ON THE WEST LINE OF SAID EAST HALF, 952.35 FEET; THENCE LEAVING SAID WEST LINE, NORTH 82°39'37" EAST, 94.74 FEET; THENCE SOUTH 87°20'50" EAST, 139.56 FEET; THENCE SOUTH 78°11'23" EAST, 258.84 FEET; THENCE SOUTH 87°41'24" EAST, 169.42 FEET TO A POINT ON THE PROPOSED WESTERLY LINE OF PROPOSED HAWTHORN RIDGE 2ND PLAT; THENCE SOUTH 87°41'24" EAST ALONG SAID PROPOSED WESTERLY LINE, 75.58 FEET; THENCE SOUTH 021836" WEST, ALONG SAID PROPOSED WESTERLY LINE, 192.00 FEET; THENCE NORTH 87'41'24" WEST, ALONG SAID PROPOSED WESTERLY LINE, 37.00 FEET; THENCE SOUTH 02'18'36" WEST, ALONG SAID PROPOSED WESTERLY LINE, 596.57 FEET; THENCE SOUTH 87'46'49" EAST, ALONG SAID PROPOSED WESTERLY LINE, 50.79 FEET; THENCE SOUTH 02"13'11" WEST, ALONG SAID PROPOSED WESTERLY LINE, 135.00 FEET TO A POINT ON SAID SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 87°46'49" WEST, ON SAID SOUTH LINE, 749.64 FEET TO THE POINT OF BEGINNING. CONTAINING 673,328 SQUARE FEET OR 15.46 ACRES, MORE OR LESS.

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:

HAWTHORN RIDGE 3RD PLAT, LOTS 160 THRU 204 INCLUSIVE, AND TRACTS F, G AND H

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.

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".

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.

COMMON AREA: TRACTS F, G, AND H (0.38 ACRES)

20___, BY ORDINANCE NO. _______

TRACTS F, G, AND H ARE HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE HAWTHORN RIDGE HOMES ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE CONDINIUM 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 CONDINIUM OR PROPERTY ONWERS' ASSOCATION.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HAWTHORN RIDGE 3RD PLAT, LOTS 160 THRU 204, INCLUSIVE, AND TRACTS F, G AND H WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS_____DAY OF_____

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:		
	JOHN LOVELL PLANNING COMMISSION SECRETARY	DATE
APPROVED:		
	TRISHA FOWLER ARCURI CITY CLERK	DATE
APPROVED:		
	VINCENT E BRICE	DATE

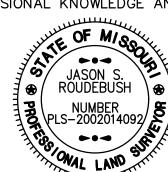
DATE OF SURVEY 09-10-2020 Title Report Reques 10-02-2020 1st Submittal 12-17-2020 2nd Submittal

> NZ/AH checked by: <u>JPM</u> approved by: project no.: A19-1605 file name: V_PPLAT_A191605.DWC

THIS PLAT AND SURVEY OF HAWTHORN RIDGE 3RD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

JACKSON COUNTY GIS

I HEREBY CERTIFY: THAT THE PLAT OF HAWTHORN RIDGE 3RD 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 **DECEMBER 17. 2020** JROUDEBUSH@OLSSON.COM

SHEET 1 of 2

FINAL PLAT OF

HAWTHORN RIDGE 3RD PLAT

(LOTS 160 THRU 204 INCLUSIVE AND TRACTS F, G AND H) NW 1/4, SEC. 25 - Twp. 47N. - Rge. 32W. LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAINAGE NOTE:

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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, COMMITMENT NO. KCT-231568, EFFECTIVE SEPTEMBER 18, 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.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HAWTHORN RIDGE 3RD PLAT, LOTS 160 THRU 204, INCLUSIVE, AND TRACTS F. G AND H 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. ______

LEGEND SURVEY MARKERS SCR FOUND SECTION CORNER SET | SET MONUMENT O FND FOUND MONUMENT BOUNDARIES — — SECTION LINE EASEMENTS BUILDING LINE SETBACK UTILITY EASEMENT STORM DRAINAGE EASEMENT WATER EASEMENT

GENERAL

RADIUS

R/W

FROM TIES

ARC DISTANCE

RIGHT OF WAY

CENTERLINE

SCALE IN FEET

SW HOOK ROAD

MISSOURI STATE HIGHWAY NO. 150

_OCATION MAP

Sec. 25, Twp. 47 N., Rge. 32 W.

(N.T.S.)

HAWTHORN

SECOND

SE 1/4

RIDGE

NW

 $HAWTHORN \rightarrow (25)$

RIDGE

THIRD

PLAT

SW 1/4

<u></u>		

LINE ID	BEARING	DISTANCE
L1	S42°47'29"E	19.26'
L2	S50°17'27"W	19.26'
L3	N47°13'11"E	19.80'
L4	N42°46'49"W	19.80'

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

CITY CLERK

VINCENT E. BRICE

JACKSON COUNTY GIS

APPROVED:

THIS PLAT AND SURVEY OF HAWTHORN RIDGE 3RD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 DECEMBER 17, 2020 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

09-10-2020 Title Report Reques 10-02-2020 1st Submittal 12-17-2020 2nd Submittal

NZ/AH approved by: project no.: A19-1605 file name: V_PPLAT_A191605.DWG

SHEET 2 of 2