Instrument #2020E0118172

SW COR, SE 1/4, SEC 2-T47N-R32W

SOUTH LINE, SE 1/4, SEC 2-T47N-R32W

FOUND 1/2" IRON BAR MO. DNR. DOC. 600-87795

N87°47'03"W 2.633.21'

VILLAGE COMMERCIAL

DEVELOPMENT, LOTS

3A AND 3B

N03°05'41"E

1,326.36

CLAYTON PROPERTIES GROUP, INC.

A TENNESSEE CORPORATION

DBA SUMMIT HOMES

120 SE 30TH STREET

816.246.6700

LEE'S SUMMIT, MO 64062

"IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 33 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER. A WAIVER OF MODIFICATION OF THIS STREAM BUFFER EASEMENT, OR A

THE FORESTS OF

BROOKRIDGE ESTATES

-THIRD PLAT

LOTS 117 - 133

S87°37'42"E

1,210.45

| Point Number | Grid Northing | Grid Easting |
|--------------|---------------|--------------|
| 1 | 306638.843 | 857091.851 |
| 2 | 305712.600 | 856751.365 |
| 3 | 305697.333 | 857119.975 |
| 4 | 305690.082 | 857295.060 |
| 5 | 305624.698 | 857270.558 |
| 6 | 305625.250 | 857269.055 |
| 7 | 305574.096 | 857250.603 |
| 8 | 305571.235 | 857210.957 |
| 9 | 305557.588 | 857171.345 |
| 10 | 305420.645 | 856915.692 |
| 11 | 305382.310 | 856900.662 |
| 12 | 305387.096 | 856882.962 |
| 13 | 305372.038 | 856880.618 |
| 14 | 305323.210 | 856860.690 |
| 15 | 305324.806 | 856854.357 |
| 16 | 305311.029 | 856842.303 |
| 17 | 305230.169 | 856795.761 |
| 18 | 305225.019 | 856723.789 |
| 19 | 305510.065 | 856739.201 |

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 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 BÉ 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 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 > ITB=N69°27'24"W 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 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; ON SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT, 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 THENCE SOUTH 19°50'07" WEST, ON SAID WESTERLY LINE 178.42 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 THENCE SOUTH 61°49'26" WEST, ON SAID WESTERLY LINE, 951.56
THENCE SOUTH 21°24'31" WEST, ON SAID WESTERLY LINE, 135.10
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" 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

LOT 3B,

WEST VILLAGE

COMMERCIAL

DEVELOPMENT

LOTS 3A AND 3B

130.41

182

(8)

 $R=425.00^{\circ}$

_D=00'42'29"

L=5.25'

Instrument #2020E0118172

WOODSIDE RIDGE 1ST PLAT, LOTS 1 thru 143,

INCLUSIVE, AND TRACTS A, B, C, D, E, F, G AND H

147

181

THE FORESTS OF

117 - 133

149

NORTH LINE LOT 3B,

LOTS 3A AND 3B

COMMERCIAL DEVELOPMENT

151

152

153

154

157

156

155

(50.P.)

172

WEST VILLAGE

150

178

177

SOUTH LINE, NE 1/4.

SEC 2-T47N-R32W

NORTH LINE, SE 1/4,

SEC 2-T47N-R32W

176

175

174

173

BROOKRIDGE ESTATES

148

180

179

S70°59"24"W

137.47

G AND H

WESTERLY LINE.

WOODSIDE RIDGE 1ST PLAT,

LOTS 1 thru 143, INCLUSIVE,

Instrument #2020E0118172

- AND TRACTS A, B, C, D, E, F.

-THIRD PLAT LOTS

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.

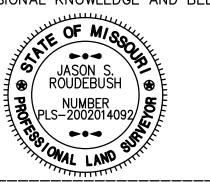
4. THE TERM PER SECOND PLAT IS IN REFERENCE TO BROOKRIDGE ESTATES SECOND PLAT LOTS 39 - 84 RECORDED AS INSTRUMENT NUMBER 1802804, IN BOOK 144, AT PAGE 57 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE.

5. THE TERM PER THIRD PLAT IS IN REFERENCE TO THE FORESTS OF BROOKRIDGE ESTATES — THIRD PLAT LOTS 117 — 133 RECORDED AS INSTRUMENT NUMBER 11198645, IN BOOK 153, AT PAGE 46 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE.

6. TOTAL ACREAGE OF THIS PLAT IS 34.77 ACRES.

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. 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 JANUARY 14, 2022 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

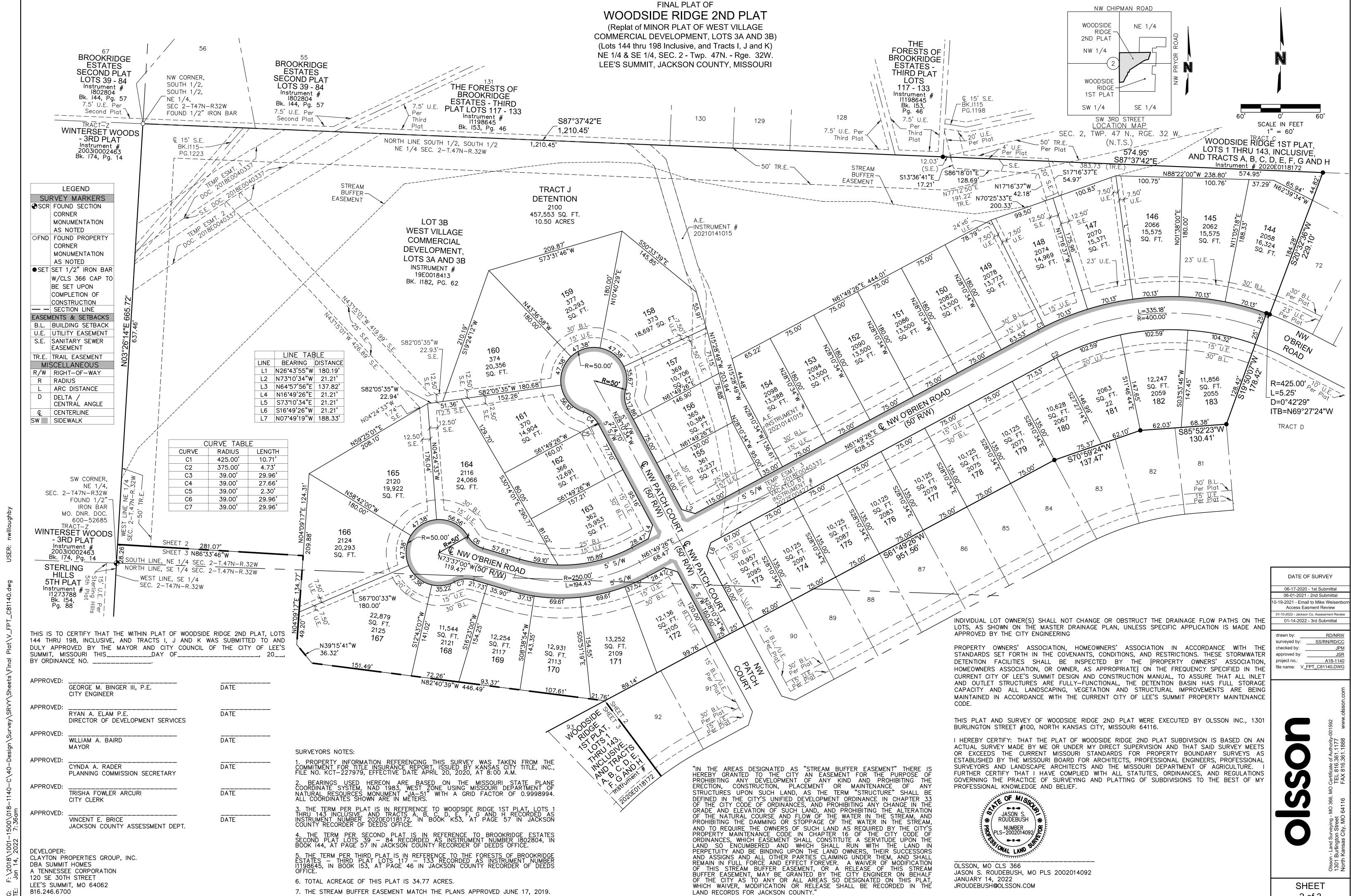
06-17-2020 - 1st Submittal 19-2021 - Email to Mike Weisen Access Easment Review -10-2022 - Jackson Co. Assessment Revie

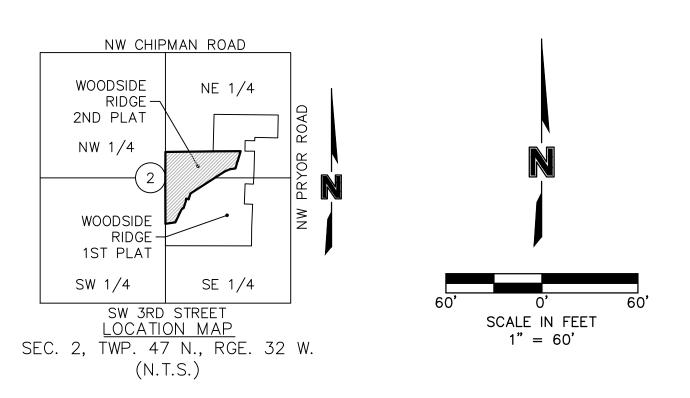
RD/NRW surveyed by: SS/RN/RD/CC checked by: <u>JPM</u> approved by project no .: C18-1140

file name: V_FPT_C81140.DWG

01-14-2022 - 3rd Submittal

SHEET 1 of 3





| 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 CAP | | | | | |
| | TO BE SET UPON COMPLETION OF | | | | | |
| | CONSTRUCTION | | | | | |
| | SECTION LINE | | | | | |
| E, | 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> </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.

"IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 33 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER. A WAIVER OF MODIFICATION OF THIS STREAM BUFFER EASEMENT, OR A RELEASE OF THIS STREAM BUFFER EASEMENT, MAY BE GRANTED BY THE CITY ENGINEER ON BEHALF OF THE CITY AS TO ANY OR ALL AREAS SO DESIGNATED ON THIS PLAT, WHICH WAIVER, MODIFICATION OR RELEASE SHALL BE RECORDED IN THE LAND RECORDS FOR JACKSON COUNTY.'

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

| 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

ORDINANCE NO. ______.

FINAL PLAT OF **WOODSIDE RIDGE 2ND PLAT**

SW CORNER,

FOUND 1/2"

IRON BAR

N45°42'05"E

192

2237

12,556 SQ. FT.

2,793 SQ. FT./0.06 ACRES

LPOINT OF BEGINNING

N03°05'41"E

389.26'

191

2238

15,580 SQ. FT.

13.68

220

15 St

STERLING 219

HILLS

Instrument # 11273788 Bk. 154, Pg. 88

NW KILLARNEY

LANE

SEE DETAIL EXHIBIT

STERLING

Instrument # 11273788 Bk. 154, __Pg. 88

217 **5TH PLAT**

WESTERLY LINE, WOODSIDE RIDGE 1ST PLAT, LOTS 1 thru 143, INCLUSIVE, AND TRACTS

A, B, C, D, É, F, G AND H Instrument #2020E0118172

SW COR, NORTH 1/2, SE 1/4, SEC 2-T47N-R32W FOUND 1/2" IRON BAR LS 760 SW COR, LOT 3B, WEST VILLAGE COMMERCIAL

DEVELOPMENT,

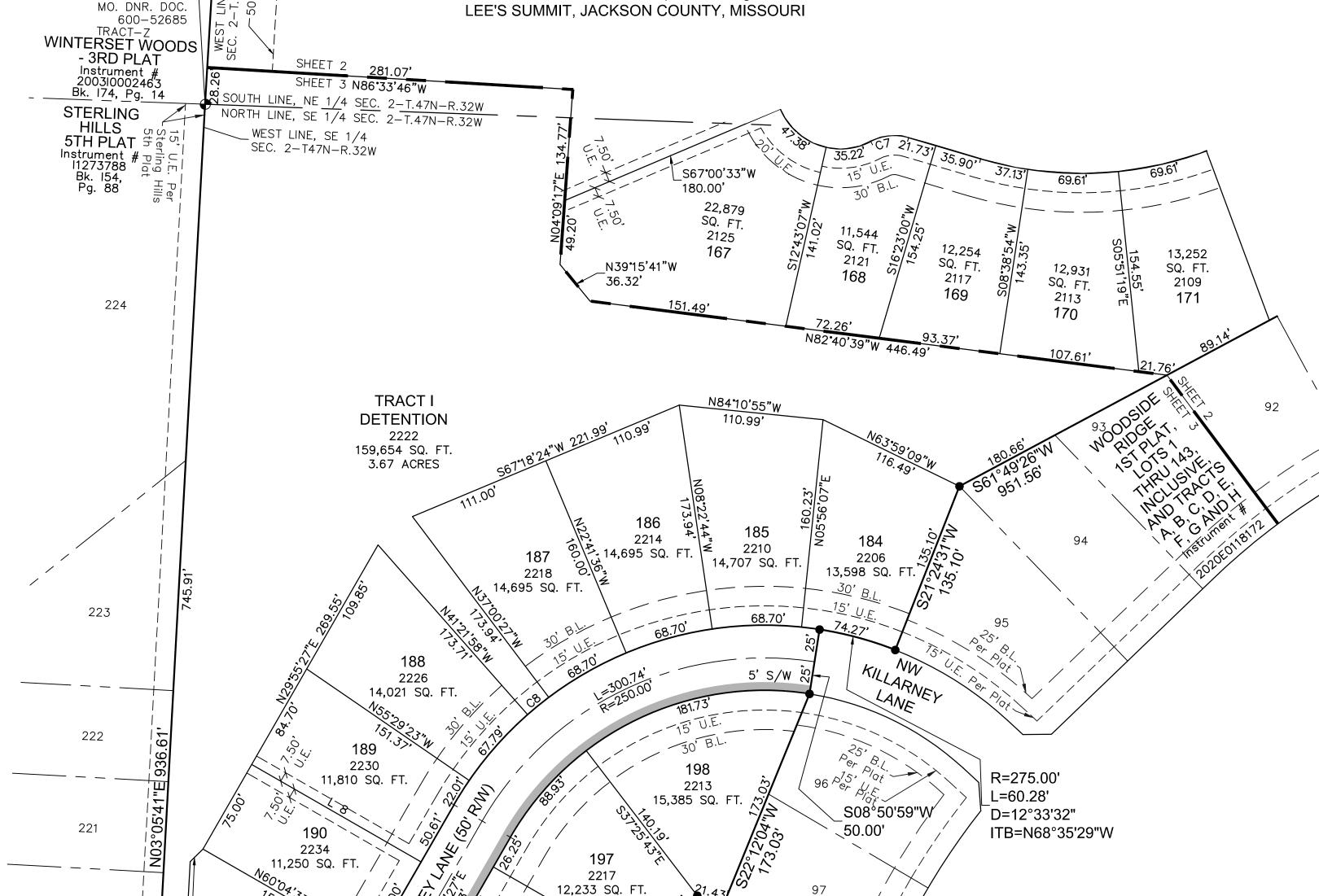
N03°05'41"E

1,326.36

5TH PLAT

SEC. 2-T47N-R32W

(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



N75°51'31"W

N41°11'03"E

NW KILLARNEY LANE EXHIBIT DETAIL

18.58

NW KILLARNEY

LANE (50' R/W)

SCALE

1"=30'

 $R=200.00'_{-}$ L=220.50'

STERLING

HILLS 5TH PLAT

N86°54'25"W

1.44

1.44

21.43' 98

60.06'

99

100

101

102

196

2221

110,125 SQ. FT.

2225

10,901 SQ. FT.

12 4.5. 12 4.5.

103

194 2229

13,564 SQ. FT.

193

2233

15,099 SQ. FT.

POINT OF COMMENCING

SEC 2-T47N-R32W -FOUND 3" ALUM. MON.

MO. DNR. DOC. 600-72846

FOUND 1/2" IRON BAR MO. DNR. DOC. 600-87795

N87°47'03"W 2.633.21'

SE COR, SE 1/4,

236.75

SW COR, SE 1/4, SEC 2-T47N-R32W

SOUTH LINE, SE 1/4, SEC 2-T47N-R32W

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:

EASEMENT DEDICATION:

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 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

6. TOTAL ACREAGE OF THIS PLAT IS 34.77 ACRES.

7. THE STREAM BUFFER EASEMENT MATCH THE PLANS APPROVED JUNE 17, 2019.

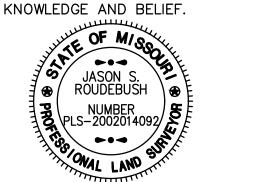
| CURVE TABLE | | | | |
|-------------|---------|--------|--|--|
| CURVE | RADIUS | LENGTH | | |
| C7 | 39.00' | 29.96' | | |
| C8 | 275.00' | 20.92' | | |

DATE OF SURVEY 06-17-2020 - 1st Submittal)-19-2021 - Email to Mike Weisen Access Easment Review -10-2022 - Jackson Co. Assessment Revie 01-14-2022 - 3rd Submittal

> RD/NRW surveyed by: SS/RN/RD/CC checked by: approved by: project no.: A18-1140 file name: V_FPT_C81140.DWG

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



LINE TABLE

BEARING DISTANCE

N60°04'33"W 150.00'

| S18*19'00"E | 148.52'

OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 JANUARY 14, 2022 JROUDEBUSH@OLSSON.COM

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