



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

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__.

STATE OF _____ SS:
COUNTY OF _____

MY COMMISSION EXPIRES: _____

SURVEYORS NOTES:

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

SW CORNER, NORTH 1/2,
NE 1/4, NE 1/4 _____
SECTION 35, T47N, R32W

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

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, 100.69 FEET TO THE POINT OF BEGINNING OF TRACT 1 OF SAID OSAGE FIRST PLAT; THENCE LEAVING SAID WESTERLY LINE OF SAID OSAGE FIRST PLAT, 366.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE NORTH 88°11°07" WEST ON THE WESTERLY LINE OF SAID TRACT 1 AND ITS WESTERLY EXTENSION, 353.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°10'22" 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.

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

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:

ASEMENT DEDICATION: HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT, MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF POLES, STRUCTURES, ANCHORS, CONDUITS 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 UNDERSIGNED HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW INCLUDING, WITHOUT LIMITATION, SECTION 527.182 RSMo. (2006) ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING
PLAN 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 OWNS THE COMMON AREA, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA. THE COMMON AREA 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/STORM WATER RETENTION FACILITIES ASSOCIATION) AND SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OWNER, A/AN 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 FUNCTIONING AND THAT ALL DESIGN AND CONSTRUCTION REQUIREMENTS ARE BEING MET. ANY 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 _____ 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: _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

DATE _____

APPROVED: _____
TRISHA FOWLER ARCURI
CITY CLERK

DATE _____

APPROVED: _____ DATE _____
VINCENT E. BRICE
JACKSON COUNTY
ASSESSMENT DEPARTMENT

DATE OF SURVEY	
JULY 15, 2021 - 1st Submittal	
drawn by:	JRH
surveyed by:	AH/B/H/D/H
checked by:	NRW
approved by:	JRS
project no.:	D19-2339
file name:	V_FPT_D192339.DWG

Olsson - Land Surveying - MO 386, KS 114, MO Certificate of Authority-001592
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North Kansas City, MO 64116

SHEET
1 of 1