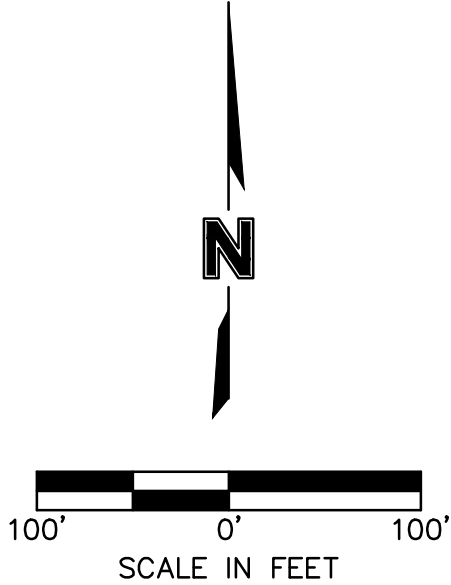


LOCATION MAP  
Sec. 25, Twp. 47 N., Rge. 32 W.  
(N.T.S.)



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	300640.788	860945.190
2	299424.478	858049.646
3	299000.406	858032.541
4	299007.217	857856.820
5	299048.330	857858.414
6	299048.930	857842.947
7	299230.598	857850.275
8	299230.144	857861.542
9	299288.612	857863.901
10	299289.541	857840.884
11	299301.433	857841.364
12	299357.036	857804.936
13	299379.783	857837.376
14	299365.310	857847.525
15	299396.088	857891.417
16	299384.041	857917.855
17	299382.546	857954.925
18	299406.299	857955.883
19	299404.149	858009.174
20	299426.075	858010.059

IN WITNESS WHEREOF:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, F.K.A. CMH PARKS, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CLAYTON PROPERTIES GROUP, INC.  
A TENNESSEE CORPORATION,  
F.K.A. CMH PARKS, INC.  
A TENNESSEE CORPORATION  
D.B.A. SUMMIT HOMES

BRADLEY KEMPF ASSISTANT SECRETARY

STATE OF \_\_\_\_\_ SS:  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, 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, F.K.A. CMH PARKS, INC., 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:

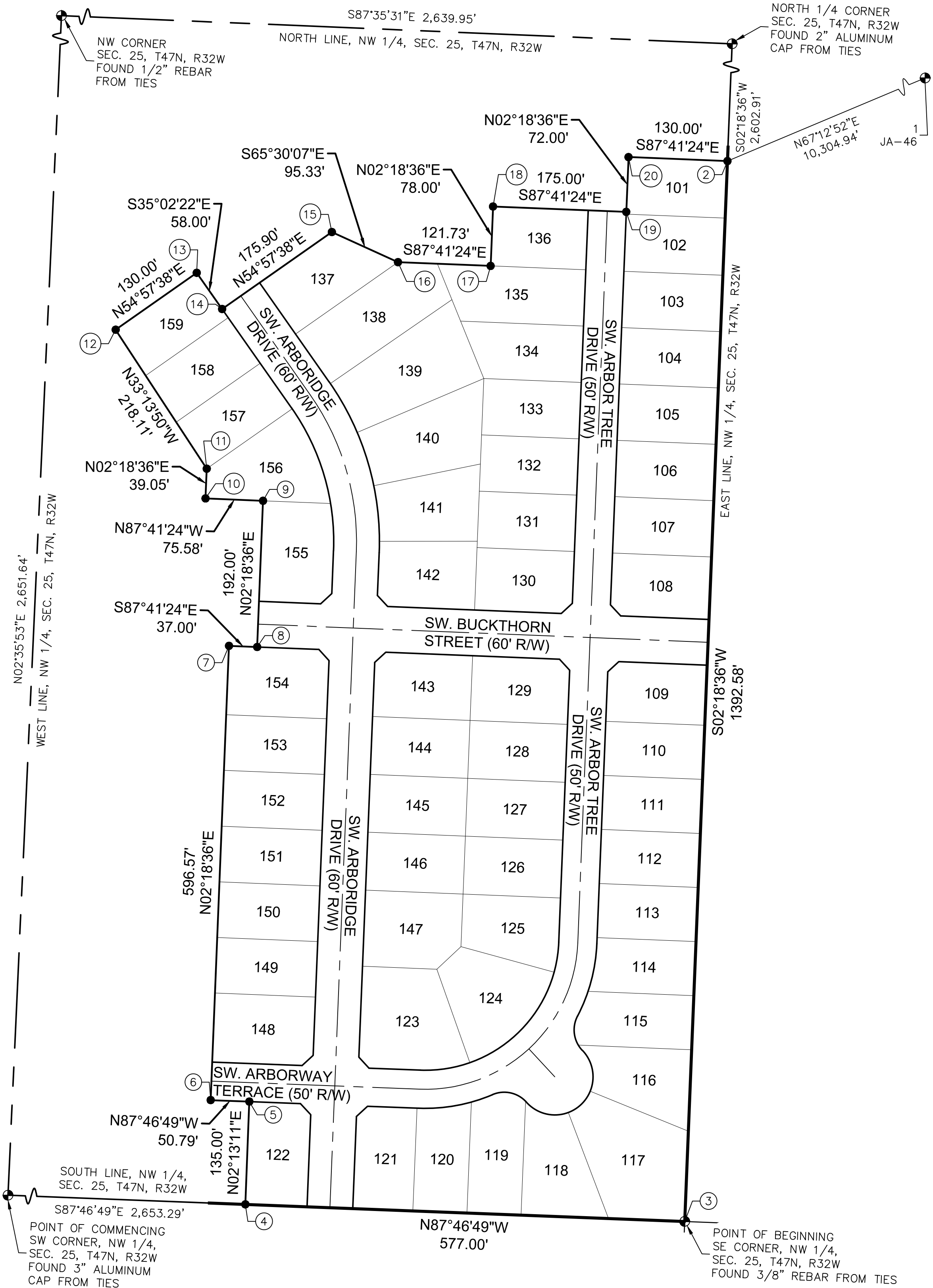
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, COMMITMENT NO. KCT-222093, EFFECTIVE JUNE 7, 2019 AT 8:00 A.M.

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-46" WITH A GRID FACTOR OF 0.9998993. ALL COORDINATES SHOWN ARE IN METERS.

DEVELOPER:

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

## FINAL PLAT OF HAWTHORN RIDGE 2ND PLAT (LOTS 101 THRU 159 INCLUSIVE) 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, OF HAWTHORN RIDGE 1ST PLAT, A SUBDIVISION OF LAND RECORDED AS DOCUMENT 2019E0020897 IN BOOK 182 AT PAGE 83, IN THE OFFICE OF RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI ALL BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 25; THENCE SOUTH 87°46'49" EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 2,653.29 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, (CENTER OF SECTION) AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE ON SAID SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 87°46'49" WEST, 577.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°13'11" EAST, 135.00 FEET; THENCE NORTH 87°46'49" WEST, 50.79 FEET; THENCE NORTH 02°18'36" EAST, 596.57 FEET; THENCE SOUTH 87°41'24" EAST, 37.00 FEET; THENCE NORTH 02°18'36" EAST, 192.00 FEET; THENCE NORTH 87°41'24" WEST, 75.58 FEET; THENCE NORTH 02°18'36" EAST, 39.05 FEET; THENCE NORTH 33°13'50" WEST, 218.11 FEET TO THE SOUTHWESTERLY CORNER OF LOT 21 OF SAID HAWTHORN RIDGE 1ST PLAT; THENCE ON THE SOUTHERLY LINE OF SAID HAWTHORN RIDGE 1ST PLAT THE FOLLOWING 9 CALLS, NORTH 54°57'38" EAST, 130.00 FEET; THENCE SOUTH 35°02'22" EAST, 58.00 FEET; THENCE NORTH 54°57'38" EAST, 175.90 FEET; THENCE SOUTH 65°30'07" EAST, 95.33 FEET; THENCE SOUTH 87°41'24" EAST, 121.73 FEET; THENCE NORTH 02°18'36" EAST, 78.00 FEET; THENCE SOUTH 87°41'24" EAST, 175.00 FEET; THENCE NORTH 02°18'36" EAST, 72.00 FEET; THENCE SOUTH 87°41'24" EAST, 130.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 28 OF SAID HAWTHORN RIDGE 1ST PLAT AND A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID EAST LINE, SOUTH 02°18'36" WEST, 1,392.58 FEET TO THE POINT OF BEGINNING. CONTAINING 827,409 SQUARE FEET OR 19.00 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 2ND PLAT, LOTS 101 THRU 159 INCLUSIVE

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 WITHIN 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".

RESTRICTED ACCESS:  
LOTS 121 AND 122 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW ARBORIDGE DRIVE.

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW 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 HAWTHORN RIDGE 2ND PLAT, LOTS 101 THRU 159, INCLUSIVE, 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:	JOHN LOVELL PLANNING COMMISSION SECRETARY	DATE
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE
APPROVED:	VINCENT E. BRICE JACKSON COUNTY GIS	DATE

THIS PLAT AND SURVEY OF HAWTHORN RIDGE 2ND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HAWTHORN 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.



OLSSON, MO CLS 366  
JASON S. ROUDEBUSH, MO PLS 2002014092  
FEBRUARY 18, 2021  
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

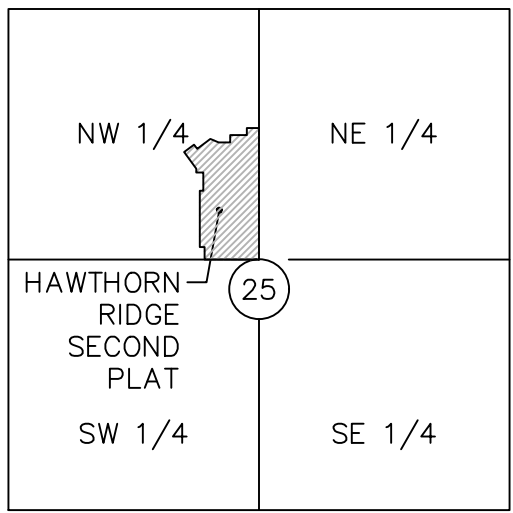
07-12-2019 - 1st Submittal
08-19-2019 - 2nd Submittal
01-21-2021 - 3rd Submittal
02-18-2021 - 4th Submittal

drawn by: NRW  
surveyed by: NZ/AH  
checked by: JPM  
approved by: JBR  
project no.: 019-1605  
file name: V\_PPLAT\_0191605.DWG

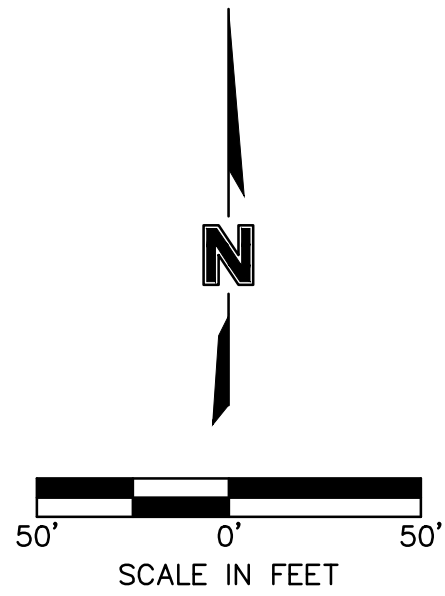
olsson

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592  
1301 Burlington Street, Suite 100  
North Kansas City, MO 64116  
TEL 816.381.1177 FAX 816.381.1888  
www.olsson.com

SHEET  
1 of 3



LOCATION MAP  
Sec. 25, Twp. 47 N., Rge. 32 W.  
(N.T.S.)

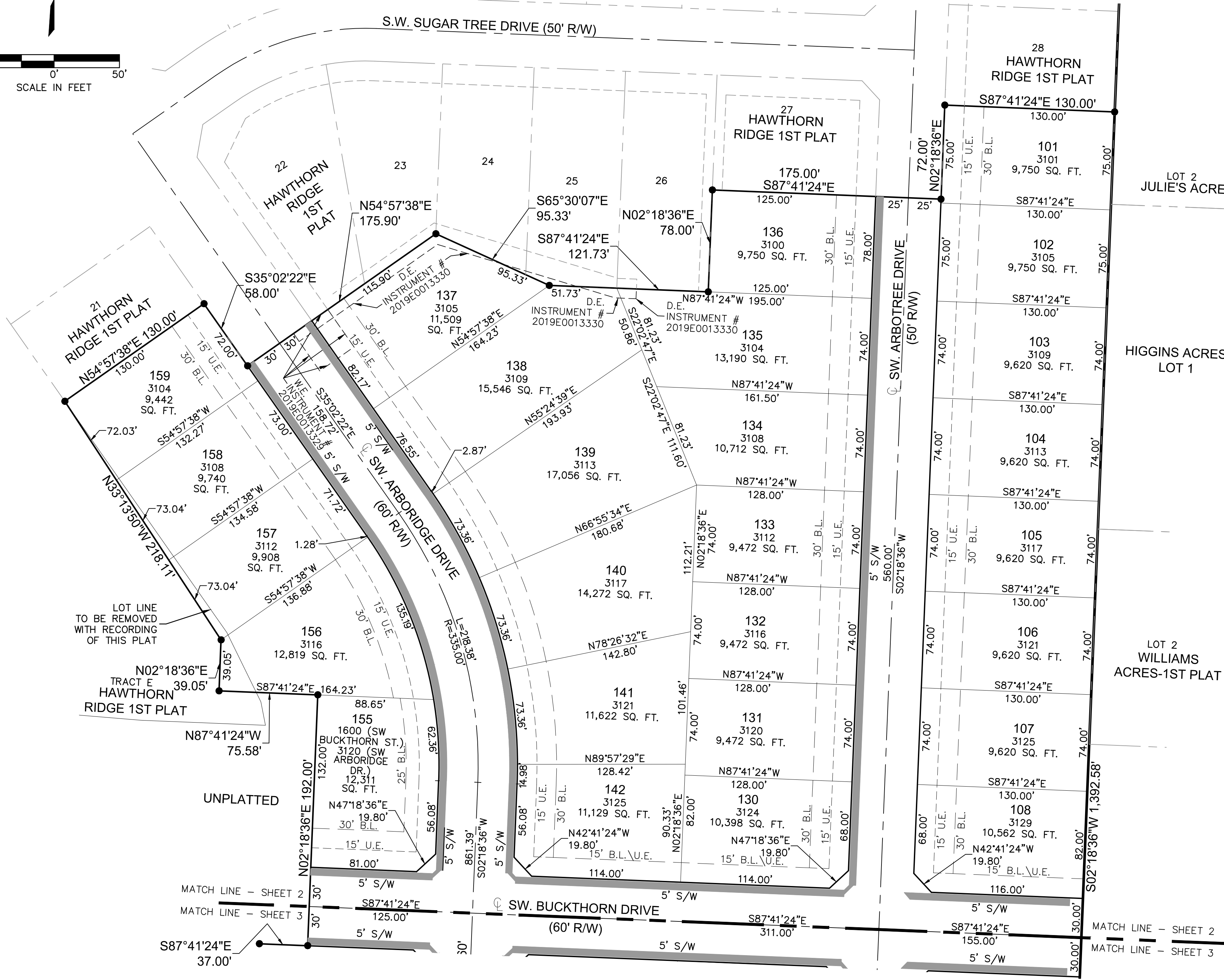


FINAL PLAT OF  
**HAWTHORN RIDGE 2ND PLAT**  
(LOTS 101 THRU 159 INCLUSIVE)  
NW 1/4, SEC. 25 - Twp. 47N. - Rge. 32W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

RESTRICTED ACCESS:  
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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 JACKSON COUNTY GIS	DATE _____

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-222093, EFFECTIVE JUNE 7, 2019 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-46" WITH A GRID FACTOR OF 0.9998993. ALL COORDINATES SHOWN ARE IN METERS.

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

LEGEND	
SURVEY MARKERS	
● SCR	FOUND SECTION CORNER
● SET	SET MONUMENT
○ FND	FOUND MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS	
B.L.	BUILDING LINE SETBACK
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
Ⓢ	CENTERLINE
R/W	RIGHT OF WAY

THIS PLAT AND SURVEY OF HAWTHORN RIDGE 2ND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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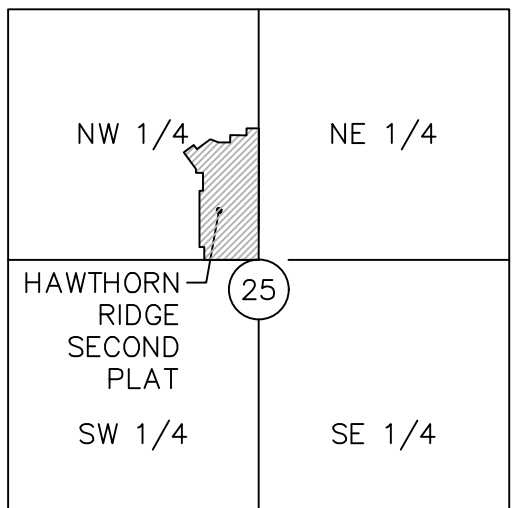


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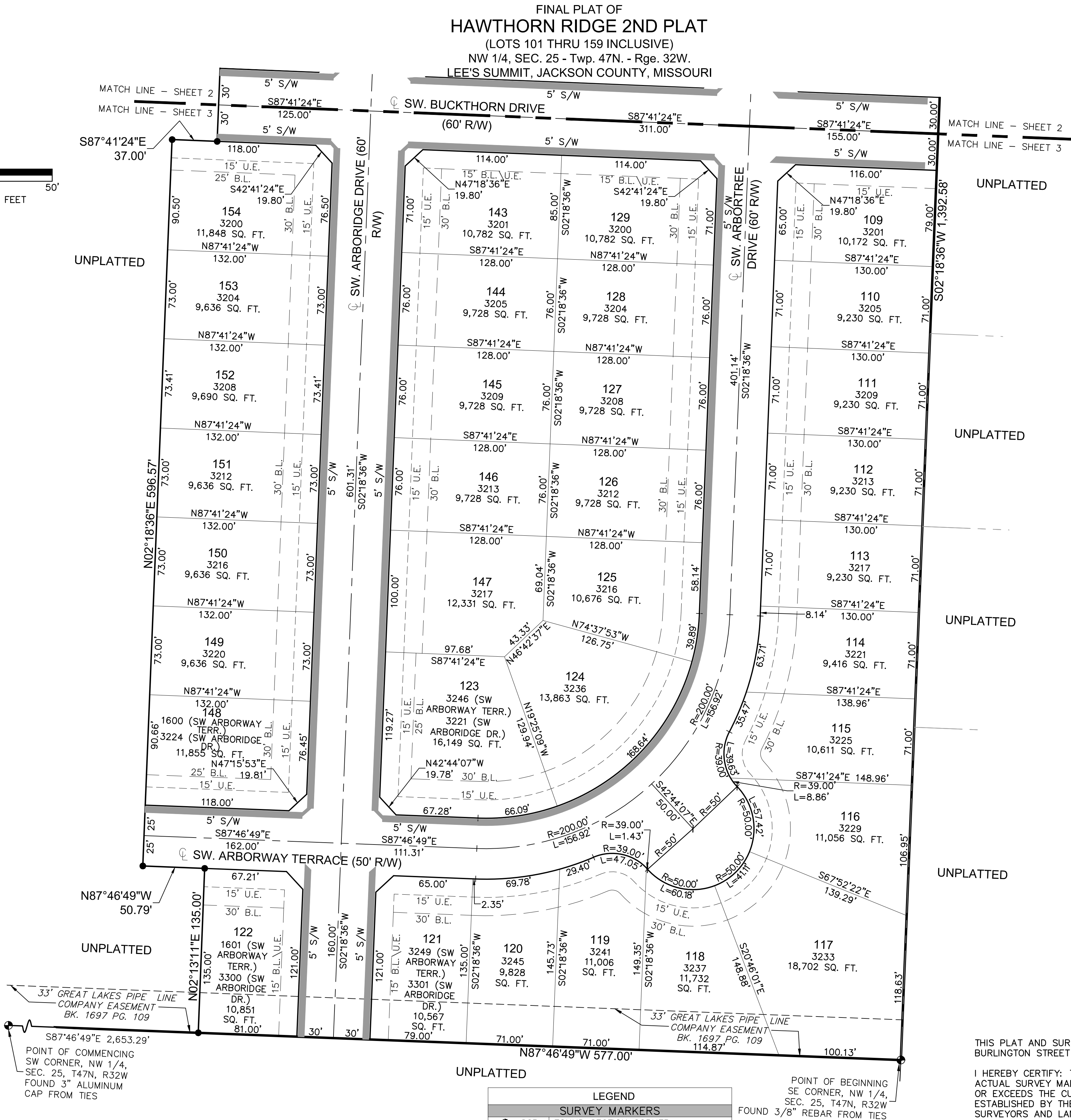
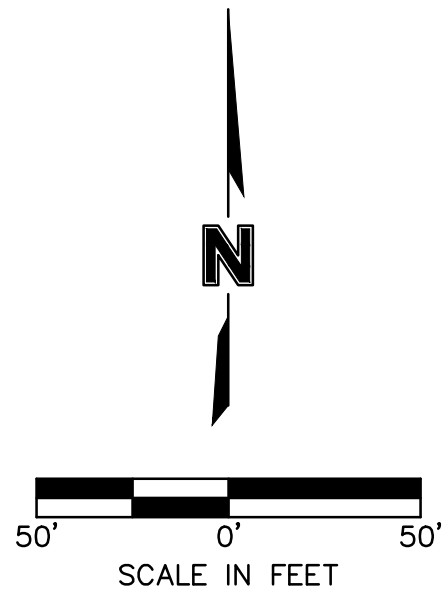
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02-18-2021 - 4th Submittal	
drawn by: _____ NRW	
surveyed by: _____ NZ/AH	
checked by: _____ JPM	
approved by: _____ JBR	
project no.: _____ 019-1592	
file name: V_PPLAT_0191592.DWG	

Olsson, Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592  
1301 Burlington Street, Suite 100  
North Kansas City, MO 64116  
TEL 816.361.1177 FAX 816.361.1888  
www.olsson.com





LOCATION MAP  
Sec. 25, Twp. 47 N., Rge. 32 W.  
(N.T.S.)



RESTRICTED ACCESS:  
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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 \_\_\_\_\_  
JOHN LOVELL  
PLANNING COMMISSION SECRETARY

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
TRISHA FOWLER ARCURI  
CITY CLERK

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
VINCENT E. BRICE  
JACKSON COUNTY GIS

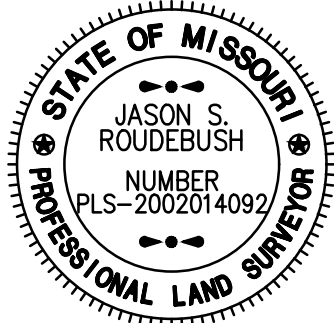
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JASON S. ROUDEBUSH, MO PLS 2002014092  
FEBRUARY 18, 2021  
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01-21-2021 - 3rd Submittal	
02-18-2021 - 4th Submittal	
drawn by: _____	
surveyed by: _____	
checked by: _____	
approved by: _____	
project no.: _____	
file name: V_PPLAT_0191605.DWG	

