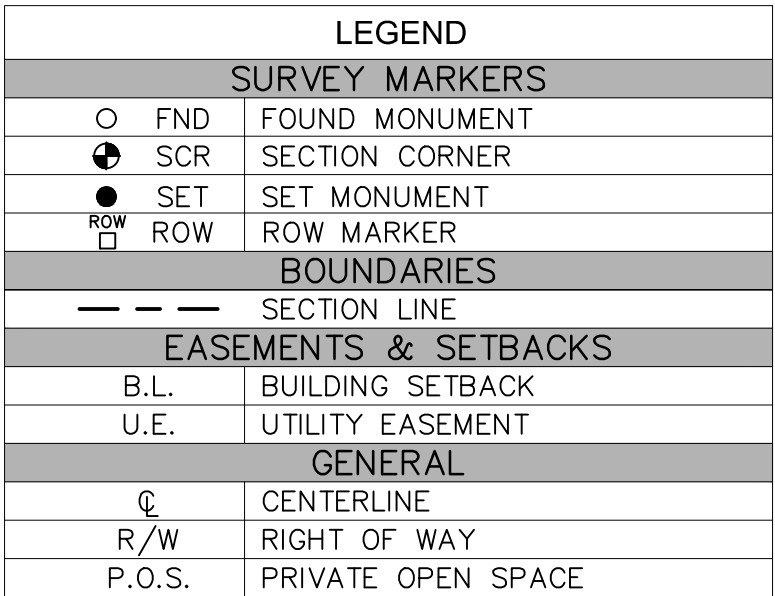




STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298238.190	856320.616
2	298215.327	856783.665
3	298215.154	856792.021
4	298208.811	856799.438
5	298205.850	856883.914
6	298141.186	856881.472
7	298140.982	856887.921
8	298029.448	856884.387
9	298032.858	856776.742

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__.

BRADLEY KEMPf ASSISTANT SECRETARY

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME 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.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN
LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

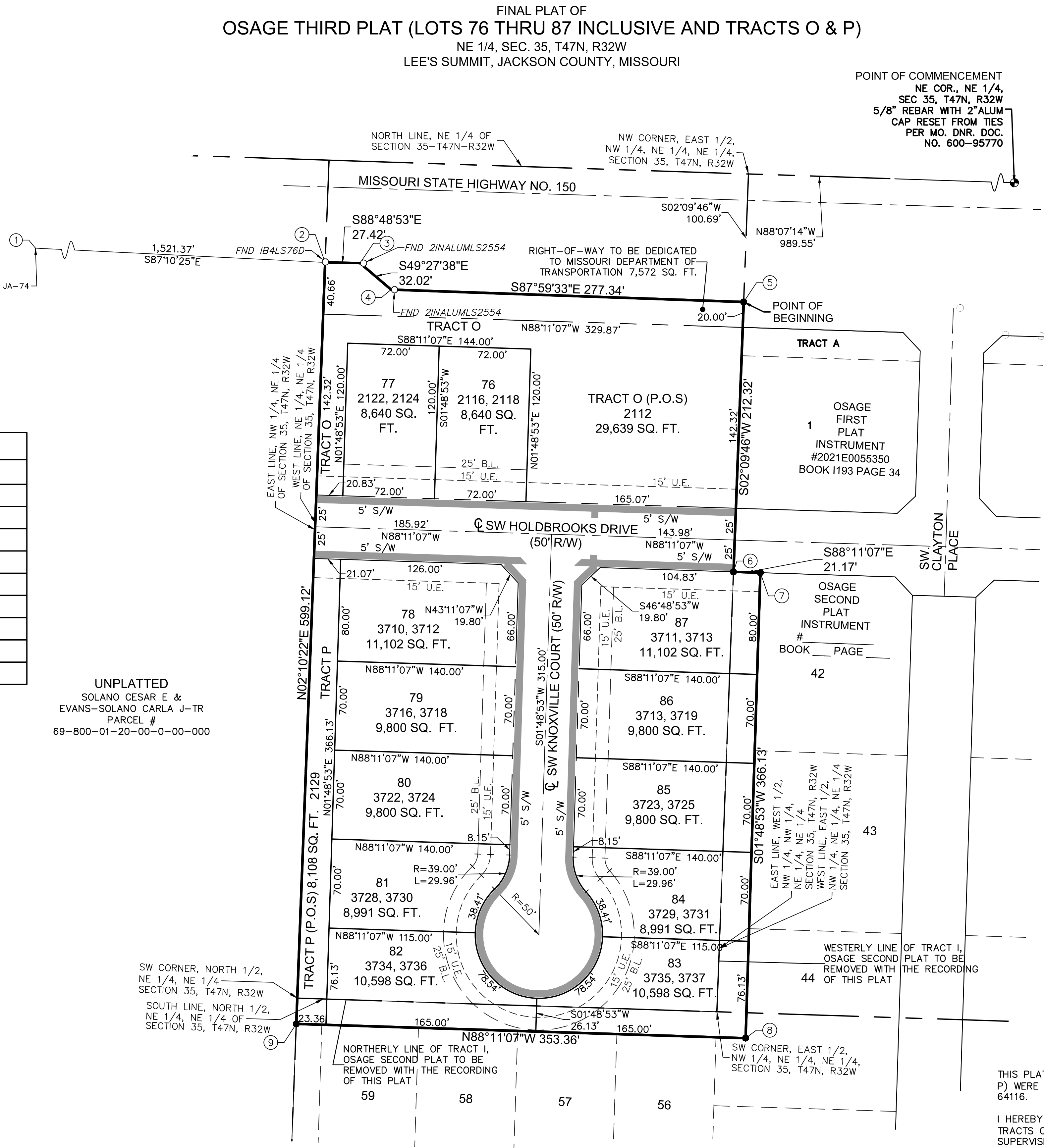
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, INC. FILE NO. KCT-234099, EFFECTIVE FEBRUARY 8, 2021 AT 8:00 A.M.

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 0.9998961. 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 I193 AT PAGE 34. JACKSON COUNTY, MISSOURI.

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

UNPLATTED
SOLANO CESAR E &
EVANS-SOLANO CARLA J-TR
PARCEL #
69-800-01-20-00-0-00-000



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:

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, WIRING, CABLES, CHOPERS, CONDUITS, OR STRUCTURES FOR 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 BELT OR THROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. THE UNDERTAKING HEREIN SHALL BE BINDING ON THEIR HEIRS, HIS DESIGNATED SUCCESSORS AND INTENT, AND THEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING WITHOUT LIMITATION, SECTION 527.18B 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
PLAN AND NO BUILDINGS OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND
THE STREET RIGHT-OF-WAY LINE.

FLOODPLAIN:
 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 OSGAGE HOMES ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER OR THE OSGAGE HOMES ASSOCIATION HAS CONTROL 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 IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THE 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 AND THAT THE PROPOSED LANDSCAPING AND VEGETATION IN ALL DETENTION AREAS IS MAINTAINED. ALL 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: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

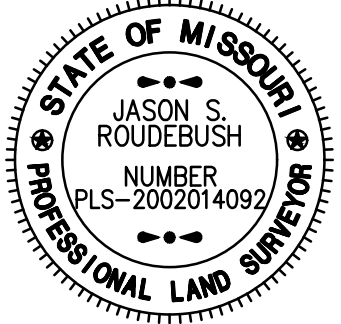
DATE _____

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

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

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 64116.

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
OCTOBER 12, 2021
JROUDEBUSH@OLSSON.COM