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 I182 at Page 62 in Jackson County Recorder of Deeds Office, being bounded and described by or under the direct supervision of Jason S Roudebush, 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 Westerly 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 200310002463 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 ≥ ITB=N69°27′24″W 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 9311198645 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:

WESTERLY LINE.

S87'37'42"E

574.95

145

183

S85°52'23"W

130.41

144

R=425.00'

D=00'42'29"

L=5.25'

Instrument #2020E0118172

146

182

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:

1. 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.

- 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-51" with a grid factor of 0.9998994. All Coordinates shown are in meters.
- 3. 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.
- 4. 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.
- 5. The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES -THIRD PLAT LOTS 117 — 133 recorded as Instrument Number I1198645, in Book I53, 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.

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.



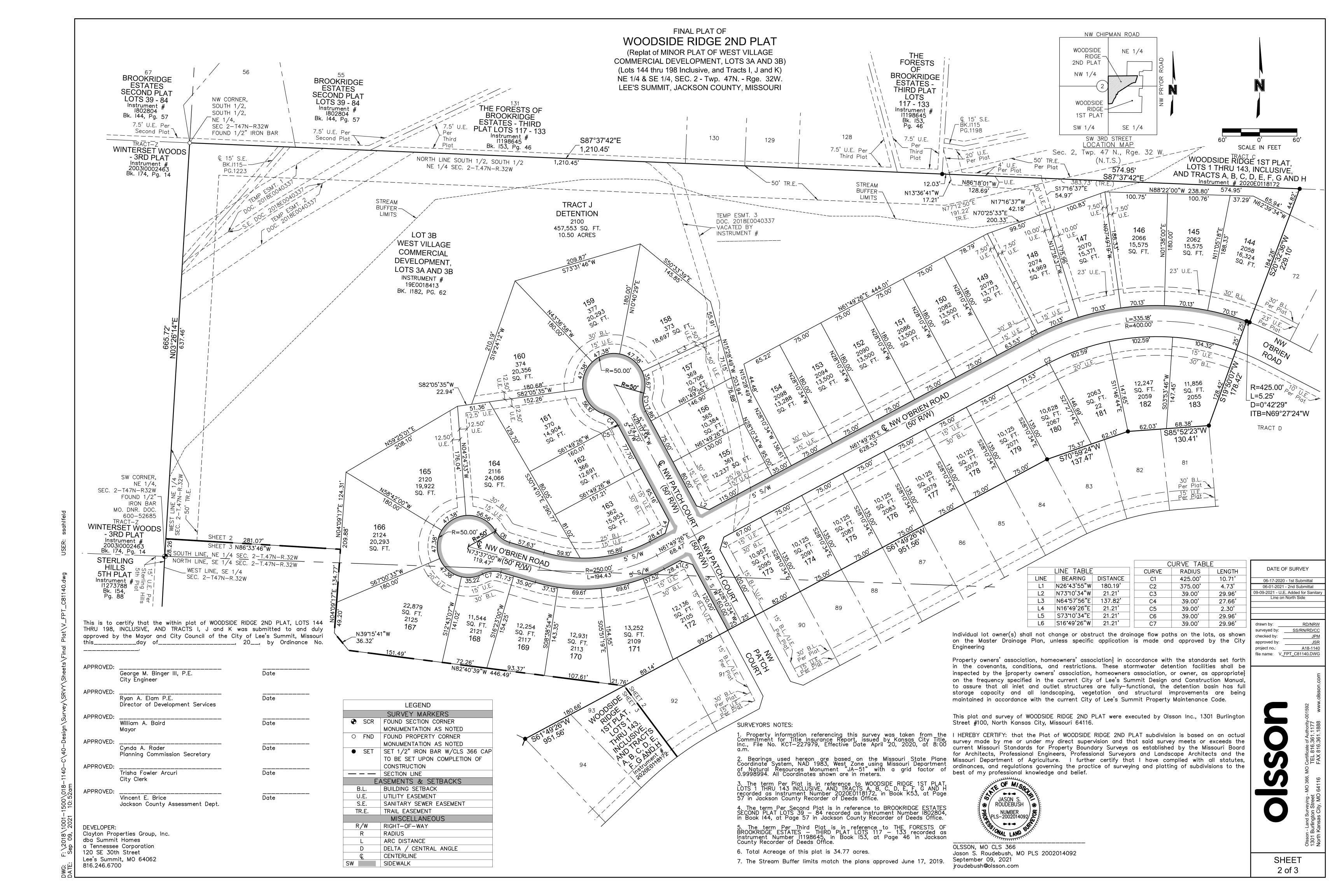
OLSSON, MO CLS 366 Jason S. Roudebush, MO PLS 2002014092 September 09, 2021 jroudebush@olsson.com

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

RD/NRW surveyed by: SS/RN/RD/CC checked by: approved by: project no.: C18-1140 file name: V_FPT_C81140.DWG

SHEET 1 of 3



SCALE IN FEET

SE 1/4

SW 1/4

SW 3RD STREET

LOCATION MAP

Sec. 2, Twp. 47 N., Rge. 32 W.

(N.T.S.)

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

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 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_____, 20__, by Ordinance No.

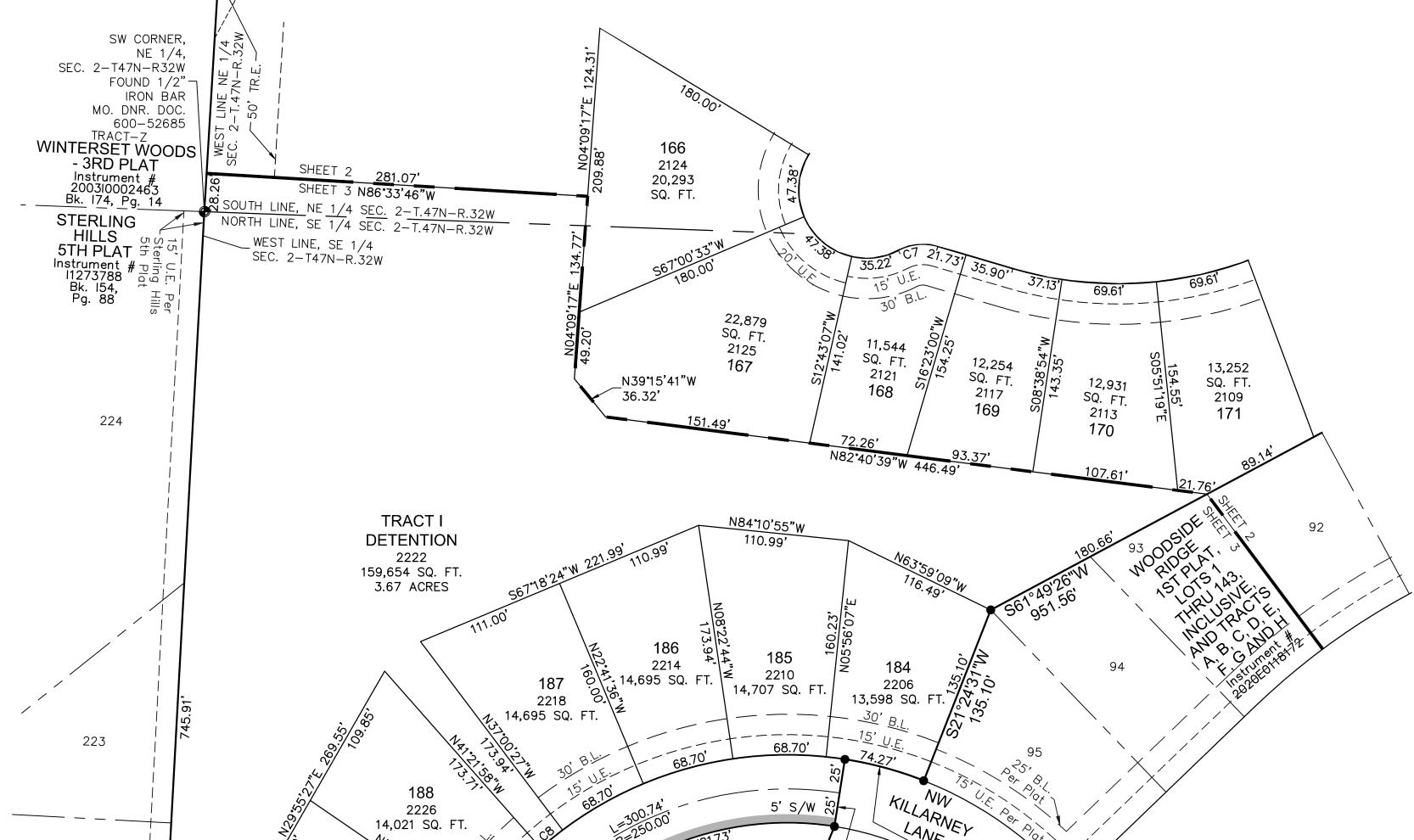
APPROVED:			
	George M. Binger III, P.E. City Engineer	Date	
APPROVED:			
	Ryan A. Elam P.E. Director of Development Services	Date	
APPROVED:			
	William A. Baird Mayor	Date	
APPROVED:			
	Cynda A. Rader Planning Commission Secretary	Date	
APPROVED:			
	Trisha Fowler Arcuri City Clerk	Date	
APPROVED:			
	Vincent E. Brice Jackson County Assessment Dept.	Date	

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

816.246.6700

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



14,021 SQ. FT. 222 189 2230 11,810 SQ. FT. 2213 15,385 SQ. FT

2234 11,250 SQ. FT. 12,233 SQ. FT. 97 N45°42'05"E 220 13.68 N75°51'31"W 2221 2238 **21.43'** 98 STERLING 219 110,125 SQ. FT. 15,580 SQ. FT. N41°11'03"E / HILLS 5TH PLAT 60.06'

Instrument 11273788 Bk. 154, Pg. 88 2225 10,901 SQ. FT. SEE DETAIL EXHIBIT **NW KILLARNEY** LANE 2229 13,564 SQ. FT. 193

221

رة کردی ۱5,099 SQ. FT. 2233 2237 101 STERLING 12,556 SQ. FT. 217 **5TH PLAT** Instrument # 11273788 Bk. 154, Pg. 88 S85°54'26"W TRACT K 236.75' 102 WOODSIDE RIDGE 1ST PLAT, WUUUSIUE KIUGE 151 PLAI,
WUUUSIUE KIUGE 151 PLAI,
INCLUSIVE,
HOLUSIVE KIUGE 151 PLAI,
LOTS 1 THRU 143, INCLUSIVE,
LOTS 1 THRU 143, INCLUSIVE, P.O.S.

103

HILLS 5TH PLAT 1.44' NW KILLARNEY N86°54'25"W LANE (50' R/W) R = 200.00'L=220.50' SCALE 1"=30'

NW KILLARNEY LANE EXHIBIT DETAIL

S08°50'59"\)

50.00'

99

100

R=275.00'

D=12°33'32"

ITB=N68°35'29"W

L=60.28'

best of my professional knowledge and belief. **~••**~ ` JASON S. ROUDEBUSH NUMBER PLS-2002014092

OLSSON, MO CLS 366 Jason S. Roudebush, MO PLS 2002014092 September 09, 2021 jroudebush@olsson.com

Street #100, North Kansas City, Missouri 64116.

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:

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. 29095C0416G, 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 and K (14.22 Acres) TRACTS I, J and K are hereby reserved as Common Area and shall

be maintained and owned by the Homes Association. During the period in which the developer maintains effective control of the board of the condinium 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 condomium or property onwers' assocation.

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—227979, Effective Date April 20, 2020, at 8:00

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—51" with a grid factor of 0.9998994. All Coordinates shown are in meters.

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6. Total Acreage of this plat is 34.77 acres.

7. The Stream Buffer limits match the plans approved June 17, 2019.

	LINE TABLE	•
LINE	BEARING	DISTANCE
L7	N60°04'33"W	150.00'

С	URVE TABL	.E
CURVE	RADIUS	LENGTH
C7	39.00'	29.96
C8	275.00'	20.92

This plat and survey of WOODSIDE RIDGE 2ND PLAT were executed by Olsson Inc., 1301 Burlington

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

DATE OF SURVEY 06-17-2020 - 1st Submittal 06-01-2021 - 2nd Submittal

Line on North Side

09-09-2021 - U.E. Added for Sanita

surveyed by: SS/RN/RD/CC checked by: approved by: A18-1140 file name: V_FPT_C81140.DW0

SHEET 3 of 3