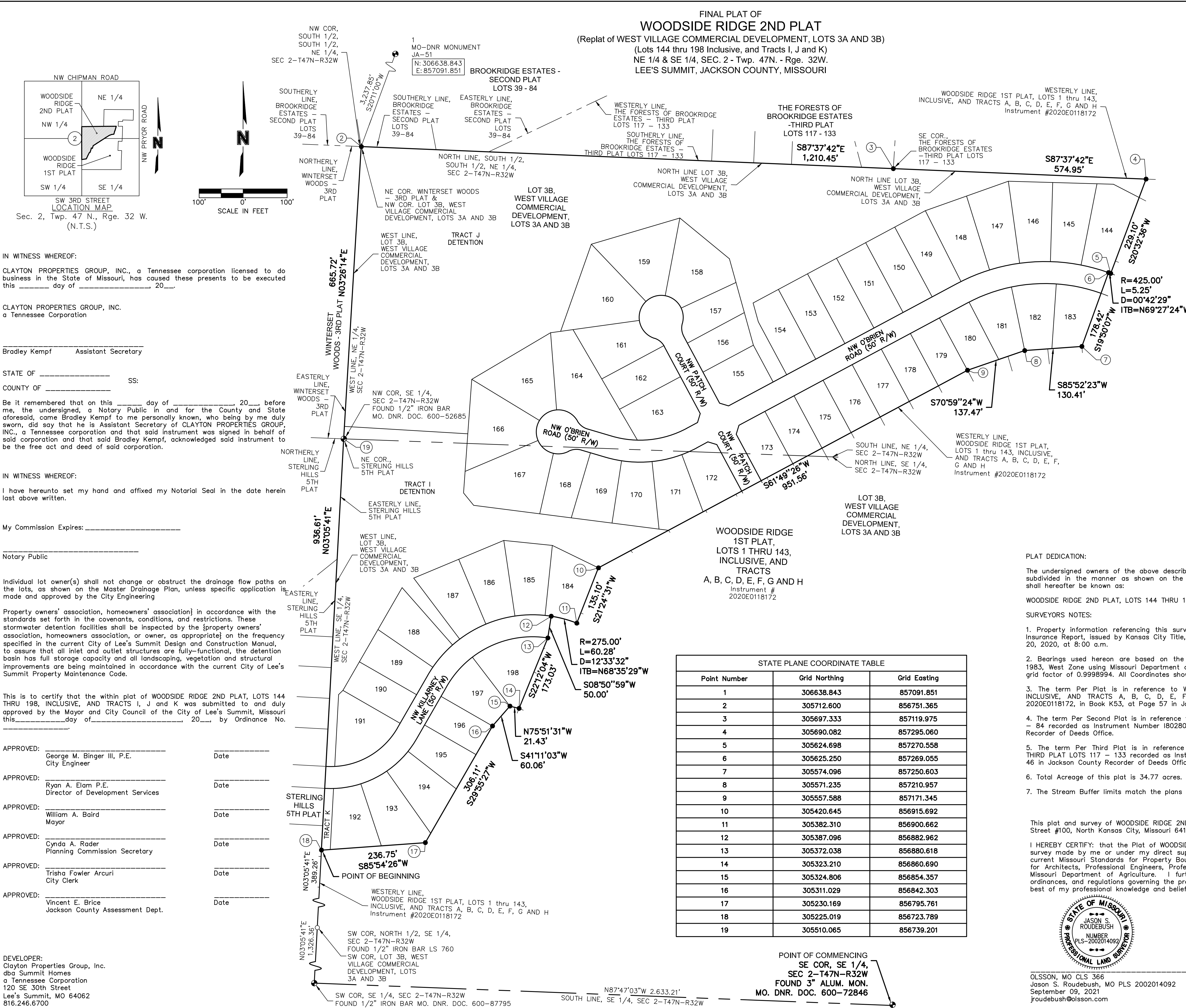


DWG: F:\2018\1001-1500\018-1140-C\40-Design\Survey\SRV\Sheets\Final Plat\FPT\_C81140.dwg  
DATE: Sep 09, 2021 10:52am  
USER: ssahfield



PROPERTY DESCRIPTION:

Part of Lot 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, a subdivision of land in the Northeast and Southeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in Jackson County Recorder of Deeds Office, being bounded and described by or under the direct supervision of Jason S Roubesh, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southeast Quarter, thence North 87°47'03" West, on the South line of said Southeast Quarter 2,633.21 feet to the Southwest corner of said Southeast Quarter; thence North 03°05'41" East, on the West line of said Southeast Quarter, 1,326.36 feet to the Southwest corner of said Lot 3B, also being the Southwest corner of the North half said Southeast Quarter, also being a point on the Easterly line of STERLING HILLS 5TH PLAT, a subdivision of land in said Lee's Summit recorded as Instrument Number 11273783 in Book 154 at Page 88 in said Jackson County Recorder of Deeds Office, also being the Southwest corner of WOODSIDE RIDGE 1st Plat, Lots 1 thru 143 inclusive, and Tracts A, B, C, D, E, F, G AND H, a subdivision of land in said Lee's Summit recorded as Instrument Number 2020E0118172 in Book K53 at Page 57 in said Jackson County Recorder of Deeds Office; thence North 03°05'41" East on said West line and said Easterly line, also being the West line of said Lot 3B, also being the West line of said WOODSIDE RIDGE 1ST PLAT, LOTS 1 thru 143 inclusive, and Tracts A, B, C, D, E, F, G AND H, 389.26 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said Westerly line, continuing North 03°05'41" East on said West lines and said Easterly lines, 936.61 feet to the Northeast corner of said STERLING HILLS 5TH PLAT, also being a point on the Easterly line of WINTERSET WOODS - 3RD PLAT, a subdivision of land in said Lee's Summit recorded as Instrument Number 20030002463 in Book 174 at Page 14 in said Jackson County Recorder of Deeds Office, also being the Northwest corner of said Southeast Quarter; thence North 03°26'14" East, on the said West line of said Lot 3B, said Easterly line and West line of said Northeast Quarter, 665.72 feet to the Northwest corner of the South Half of the South Half of said Northeast Quarter, also being the Northwest corner of said Lot 3B, also being the Northeast corner of said WINTERSET WOODS - 3RD PLAT, also being a point on the Southerly line of BROOKRIDGE ESTATES - SECOND PLAT LOTS 39-84, a subdivision in said Lee's Summit recorded as Instrument Number 1802804 in Book 144 at Page 57 in said Jackson County Recorder of Deeds Office; thence South 87°37'42" East, on said Southerly line, also on the North line of said Lot 3B, also being the North line of said South Half of said South Half of said Northeast Quarter, also being the South line of THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133, a subdivision of Land in said Lee's Summit recorded as Instrument Number 931198645 in Book 153 at Page 46 in said Jackson County Recorder of Deeds Office, 1,210.45 feet to the Southeast corner of said THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133 and to a point on the Westerly line of said WOODSIDE RIDGE 1ST PLAT, LOTS 1 thru 143 inclusive, and Tracts A, B, C, D, E, F, G AND H; thence South 87°37'42" East on said North line of said South Half of said South Half, said North line of said Lot 3B, and said Westerly line, 574.95 feet; thence leaving said North lines, South 20°32'36" West, on said Westerly line, 229.10 feet; thence Westerly, on said Westerly line, along a curve to the left, having an initial tangent bearing of North 69°27'24" West with a radius of 425.00 feet, a central angle of 00°42'29" and an arc distance of 5.25 feet; thence South 19°50'07" West, on said Westerly line 178.42 feet; thence South 85°52'23" West, on said Westerly line, 130.41 feet; thence South 70°59'24" West, on said Westerly line, 137.47 feet; thence South 61°49'26" West, on said Westerly line, 951.56 feet; thence South 21°24'31" West, on said Westerly line, 135.10 feet; thence Westerly, on said Westerly line, along a curve to the left having an initial tangent bearing of North 68°35'29" West with a radius of 275.00 feet, a central angle of 12°33'32" and an arc distance of 60.28 feet; thence South 08°50'59" West, on said Westerly line, 50.00 feet; thence South 22°12'04" West, on said Westerly line, 173.03 feet; thence North 75°51'31" West, on said Westerly line, 21.43 feet; thence South 41°11'03" West, on said Westerly line, 60.06 feet; thence South 29°55'27" West, on said Westerly line, 306.11 feet; thence South 85°54'26" West, on said Westerly line, 236.75 feet to the Point of Beginning. Containing 1,514,368 square feet or 34.77 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:

WOODSIDE RIDGE 2ND PLAT, LOTS 144 THRU 198, INCLUSIVE, AND TRACTS I, J AND K

SURVEYORS NOTES:

- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Kansas City Title, Inc., File No. KCT-227979, Effective Date April 20, 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-51" with a grid factor of 0.9998994. All Coordinates shown are in meters.
- The term Per Plat is in reference to WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143 INCLUSIVE, AND TRACTS A, B, C, D, E, F, G AND H recorded as Instrument Number 2020E0118172, in Book K53, at Page 57 in Jackson County Recorder of Deeds Office.
- The term Per Second Plat is in reference to BROOKRIDGE ESTATES SECOND PLAT LOTS 39 - 84 recorded as Instrument Number 1802804, in Book 144, at Page 57 in Jackson County Recorder of Deeds Office.
- The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133 recorded as Instrument Number 11198645, in Book 153, at Page 46 in Jackson County Recorder of Deeds Office.
- Total Acreage of this plat is 34.77 acres.
- The Stream Buffer limits match the plans approved June 17, 2019.

This plat and survey of WOODSIDE RIDGE 2ND PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 2ND 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. Roubesh, MO PLS 2002014092  
September 09, 2021  
jroudebush@olsson.com

DATE OF SURVEY

06-17-2020 - 1st Submittal  
06-01-2021 - 2nd Submittal  
09-09-2021 - U.E. Added for Sanitary Line on North Side

drawn by: RD/NRW  
surveyed by: SS/RNR/DCC  
checked by: JPM  
approved by: JSR  
project no.: C18-1140  
file name: V\_FPT\_C81140.DWG

Olsson - Land Surveying - MO 366, 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 3



DWG: F:\2018\1001-1500\018-1140-C\40-Design\Survey\SRV\Sheets\Final Plat\V\_FPT\_C81140.dwg  
DATE: Sep 09, 2021 10:52am  
USER: sschfield

This is to certify that the within plat of WOODSIDE RIDGE 2ND PLAT, LOTS 144 THRU 198, INCLUSIVE, AND TRACTS I, J AND K 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: \_\_\_\_\_ Date \_\_\_\_\_  
George M. Binger III, P.E.  
City Engineer

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Ryan A. Elam P.E.  
Director of Development Services

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
William A. Baird  
Mayor

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Cynda A. Rader  
Planning Commission Secretary

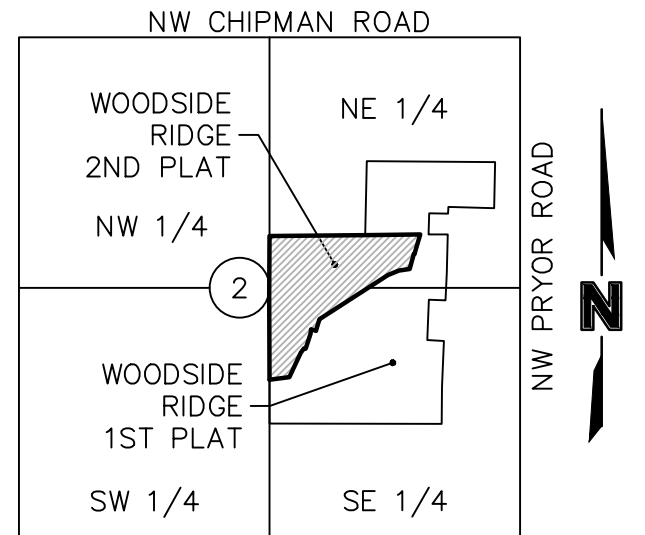
APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Trisha Fowler Arcuri  
City Clerk

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Vincent E. Brice  
Jackson County Assessment Dept.

DEVELOPER:  
Clayton Properties Group, Inc.  
dba Summit Homes  
a Tennessee Corporation  
120 SE 30th Street  
Lee's Summit, MO 64062  
816.246.6700

LEGEND	
SURVEY MARKERS	
● SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
T.R.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
CL	CENTERLINE
SW	SIDEWALK

FINAL PLAT OF  
WOODSIDE RIDGE 2ND PLAT  
(Replat of MINOR PLAT OF WEST VILLAGE  
COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)  
(Lots 144 thru 198 Inclusive, and Tracts I, J and K)  
NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SCALE IN FEET  
60' 0' 60'

LINE TABLE			CURVE TABLE		
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH
L1	N26°43'55"W	180.19'	C1	425.00'	10.71'
L2	N73°10'34"W	21.21'	C2	375.00'	4.73'
L3	N64°57'56"E	137.82'	C3	39.00'	29.96'
L4	N16°49'26"E	21.21'	C4	39.00'	27.66'
L5	S73°10'34"E	21.21'	C5	39.00'	2.30'
L6	S16°49'26"W	21.21'	C6	39.00'	29.96'
			C7	39.00'	29.96'

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 Engineering

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 plat and survey of WOODSIDE RIDGE 2ND PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 2ND 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. Roudesh, MO PLS 2002014092  
September 09, 2021  
jroudebush@olsson.com

SURVEYORS NOTES:

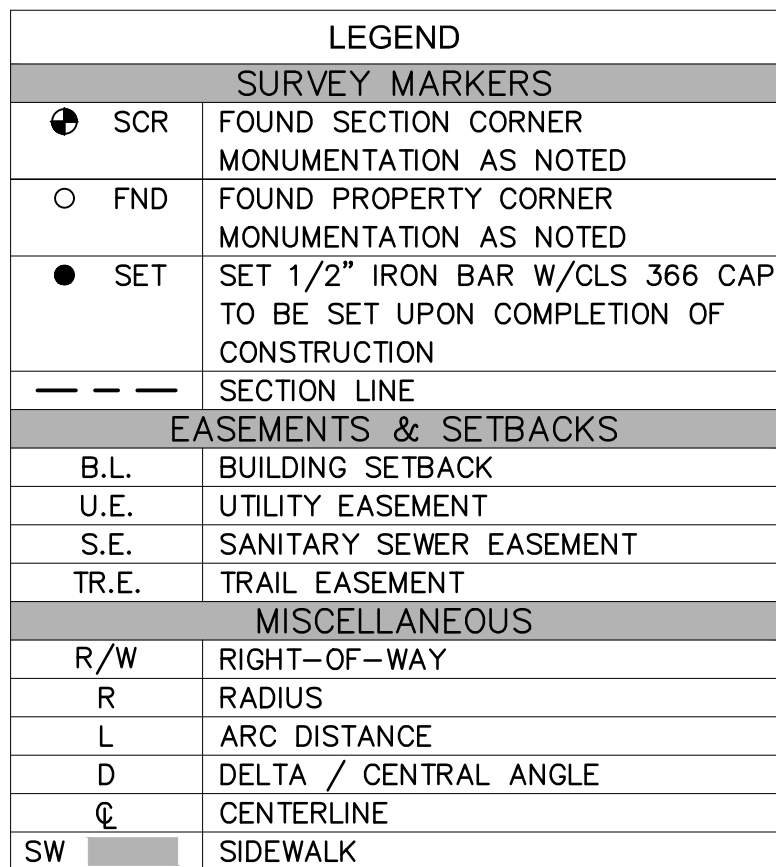
- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Kansas City Title, Inc., File No. KCT-227979, Effective Date April 20, 2020, at 8:00 a.m.
- Bearings used herein are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone, using Missouri Department of Natural Resources Monument "JA-51" with a grid factor of 0.9998994. All Coordinates shown are in meters.
- The term Per Plat is in reference to WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143 INCLUSIVE, AND TRACTS A, B, C, D, E, F, G AND H recorded as Instrument Number 2020E0118172, in Book K53, at Page 57 in Jackson County Recorder of Deeds Office.
- The term Per Second Plat is in reference to BROOKRIDGE ESTATES SECOND PLAT LOTS 39 - 84 recorded as Instrument Number 1802804, in Book 144, at Page 57 in Jackson County Recorder of Deeds Office.
- The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133 recorded as Instrument Number 11198645, in Book 153, at Page 46 in Jackson County Recorder of Deeds Office.
- Total Acreage of this plat is 34.77 acres.
- The Stream Buffer limits match the plans approved June 17, 2019.

DATE OF SURVEY	
06-17-2020 - 1st Submittal	
06-01-2021 - 2nd Submittal	
09-09-2021 - U.E. Added for Sanitary	
Line on North Side	
drawn by: _____	RD/NRW
surveyed by: _____	SS/RN/RDCC
checked by: _____	JRM
approved by: _____	JSR
project no.: _____	A18-1140
file name: _____	V_FPT_C81140.DWG

olsson

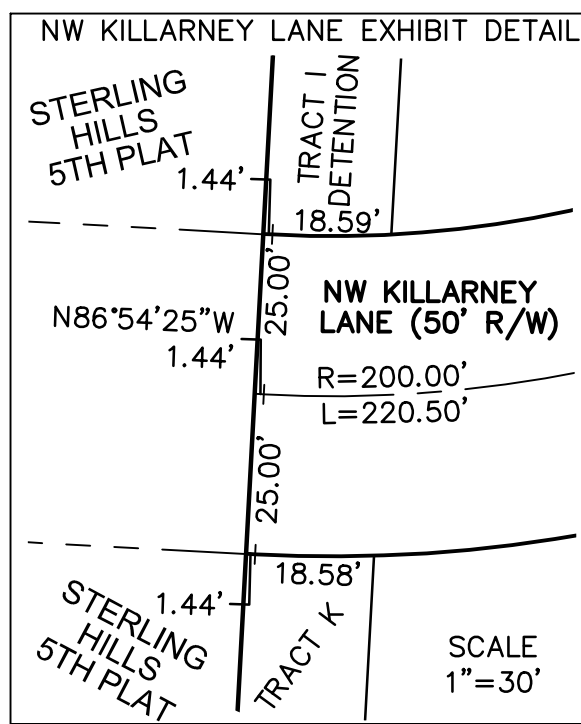
Olsson - Land Surveying - MO 366, MO Certificate of Authority-001592  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
FAX 816.361.1988  
www.olsson.com





This is to certify that the within plat of WOODSIDE RIDGE 2ND PLAT, LOTS 144 THRU 198, INCLUSIVE, AND TRACTS I, J and K 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. \_\_\_\_\_.

DEVELOPER:  
Clayton Properties Group, Inc.  
dba Summit Homes  
a Tennessee Corporation  
120 SE 30th Street  
Lee's Summit, MO 64062  
816.246.6700



I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 2ND 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  
September 09, 2021  
jroudebush@olsson.com

**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-227799, Effective Date April 20, 2020, at 8:00
2. Bearings used herein are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone, using Missouri Department of Natural Resources Monument "JA-51" with a grid factor of 0.99989994. All Coordinates shown are in meters.
3. The term PLAT is in reference to WOODESIDE RIDGE 1ST PLAT, JACKSON COUNTY, MISSOURI. The term BOOK is in reference to D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and H recorded as Instrument Number 2020E0118172, at Page K53, in Jackson County Recorder of Deeds Office.
4. The term Second Plat is in reference to BROOKRIDGE ESTATES, JACKSON COUNTY, MISSOURI. The term BOOK is in reference to 18028004, in Book 144, at Page 57 in Jackson County Recorder of Deeds Office.
5. The term Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES, JACKSON COUNTY, MISSOURI. The term BOOK is in reference to 11398001, in Book 153, at Page 46 in Jackson County Recorder of Deeds Office.
6. Total Acreage of this plat is 34.77 acres.
7. The Stream Buffer limits match the plans approved June 17, 2019.

CURVE TABLE		
CURVE	RADIUS	LENGTH
C7	39.00'	29.96'
C8	275.00'	20.92'

DATE OF SURVEY	
06-17-2020 - 1st Submittal	
06-01-2021 - 2nd Submittal	
09-09-2021 - U.E. Added for Sanitary Line on North Side	
drawn by:	RD/NRW
surveyed by:	SS/RN/RD/CC
checked by:	JPM
approved by:	JSR
project no.:	A18-1140
file name:	V_FPT_C81140.DWG

**olson**  
 Olson - Land Surveying - MO 386, MO Certificate of Authority-001552  
 1301 Burlington Street  
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 North Kansas City, MO 64116  
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