

2021E0055350

FINAL PLAT OF
OSAGE FIRST PLAT
(Lots 1 Thru 41 Inclusive and Tracts A, B, C, D, E, F, G & H)
NE 1/4, SEC. 35, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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
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.

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 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 0.9999961. ALL
COORDINATES SHOWN ARE IN METERS.

3. THE TERM "PLAT" REFERENCES THE RECORDED PLAT OF "SALVAGGIO'S RANCH",
RECORDED AS INSTRUMENT NUMBER 11210418 IN BOOK 153 AT PAGE 73. JACKSON
COUNTY, MISSOURI.

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

LINE TABLE		
LINE ID	BEARING	DISTANCE
L1	S43°11'07"E	19.80'
L2	N46°48'53"E	19.80'
L3	S88°11'07"E	5.33'
L4	N46°48'53"E	19.80'
L5	N43°11'07"W	19.80'
L6	S43°11'07"E	19.80'
L7	S46°48'53"W	19.80'
L8	N43°11'07"W	19.80'
L9	N46°48'53"E	19.80'
L10	N46°48'53"E	19.85'
L11	S43°01'33"E	19.74'
L12	S46°48'53"W	19.80'
L13	N46°48'53"E	19.80'
L14	N43°11'07"W	19.80'
L15	N46°48'53"E	19.80'
L16	S33°44'17"E	16.28'

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, AND H WAS
SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF
THE CITY OF LEE'S SUMMIT, MISSOURI THIS 31st DAY
OF May, 2021, BY ORDINANCE NO. 9139

APPROVED: George M. Binger III 5/11/2021
GEORGE M. BINGER III, P.E.
CITY ENGINEER

APPROVED: Ryan A. Elam 5-12-2021
RYAN A. ELAM, P.E.
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: William A. Baird 5/13/21
WILLIAM A. BAIRD
MAYOR

APPROVED: Cynda A. Rader 5/12/21
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

APPROVED: Trisha Fowler Arcuri 5-14-21
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: Vincent E. Brice 5/20/2021
VINCENT E. BRICE
JACKSON COUNTY GIS



DATE OF SURVEY	
03-13-2020 - 1st Submittal	
11-24-2020 - Used for Creating CCR's	
12-07-2020 - 2nd Submittal	
03-18-2021 - 3rd Submittal	
04-07-2021 - 4th Submittal	
05-05-2021 - Jackson County GIS Review	
05-10-2021 - Final Plat	

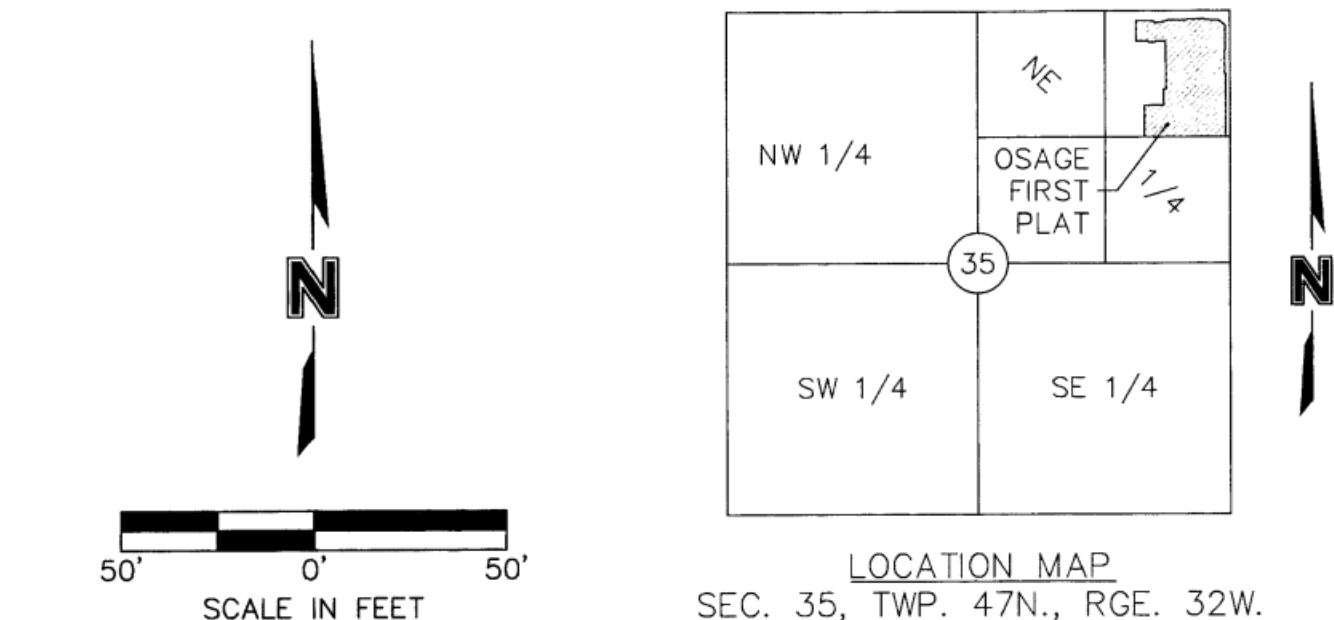
ADDRESSES ON THIS SHEET NOT TO
BE USED.
SEE SHEET ENTITLED "ADDRESSING"

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
MAY 10, 2021
JROUDEBUSH@OLSSON.COM



NW CORNER, EAST 1/2,
NW 1/4, NE 1/4, NE 1/4,
SECTION 35, T47N, R32W

LOCATION MAP
SEC. 35, TWP. 47N., RGE. 32W.
(N.T.S.)

NORTH LINE, NE 1/4 OF
SECTION 35-T47N-R32W

MISSOURI STATE
HIGHWAY NO. 150

POINT OF COMMENCING
SE CORNER, NE 1/4,
SECTION 35-T47N-R32W
5/8" REBAR WITH 2" ALUM CAP
RESET FROM TIES PER
MO DNR. DEC. NO.
600-95770

TRACT A
P.O.S.
2102 SW CLAYTON PLACE
3,027 SQ. FT.
0.07 ACRES

UNPLATTED
Sherrard Lawrence III & Mary
WEST 1/2, NW 1/4,
NE 1/4, NE 1/4 OF
SECTION 35-T47N-R32W

EAST LINE, WEST 1/2,
NW 1/4, NW 1/4, NE 1/4, NE 1/4,
SECTION 35-T47N-R32W
WEST LINE, EAST 1/2,
NW 1/4, NW 1/4, NE 1/4, NE 1/4,
SECTION 35-T47N-R32W

SW CORNER, EAST 1/2,
NW 1/4, NE 1/4, NE 1/4,
SECTION 35, T47N, R32W

UNPLATTED
Clayton Properties Group, Inc.

UNPLATTED
Clayton Properties Group, Inc.

NORTH LINE, NORTH 1/2,
SOUTH 1/2, NE 1/4, NE 1/4,
OF SECTION 35-T47N-R32W

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
— ROW	ROW MARKER
BOUNDARIES	
— SECTION LINE	
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
P.S.	PARKING SETBACK
U.E.	UTILITY EASEMENT
GENERAL	
⊕	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

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

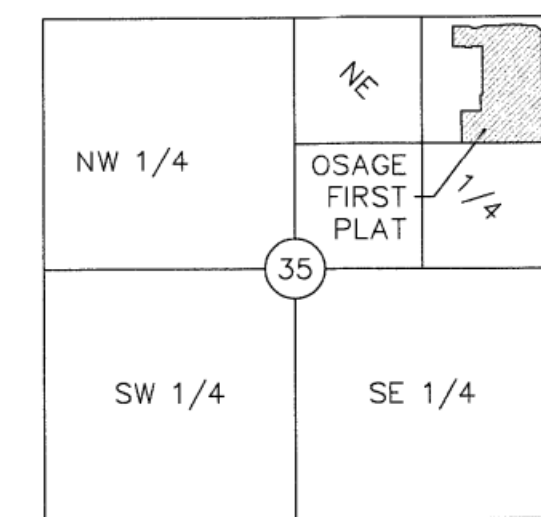
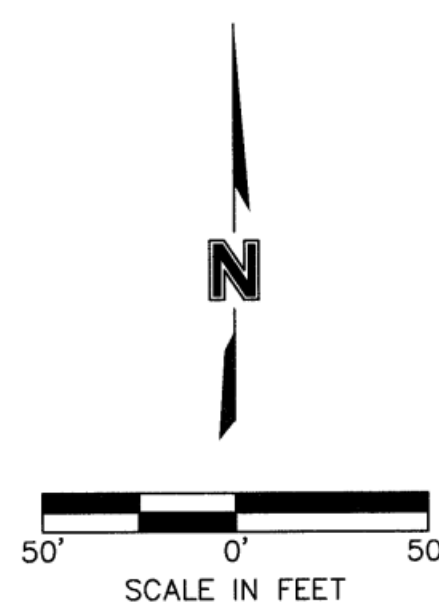
USER: nwilloughby

DWG: F:\2019\2001-2500\019-2339-A\40-Design\Survey\SRV\Sheets\Final Plat\V_FPT_A192339.dwg
DATE: May 10, 2021 9:17am

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

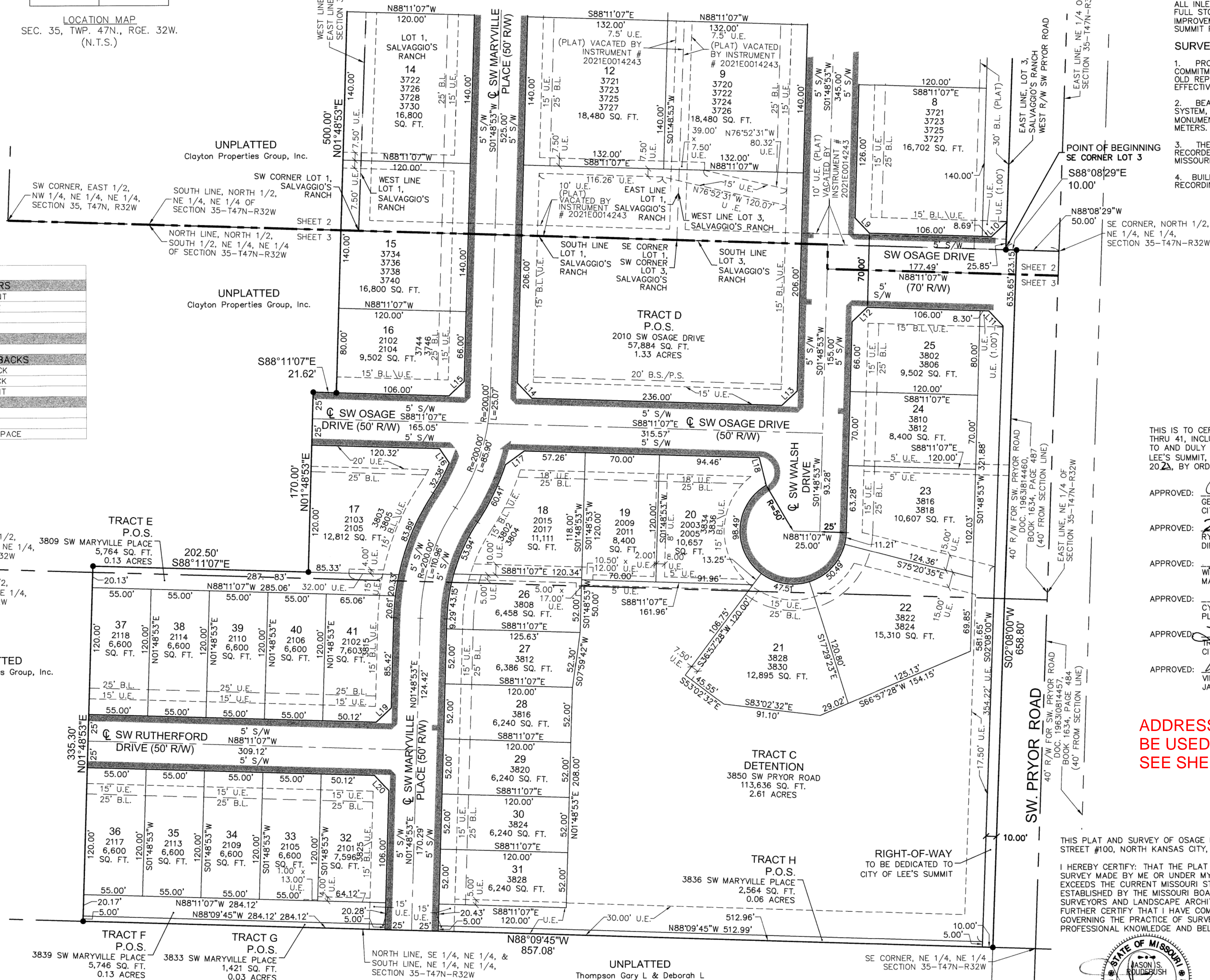
SHEET
2 of 3



LOCATION MAP
SEC. 35, TWP. 47N., RGE. 32W.
(N.T.S.)

FINAL PLAT OF
OSAGE FIRST PLAT
(Lots 1 Thru 41 Inclusive and Tracts A, B, C, D, E, F, G & H)
NE 1/4, SEC. 35, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
— ROW	ROW MARKER
BOUNDARIES	
—	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
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U.E.	UTILITY EASEMENT
GENERAL	
⊙	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE



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 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.

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-227024, EFFECTIVE MARCH 4, 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.
- THE TERM "PLAT" REFERENCES THE RECORDED PLAT OF "SALVAGGIO'S RANCH", RECORDED AS INSTRUMENT NUMBER 11210418 IN BOOK 153 AT PAGE 73, JACKSON COUNTY, MISSOURI.
- BUILDING LINES AND LOT LINES FROM SALVAGGIO'S RANCH WILL BE REMOVED WITH THE RECORDING OF THIS PLAT.

LINE TABLE		
LINE ID	BEARING	DISTANCE
L9	N43°11'07"W	19.80'
L10	N46°58'27"E	19.85'
L11	S43°01'33"E	19.74'
L12	S46°48'53"W	19.80'
L13	N46°48'53"E	19.80'
L14	N43°11'07"W	19.80'
L15	N46°48'53"E	19.80'
L16	S33°44'17"E	16.28'
L17	N54°07'34"E	22.16'
L18	S14°11'03"E	26.92'
L19	N46°48'53"E	19.80'
L20	S43°11'07"E	19.80'

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 AND H WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 28 DAY OF MAY 2021, BY ORDINANCE NO. 9139

APPROVED: George M. Binger III 5/11/2021
GEORGE M. BINGER III, P.E.
CITY ENGINEER
DATE

APPROVED: Ryan A. Elam 5-12-2021
RYAN A. ELAM, P.E.
DIRECTOR OF DEVELOPMENT SERVICES
DATE

APPROVED: William A. Baird 5/8/21
WILLIAM A. BAIRD
MAYOR
DATE

APPROVED: Cynthia A. Rader 5/12/21
CYNTHIA A. RADER
PLANNING COMMISSION SECRETARY
DATE

APPROVED: Trisha Fowler Arcuri 5-14-21
TRISHA FOWLER ARCURI
CITY CLERK
DATE

APPROVED: Vincent E. Brice 5/20/2021
VINCENT E. BRICE
JACKSON COUNTY GIS
DATE



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03-18-2021 - 3rd Submittal	
04-07-2021 - 4th Submittal	
05-05-2021 - Jackson County GIS Review	
05-10-2021 - Final Mylars	

drawn by: NRW
surveyed by: AHINZ
checked by: JPM
approved by: JST
project no.: A19-2338
file name: V_FPT_A192338.DWG

**ADDRESSES ON THIS SHEET NOT TO BE USED.
SEE SHEET ENTITLED "ADDRESSING"**

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 PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MAY 10, 2021
JROUDEBUSH@OLSSON.COM

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

USER: nwilloughby

DWG: F:\2019\2001-2500\019-2339-A\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_A192339.dwg
DATE: May 10, 2021 9:19am

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001992
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.381.1888
www.olsson.com

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 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.

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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

