

(N.T.S.)

STATE PLANE COORDINATE TABLE		
5777272717 505775117772 177522		
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.

#### ASSISTANT SECRETARY BRADLEY KEMPF

STATE OF \_\_\_\_\_

# COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_, 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. 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:**

. 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) NW CORNER, NE 1/4, NE 1/4, SEC. 35, T47N, R32W POINT OF COMMENCING SEC 35, T47N, R32W NE COR., NE 1/4, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 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 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 -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 OSAGE FIRST PLAT € SW. OSAGE DR. SOUTH LINE, NORTH 1/2, SOUTH 1/2, NE 1/4, NE 1/4, SEC 35, T47N, R32W 60 55 54 53 52 50 UNPLATTED 15' U.E. TRACT K15' U.E. N88°11'07"W 202,50' 74 | 73 | 75 72 € SW. RUTHERFORD DRIVE S01°48'53"W NORTH LINE, SOUTH 1/2. SOUTH 1/2, NE 1/4, NE 1/4, 335.30' SEC 35, T47N, R32W \_\_\_\_ SW CORNER. 68 69 70 | 71 NE 1/4, NE 1/4,-SEC 35, T47N, R32W SOUTH LINE, NE 1/4, NE 1/4, `TRAC+& &.E. OSAGE FIRST PLAT SE CORNER, NE 1/4, NE 1/4, SEC 35, T47N, R32W SW CORNER, NE 1/4, N88°09'45"W SEC 35, T47N, R32W SEC 35, T47N, R32W TRACT M 423.24' -TRACT N NORTH LINE, SE 1/4, NE 1/4, FOUND 1/2" REBAR WITH NO READABLE CAP UNPLATTED SEC 35, T47N, R32W FROM TIES MO. DNR DOC 600-77601 SOUTH LINE, NE 1/4. S02°08'00"W 2642.45' SEC 35, T47N, R32W

PROPERTY DESCRIPTION:

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 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 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 NORTH HALF 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, 346.14 FEET TO A POINT ON THE 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"O7" EAST, ON SAID WESTERLY LINE, 127.17 FEET: THENCE SOUTH 43"11"O7" 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 OF SAID NORTHEAST QUARTER, 659.27 FEET TO THE POINT OF BEGINNING. CONTAINING 453,717 SQUARE FEET OR 10.42 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:

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. 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.

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.

SE CORNER, NORTH

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.

DRAINAGE NOTE:

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, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE, THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY— FUNCTIONAL THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AN STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

DATE

DATE

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\_\_\_\_\_

GEORGE M. BINGER III, P.E. CITY ENGINEER APPROVED:

RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES APPROVED:

WILLIAM A. BAIRD

VINCENT E. BRICE

JACKSON COUNTY GIS

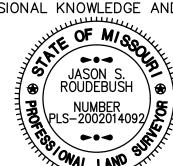
20\_\_\_, BY ORDINANCE NO. \_\_\_\_\_\_.

MAYOR APPROVED: CYNDA A. RADAR PLANNING COMMISSION SECRETARY

APPROVED: TRISHA FOWLER ARCURI CITY CLERK APPROVED:

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,

SEC 35, T47N, R32W

ALUM CAP CLS 76D

DOC 600-97945

FROM TIES MO. DNR

FOUND 5/8" REBAR WITH 2"

OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 JUNE 2, 2021 JROUDEBUSH@OLSSON.COM

surveyed by:

checked by: approved by:

project no.:

DATE OF SURVEY

08-13-2020 - Title Report Request

09-25-2020 - 1st Submittal

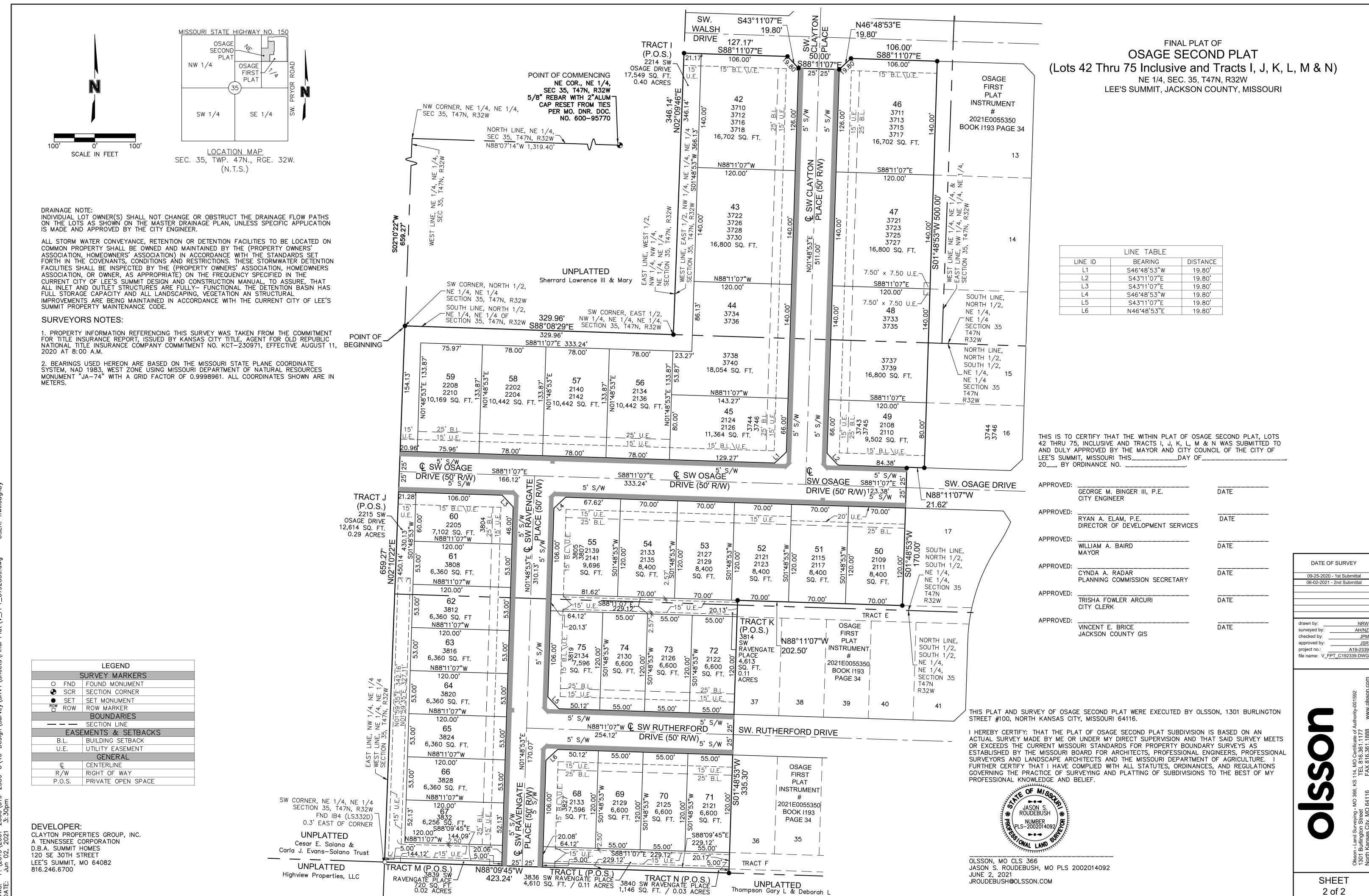
06-02-2021 - 2nd Submittal

file name: V\_FPT\_C192339.DWC

AH/NZ

A19-2339

SHEET 1 of 2



Thompson Gary L & Deborah

720 SQ. FT 0.02 ACRES

SHEET 2 of 2 AH/NZ