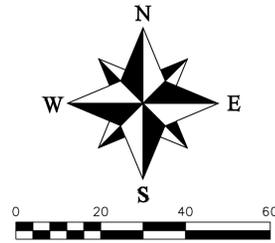


# Minor Plat OSAGE

## Lots 1-A, 1-B, 1-C & 1-D

### A Replat of Lot 1, Osage First Plat Section 35, Township 47, Range 32 Lee's Summit, Jackson County, Missouri

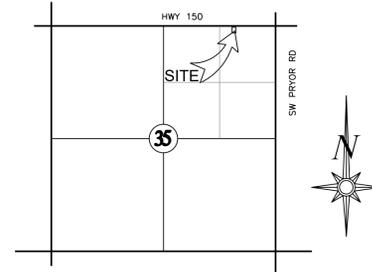
DATE	REVISIONS



#### LEGEND

These standard symbols will be found in the drawing.

- ⊙ Found Survey Monument (As Noted)
- Set 1/2" Bar and Cap (2005008319-D)
- # State Plane Coordinate Identification
- U/E Utility Easement
- BL Building Line
- (###) Address



LOCATION MAP  
SECTION 35-T47-R32  
(N.T.S.)

#### PREPARED FOR:

CLOVER AND HIVE  
120 SE 30TH STREET  
LEE'S SUMMIT, MO 64082

#### PLAT BOUNDARY DESCRIPTION

All of Lot 1, Osage First Plat, as recorded in the Office of the Recorder, Jackson County, Missouri, as Document No. 2021E0055350. Containing 0.38 acres more or less.

#### DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

#### "OSAGE, LOTS 1-A, 1-B, 1-C & 1-D"

#### EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE 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 TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

#### BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

#### OIL - GAS WELLS:

THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PLAT BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.

#### FLOODPLAIN:

ACCORDING TO FIRM MAP 29095C0531G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

#### DRAINAGE NOTE:

THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

#### IN TESTIMONY THEREOF:

CLAYTON PROPERTIES GROUP INC., A TENNESSEE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENT TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BRAD KEMPF - ASSISTANT SECRETARY

#### NOTARY CERTIFICATION

STATE OF MISSOURI )  
  ) SS  
COUNTY OF LAFAYETTE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, BRAD KEMPF, ASSISTANT SECRETARY OF CLAYTON PROPERTIES GROUP INC., A TENNESSEE CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

#### IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_

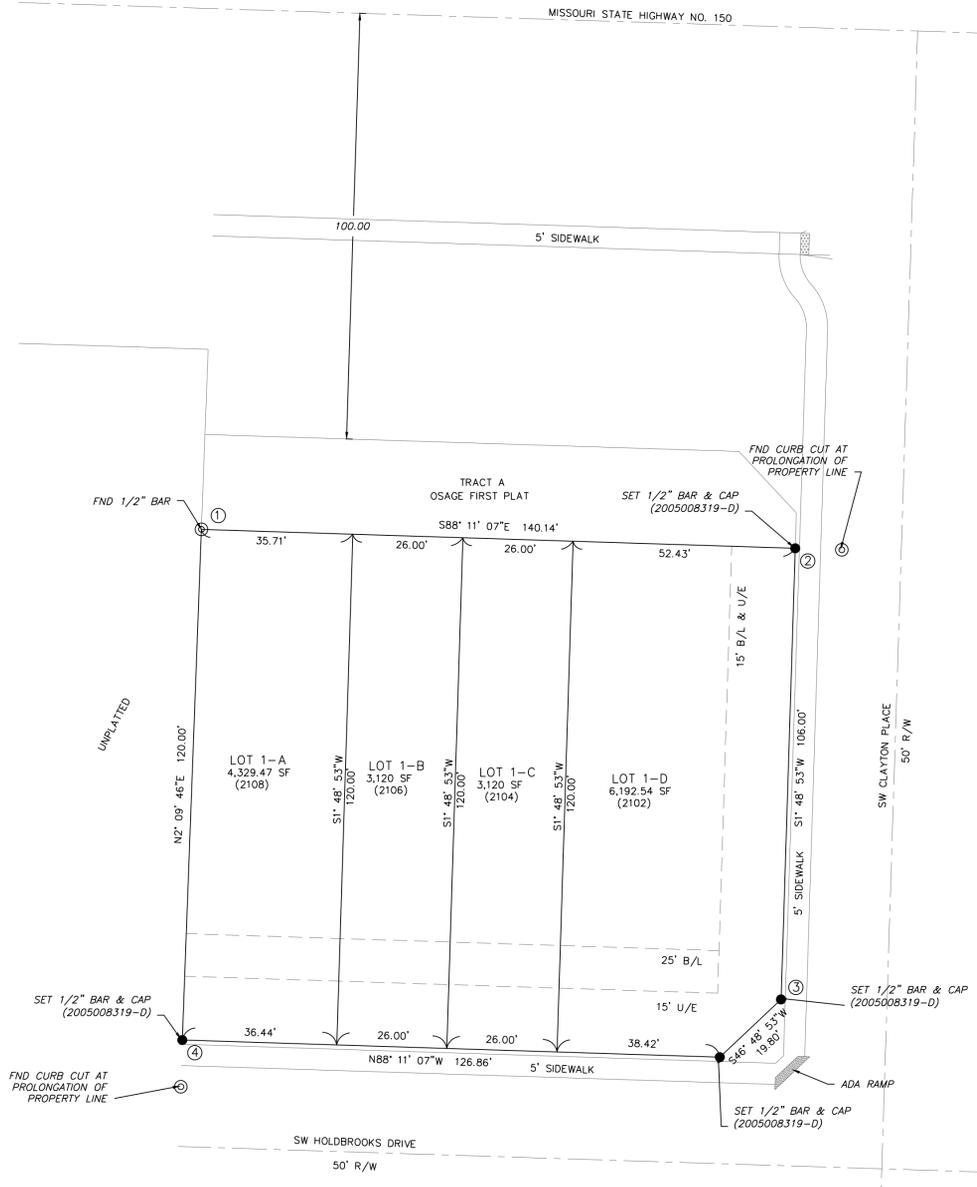
MY COMMISSION EXPIRES \_\_\_\_\_

#### PLAT CERTIFICATION:

I hereby certify that the Minor Plat of "Osage, Lots 1-A, 1-B, 1-C & 1-D", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions as established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

Matthew J. Schlicht, MOPLS 2012000102  
Engineering Solutions, LLC LS-2005008139-D

Date: \_\_\_\_\_



Missouri State Plane Coordinate System  
1983, Missouri West Zone  
Reference Monument: JA-74  
Combined Scale Factor: 0.9998961

POINT	NORTHING	EASTING
1	298190.372	856884.269
2	298189.018	856926.960
3	298156.725	856925.938
4	298153.820	856882.888
JA-74	298235.597	856321.461

Coordinates Shown in Meters

Minor Plat  
Osage, Lots 1-A, 1-B, 1-C & 1-D  
Replat of Lot 1, Osage First Plat  
Lee's Summit, Jackson County, Missouri

Minor Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	35	47	32	Jackson	LOT 1 MINOR PLAT
DRAWN BY					DATE OF PREPARATION
M. Schlicht, PLS., PE					March 23, 2022

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 625-9888 F: (816) 625-9849