

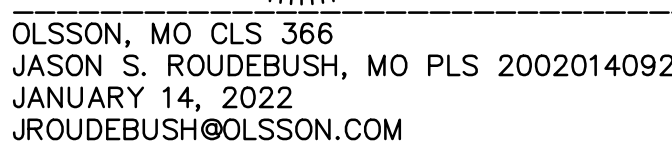


PART OF LOT 3B WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, A SUBDIVISION OF LAND IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT JACKSON COUNTY, MISSOURI, RECORDED AS INSTRUMENT NUMBER 2018141 IN BOOK 182 AT PAGE 58 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBEUSH, P.L.S. 20020114092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 66°47'03" WEST, ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER, 1,326.36 FEET TO THE SOUTHWEST CORNER 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 OF SAID SOUTHEAST QUARTER, ALSO BEING A POINT ON THE EASTERLY LINE OF SAID WINTERSET HILLS 5TH PLAT, A SUBDIVISION OF LAND IN LEE'S SUMMIT JACKSON COUNTY, RECORDED AS INSTRUMENT NUMBER 203307383 IN BOOK 154 AT PAGE 38 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 LEE'S SUMMIT JACKSON COUNTY, RECORDED AS INSTRUMENT NUMBER 20020011817 IN BOOK 157 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, BEING 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, A SUBDIVISION OF LAND IN LEE'S SUMMIT JACKSON COUNTY, RECORDED AS INSTRUMENT NUMBER 2033000246 IN BOOK 154 AT PAGE 46 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 THE WEST LINE OF SAID NORTHEAST QUARTER, 665.72 FEET TO THE NORTHEAST CORNER OF SAID WINTERSET WOODS - 3RD PLAT, ALSO BEING THE NORTHEAST CORNER OF SAID WINTERSET WOODS - 3RD PLAT, ALSO BEING A POINT ON THE SOUTHERLY LINE OF BROOKRIIDGE ESTATES SECOND PLAT, LOTS 35-84, A SUBDIVISION IN SAID LEE'S SUMMIT JACKSON COUNTY, RECORDED AS INSTRUMENT NUMBER 2002014141 IN BOOK 157 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 SAID BROOKRIIDGE ESTATES SECOND PLAT, LOTS 35-84, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT JACKSON COUNTY, 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 BROOKRIIDGE ESTATES SECOND 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, 229.10 FEET, THENCE SOUTHERLY, 229.10 FEET, THENCE SOUTH 69°27'24" WEST, ON SAID 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 SOUTH 20°32'36" WEST, ON SAID WESTERLY LINE, 229.10 FEET, THENCE SOUTHERLY, 229.10 FEET, THENCE SOUTH 69°27'24" WEST, WITH A RADIUS OF 425.00 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, 206.75 FEET; THENCE SOUTH 08°50'59" WEST, ON SAID WESTERLY LINE, 229.10 FEET, TO A POINT OF BEGINNING CONTAINING 1,514,368 SQUARE FEET OR 34.77 ACRES, MORE OR LESS.

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:

SURVEYORS NOTES:

- 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.



DATE OF SURVEY	
06-17-2020	1st Submittal
06-01-2021	2nd Submittal
10-19-2021	Email to Mike Weissenborn Access Easment Review
01-16-2022	Jackson Co. Assessment Review
01-14-2022	3rd Submittal

drawn by:	RDRNRW
surveyed by:	SS/RNR/RDCM
checked by:	JPCM
approved by:	JSR
project no.:	C18-1140
file name:	V_FPT_C8140.DWG



Olsson - Land Surveying - MO 386, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olson.com

SHEET

1 of 3

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

LEGEND	
SURVEY MARKERS	
● SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
OFND	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
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
Ⓢ	CENTERLINE
SW	SIDEWALK

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°43'55"W	180.19'
L2	N73°10'34"W	21.21'
L3	N64°57'56"E	137.82'
L4	N16°49'26"E	21.21'
L5	S73°10'34"E	21.21'
L6	S16°49'26"W	21.21'
L7	N07°49'19"W	188.33'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	425.00'	10.71'
C2	375.00'	4.73'
C3	39.00'	29.96'
C4	39.00'	27.66'
C5	39.00'	2.30'
C6	39.00'	29.96'
C7	39.00'	29.96'

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

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERRING 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 553, 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 1198645, 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 EASEMENT MATCH THE PLANS APPROVED JUNE 17, 2019.

"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."

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 PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

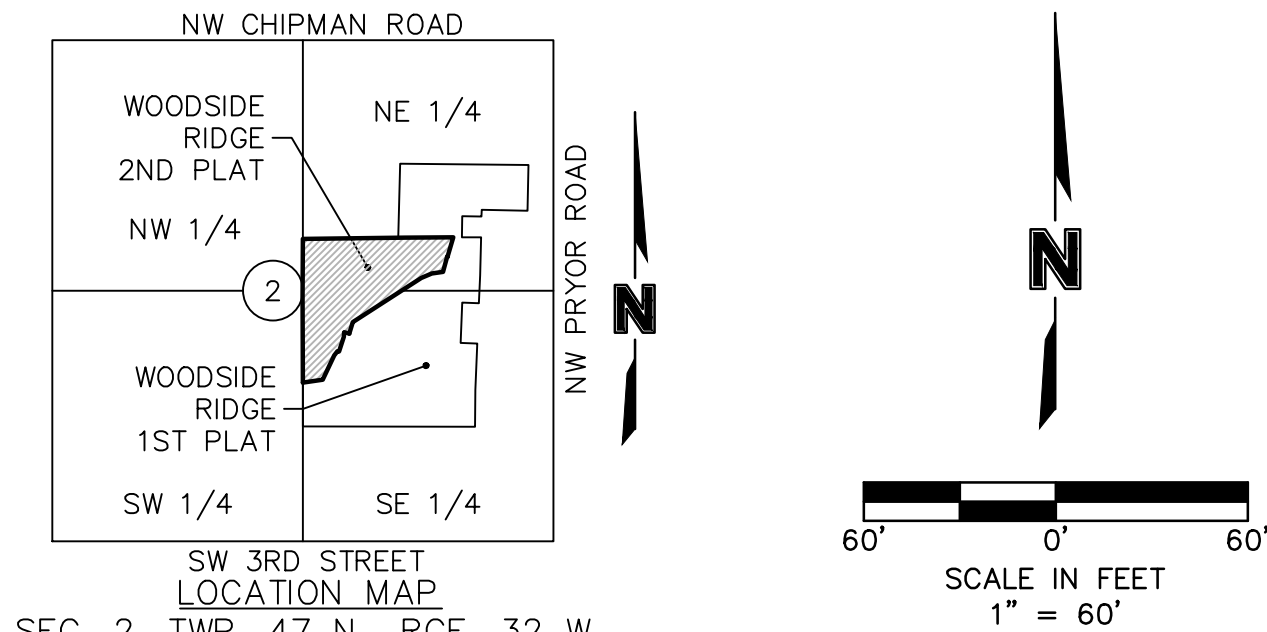


OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 14, 2022
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
06-17-2020 - 1st Submittal	
06-01-2021 - 2nd Submittal	
10-19-2021 - Email to Mike Weisenborn	
Access Easment Review	
01-10-2022 - Jackson Co. Assessment Review	
01-14-2022 - 3rd Submittal	

drawn by: RDN/RW
surveyed by: SSR/RD/C
checked by: JPM
approved by: JSR
project no.: A18-1140
file name: V_FPT_C81140.DWG

Olsson, Inc. Surveying, Inc. MO 366, MO Certificate of Authority-001592
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.361.1777
FAX 816.361.1888
www.olsson.com



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
---	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
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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
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LEE'S SUMMIT, MO 64062
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