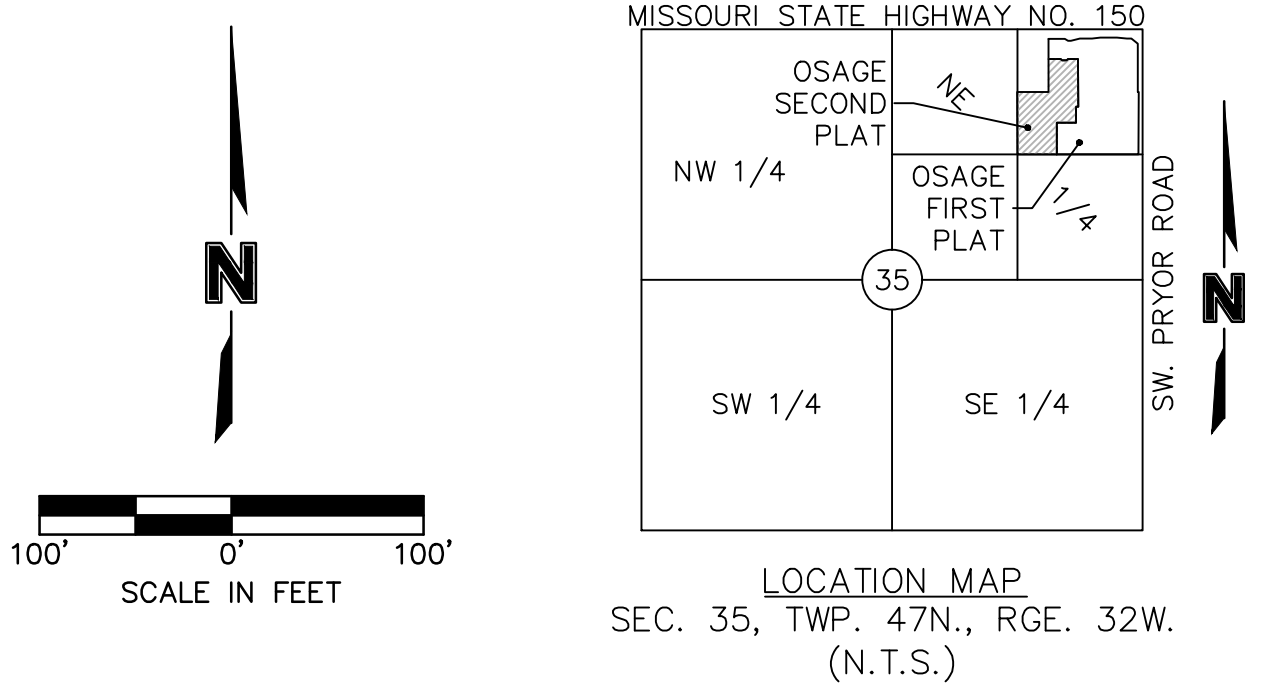


DWG: F:\2019\2001-2500\019-2339-C\40-Design\Survey\SRV\Sheets\Final Plat\V_FPT_C192339.dwg
DATE: Jun 02, 2021 3:01pm
USER: nwilloughby



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 KEMPFF ASSISTANT SECRETARY

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME BRADLEY KEMPFF 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 KEMPFF, 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

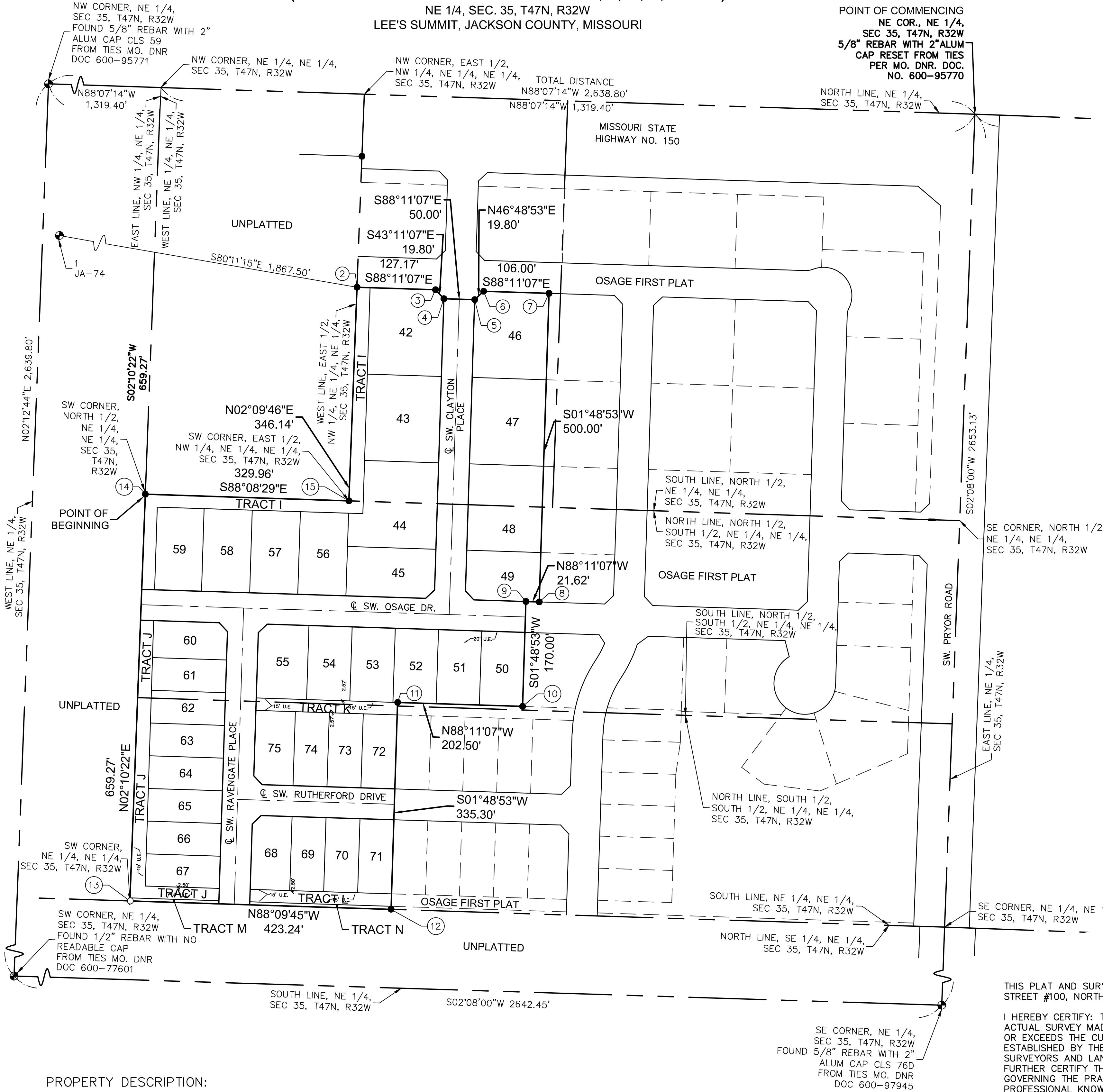
SURVEYORS NOTES:

- 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) 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 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:

THE 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. 29095C0531C, 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 AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

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 _____, 20____, BY ORDINANCE NO. _____.

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

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

APPROVED: _____
WILLIAM A. BAIRD
MAYOR

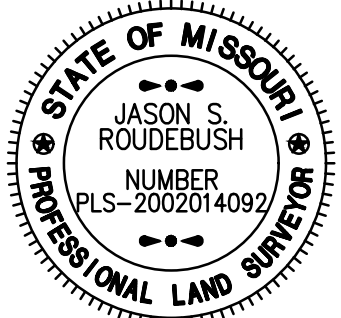
APPROVED: _____
CYNDA A. RADAR
PLANNING COMMISSION SECRETARY

APPROVED: _____
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. 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
JUNE 2, 2021
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

08-13-2020 - Title Report Request
09-25-2020 - 1st Submittal
06-02-2021 - 2nd Submittal

drawn by: NRW
surveyed by: AH/NZ
checked by: JPM
approved by: JSB
project no.: A19-2339
file name: V_FPT_C192339.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 2

