



PREPARED FOR:

SET 1/2" BAR & CAP

LOT 10

OSAGE FIRST PLAT

OSAGE FIRST PLAT

(2005008319-D)

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

PROLONGATION OF

15' B/L & U/E

----- 53.00 ·

PROPERTY LINE

SW HOLDBROOKS DRIVE

LOT 11-A

N88°11'07"W

132.00'

LOT 11-B

N88°11'07"W

132.00'

LOT 11-C

N88°11'07"W 132.00'

N88° 11' 07"W 132.00'

LOT 12 OSAGE FIRST PLAT

3,432 SF

5,544 SF (3717)

3,432 SF

S88° 11' 07"E 118.00' 5' SIDEWALK

SET 1/2" BAR & CAP

SET 1/2" BAR & CAP

FND CURB CUT AT

PROLONGATION OF

PROPERTY LINE -

SET 1/2" BAR & CAP

(2005008319-D).

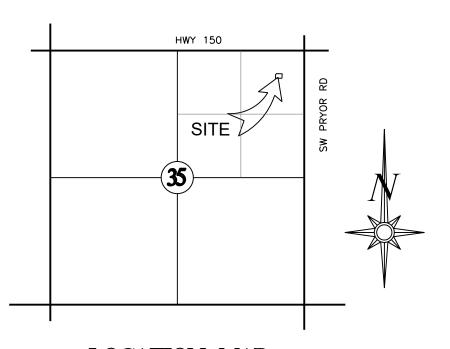
(2005008319-D)

These standard symbols will be found in the drawing.

Found Survey Monument (As Noted) Set ½" Bar and Cap (2005008319-D)

State Plane Coordinate Identification **Utility Easement**

Building Line Address



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

PLAT BOUNDARY DESCRIPTION

All of Lot 11, Osage First Plat, as recorded in the Office of the Recorder, Jackson County, Missouri, as Document No. 2021E0055350. Containing 0.42 acres more or less.

DEDICATION:

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

"OSAGE, LOTS 11-A, 11-B, 11-C & 11-D"

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND 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 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.

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__

BRAD KEMPF - ASSISTANT SECRETARY

NOTARY CERTIFICATION

STATE OF MISSOURI

COUNTY OF LAFAYETTE

, 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.

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

MY COMMISSION EXPIRES

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor. (A). Final Plat of Osage First Plat, Document No. 2021E0055350

Minor Plat

OSAGE

Lots 11-A, 11-B, 11-C & 11-D

A Replat of Lot 11, Osage First Plat

Section 35, Township 47, Range 32

Lee's Summit, Jackson County, Missouri

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). No Title report was furnished.

4). Bearings shown hereon are based upon bearings described on the Final Plat of Osage First Plat, Document No. 2021E0055350

5). Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-74 (Meters)

6). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

7). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

CITY OF LEE'S SUMMIT:

THIS IS TO CERTIFY THAT THE MINOR PLAT OF OSAGE, LOTS 11-A, 11-B, 11-C & 11-D, WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33 OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT ORDINANCE.

Ryan A. Elam, P.E.,	Director of Development Services	Date	
By Trisha Fowler Arcuri,	City Clerk	Date	
Ву			

APPROVED BY JACKSON	COUNTY ASSESSOR:

PLAT CERTIFICATION:

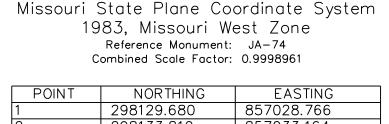
I hereby certify that the Minor Plat of "Osage, Lots 11-A, 11-B, 11-C & 11-D", a subdivision is based on an actual survey made on the ground by me or under my direct supervision and that said plat meets or exceeds the current Minimum

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

	JOB NO.	LOT 11 MINOR	DATE OF PREPARATION	March 22 2022
Minor Plat	COUNTY	Jackson	DATE OF	Morch
	RANGE	32	DRAWN BY SCALE	M Schlicht PIS PF 1"=20"
	TOWNSHIP	47		
	SECTION	35		
	SHEET	-		
PROFE	SSION	AL S	EAL	





FND 1/2" BAR

857069.112 857067.762 857027.550 298091,296

Coordinates Shown in Meters

298235.597 856321.461 NOTARY PUBLIC