

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

STATE PLANE COORDINATE TABLE				
Point Number	Grid Northing	Grid Easting		
1	298238.190	856320.616		
2	298215.327	856783.665		
3	298215.154	856792.021		
4	298208.811	856799.438		
5	298205.850	856883.914		
6	298141.186	856881.472		
7	298140.982	856887.921		
8	298029.448	856884.387		
9	298032.858	856776.742		

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 _____, 20__.

CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION.

ASSISTANT SECRETARY

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS . 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:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, INC. FILE NO. KCT-234099, EFFECTIVE FEBRUARY 8, 2021 AT 8:00

. 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.

3. THE TERM "OSAGE FIRST PLAT" REFERS TO THE RECORDED PLAT OF OSAGE FIRST PLAT (LOTS 1 THRU 41 INCLUSIVE AND TRACTS A, B, C, D, E, F, G & H), RECORDED AS INSTRUMENT NUMBER 2021E0055350 IN BOOK 1193 AT PAGE 34. JACKSON COUNTY, MISSOURI.

DEVELOPER:

816.246.6700

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

FINAL PLAT OF OSAGE THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P)

NORTH LINE, NE 1/4 OF

SECTION 35-T47N-R32W

NE 1/4, SEC. 35, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

NW CORNER, EAST 1/2,

NW 1/4, NE 1/4, NE 1/4,-

SECTION 35, T47N, R32W

MISSOURI STATE HIGHWAY NO. 150 S02°09'46"W S88°48'53"E 100.69' N88°07'14"W 989.55 -FND 2INALUMLS2554 RIGHT-OF-WAY TO BE DEDICATED FND IB4LS76D-TO MISSOURI DEPARTMENT OF-TRANSPORTATION 25,413 SQ. FT. JA-74-S87°59'33"E 277.34' POINT OF -<u>FN</u>D 2<u>I</u>NALUMLS2554 20.00'-BEGINNING TRACT Q N88°11'07"W 329.87 S88°11'07"E 144.00' TRACT A 72.00' 76 TRACT O (P.O.S) **OSAGE** 8,640 SQ. 8,640 SQ. **FIRST** 29,639 SQ. FT. PLAT INSTRUMENT #2021E0055350 <u> 25'</u> B<u>.L.</u> BOOK I193 PAGE 34 _72.00' <u>165</u>.07' 5'S/W 5'S/W SW HOLDBROOKS DRIVE 143.98 WALSH N88*11'07"W N88°11'07"W 5' S/W DRIVE S88°11'07"E 5'S/W 21.17' 126.00' 104.83' **OSAGE** SECOND S46°48'53"W N43°11'07"W ^{19.80}′ 87 19.80' INSTRUMENT 11,102 SQ. FT. BOOK ___ PAGE 11,102 SQ. F1 N88*11'07"W 140.00' 42 S88°11'07"E 140.00' UNPLATTED SOLANO CESAR E & EVANS-SOLANO CARLA J-TR PARCEL # 9,800 SQ. FT. 9,800 SQ. FT. 69-800-01-20-00-0-00-000 N88°11'07"W 140.00' S88°11'07"E 140.00' 9,800 SQ. FT 9,800 SQ. FT. N88°11'07"W 140.00' S88°11'07"E 140.00' R = 39.00'R=39.00'L=29.96'L=29.96'8,991 SQ. FT. 8,991 SQ. F1 N88°11'07"W 115.00' \$88°11'07"E 115.06 WESTERLY LINE OF TRACT OSAGE SECOND PLAT TO BE SW CORNER, NORTH 1/2, REMOVED WITH THE RECORDING 44 OF THIS PLAT NE 1/4, NE 1/4-10,598 SQ. FT. SECTION 35, T47N, R32W ′10,598 SQ. F1 SOUTH LINE, NORTH 1/2, √ S01.48.53.W NE 1/4, NE 1/4 OF _____ SECTION 35, T47N, R32W -26.13' 165.00' SW CORNER, EAST 1/2, NORTHERLY LINE OF TRACT I └NW 1/4, NE 1/4, NÉ 1/4. OSAGE SECOND PLAT TO BE SECTION 35, T47N, R32W REMOVED WITH THE RECORDING OF THIS PLAT

PROPERTY DESCRIPTION:

A TRACT OF LAND IN 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, 989.55 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID NORTH LINE SOUTH 02°09'46" WEST ON THE EAST LINE OF SAID EAST HALF, 100.69 FEET TO THE NORTHWEST CORNER OF OSAGE FIRST PLAT (LOTS 1 THRU 41 INCLUSIVE AND TRACTS A, B, C, D, E, F, G & H), A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 2021E0055350 IN BOOK 1193 AT PAGE 34 ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 02°09'46" WEST ALONG SAID EAST LINE ALSO BEING THE WEST LINE OF SAID OSAGE FIRST PLAT, 212.32 FEET; THENCE LEAVING SAID EAST LINE SOUTH 88"11"07" EAST ON WESTERLY LINE OF SAID OSAGE FIRST PLAT ALSO BEING THE NORTHERLY LINE OF TRACT I, PROPOSED OSAGE SECOND PLAT (LOTS 42 THRU 75 INCLUSIVE AND TRACTS I, J, K, L, M & N), 21.17 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 01°48'53" WEST ON THE EASTERLY LINE OF SAID TRACT I, 366.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT I; THENCE NORTH 88"11'07" WEST ON THE EASTERLY LINE OF SAID TRACT I AND ITS WESTERLY EXTENSION, 353.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 0210'22" EAST ON SAID WEST LINE, 599.12 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI 150 HIGHWAY AS NOW ESTABLISHED; THENCE SOUTH 88'48'53" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 27.42 FEET; THENCE SOUTH 49°27'38" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 32.02 FEET; THENCE SOUTH 87°59'33" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 277.34 FEET TO THE POINT OF BEGINNING. CONTAINING 199,972 SQUARE FEET OR 4.59 ACRES, MORE OR LESS.

PLAT DEDICATION:

POINT OF COMMENCING

5/8" REBAR WITH 2"ALUM-

CAP RESET FROM TIES

NE COR., NE 1/4,

SEC 35, T47N, R32W

PER MO. DNR. DOC.

NO. 600-95770

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 THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P)

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.

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 Q & R (0.87 ACRES) TRACTS Q & R 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 CONSTRÚCTION 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.

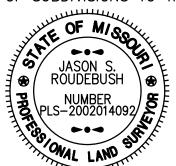
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF OSAGE THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT MISSOURI THIS_____, 20__, BY ORDINANCE NO. _____.

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:	CYNDA A. RADER PLANNING COMMISSION SECRETARY	DATE
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE
APPROVED:	VINCENT E. BRICE JACKSON COUNTY	DATE

THIS PLAT AND SURVEY OF OSAGE THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P) WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI

ASSESSMENT DEPARTMENT

I HEREBY CERTIFY: THAT THE PLAT OF OSAGE THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P) 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 JULY 15, 2021 JROUDEBUSH@OLSSON.COM

surveyed by:

checked by:

approved by:

project no.:

DATE OF SURVEY

JULY 15, 2021 - 1st Submittal

file name: V_FPT_D192339.DWG

AH/BH/DH

SHEET 1 of 1