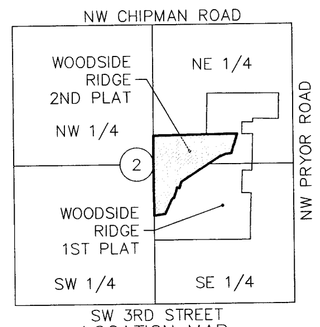
2022E0035582

Filed for Record this day of
April 13, 2022
At 3 o'clock 29 Minutes pm M.
Recorded in Book I200 At Page 77
Instrument Number 2022E0035582
Director Recorder of Deeds
By C. Waterfield
Deputy
Recorder's Fee $ 166.00

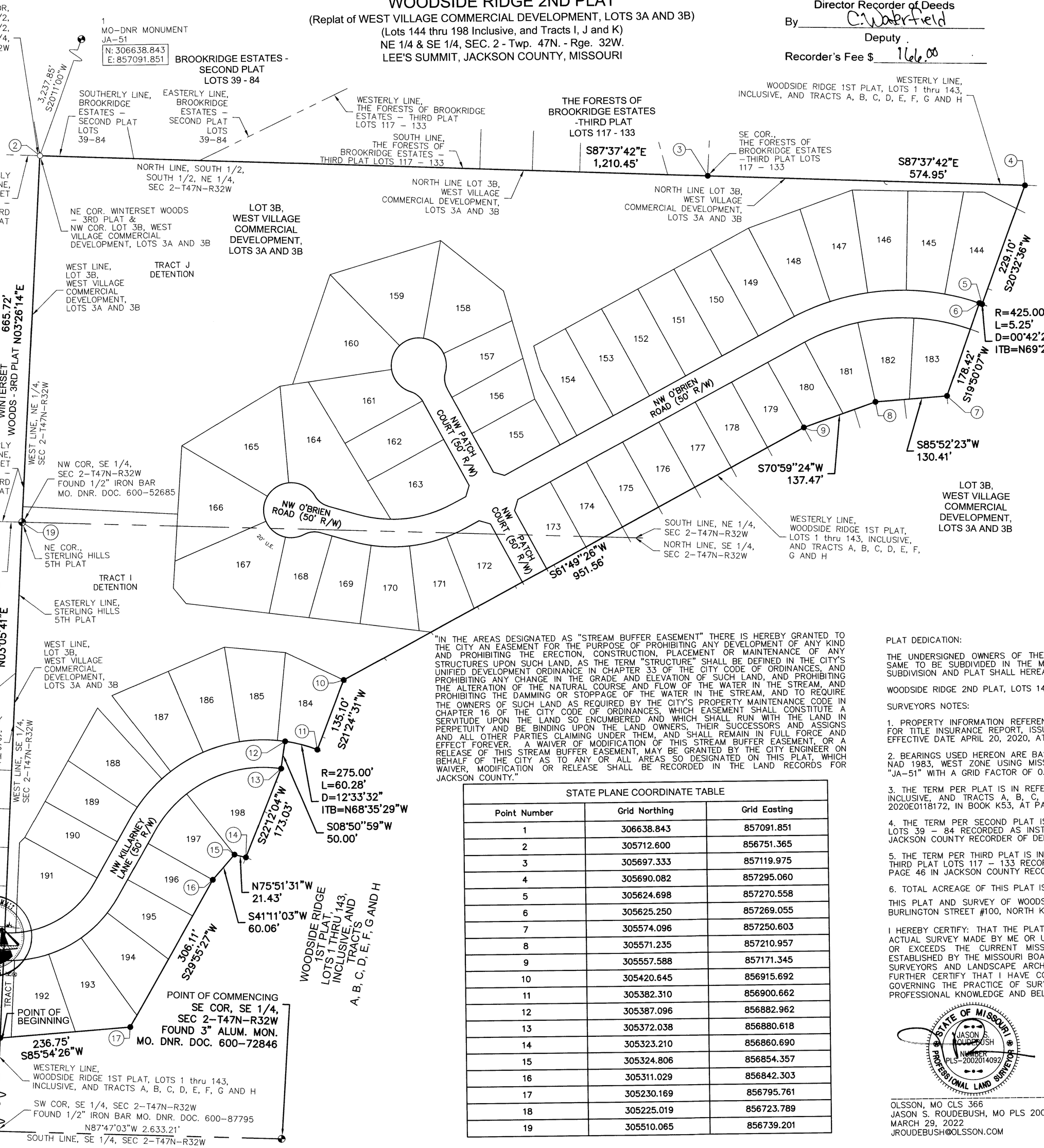
FINAL PLAT OF
WOODSIDE RIDGE 2ND PLAT

(Replat 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



LOCATION MAP
SEC. 2, TWP. 47 N., RGE. 32 W.
(N.T.S.)

SCALE IN FEET
1" = 100'



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 I182 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 I127378.3 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 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 BE HEREIN DESCRIBED; THENCE LEAVING SAID WESTERLY LINE, CONTINUING NORTH 03°05'41" EAST ON SAID WEST LINES AND SAID EASTERLY LINE, 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 20030000463 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 ESTATES – SECOND PLAT LOTS 39–84, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER I802804 IN BOOK I44 AT PAGE 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 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 93I119864.5 IN BOOK I53 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; THENCE WESTERLY, ON SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL 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 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" 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, 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.

IN WITNESS WHEREOF:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 24TH DAY OF MARCH, 2022

CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION

BRADLEY KEMPF ASSISTANT SECRETARY

STATE OF MISSOURI
SS:
COUNTY OF CASS

HANNAH HIATT
Notary Public Notary Seal
State of Missouri
Cass County
Commission # 21897388
My Commission Expires 12-13-2025

BE IT REMEMBERED THAT ON THIS 24TH DAY OF MARCH, 2022 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.

IN WITNESS WHEREOF:

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

MY COMMISSION EXPIRES: 12-13-2025

NOTARY PUBLIC

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 CONVEYENCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE MAINTAINED BY THE WOODSIDE RIDGE MASTER HOMES ASSOCATION INC., IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE WOODSIDE RIDGE MASTER HOMES ASSOCATION INC., 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 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 8TH DAY OF MARCH, 2022, BY ORDINANCE NO. 9332.

APPROVED: GEORGE M. BINGER III, P.E. CITY ENGINEER — DATE 4-4-2022

APPROVED: RYAN A. ELAM P.E. DIRECTOR OF DEVELOPMENT SERVICES — DATE 4-5-2022

APPROVED: WILLIAM A. BAIRD MAYOR — DATE 4/7/22

APPROVED: CYNDA A. RADER PLANNING COMMISSION SECRETARY — DATE 4-5-22

APPROVED: TRISHA FOWLER ARCURI CITY CLERK — DATE 4-8-22

APPROVED: VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPT. — DATE 4/13/2022

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
DBA SUMMIT HOMES
A TENNESSEE CORPORATION
120 SE 30TH STREET
LEE'S SUMMIT, MO 64062
816.246.6700

"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."

STATE PLANE COORDINATE TABLE

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

PLAT DEDICATION:

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 I802804, IN BOOK I44, 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 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. 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.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MARCH 29, 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
01-26-2022 - 4th Submittal
03-23-2022 - 5th Submittal
03-29-2022 - Final Mylars

drawn by:	RD/NRW
surveyed by:	SS/RN/RD/CC
checked by:	JPM
approved by:	JSR
project no.:	C18-1140
file name:	V_FPT_C81140.DWG

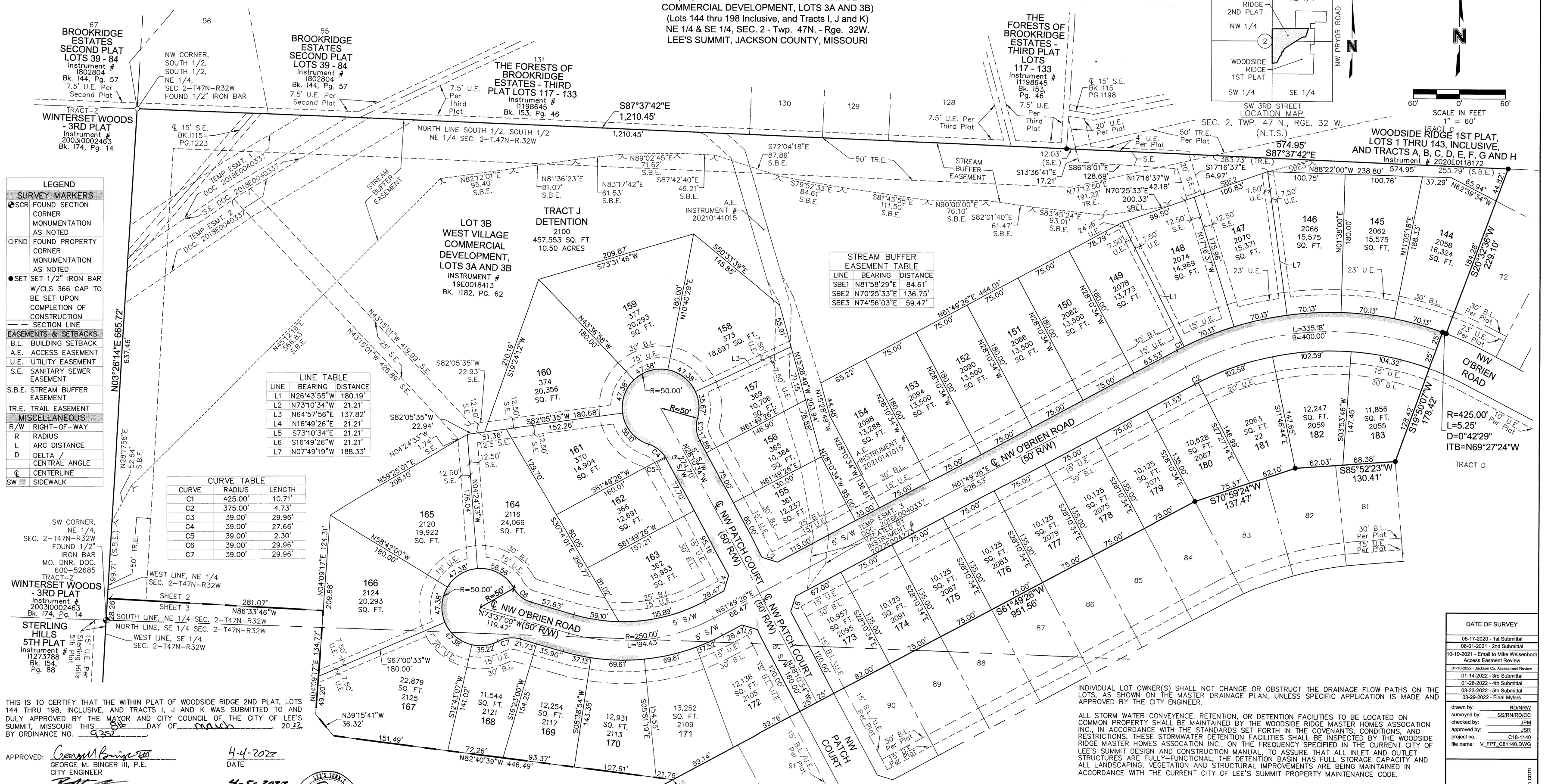
olsson
Olsson - Land Surveying - MO 366, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

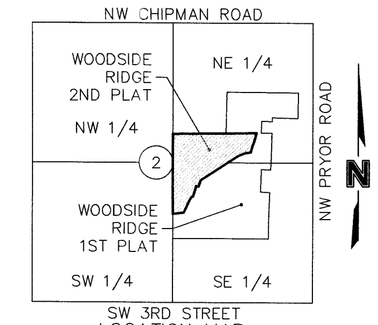
DWG: F:\2018\1001-1500\018-1140-C\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_C81140.dwg USER: nwilloughby
DATE: Mar 29, 2022 8:21am

2022E0035582

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





SCALE IN FEET 1" = 60'

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
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.B.E.	STREAM BUFFER EASEMENT
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
℄	CENTERLINE
SW	SIDEWALK

STREAM BUFFER EASEMENT TABLE

LINE	BEARING	DISTANCE
SBE1	N81°58'29"E	84.61'
SBE2	N70°25'33"E	136.75'
SBE3	N74°56'03"E	59.47'

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 5th DAY OF March, 2022 BY ORDINANCE NO. 9357.

APPROVED: George M. Binger III — GEORGE M. BINGER III, P.E., CITY ENGINEER — DATE 4-4-2022

APPROVED: RAE — RYAN A. ELAM P.E., DIRECTOR OF DEVELOPMENT SERVICES — DATE 4-5-2022

APPROVED: — WILLIAM A. BAIRD, MAYOR — DATE 4/7/22

APPROVED: Cynda A. Rader — CYNDA A. RADER, PLANNING COMMISSION SECRETARY — DATE 4-5-22

APPROVED: Trisha Fowler Arcuri — TRISHA FOWLER ARCURI, CITY CLERK — DATE 4-8-22

APPROVED: — VINCENT E. BRICE, JACKSON COUNTY ASSESSMENT DEPT. — DATE 4/13/2022

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
DBA SUMMIT HOMES
A TENNESSEE CORPORATION
120 SE 30TH STREET
LEE'S SUMMIT, MO 64062
816.246.6700

SURVEYOR'S 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 OFFICE.

6. TOTAL ACREAGE OF THIS PLAT IS 34.77 ACRES.

7. 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 WAIVIVER, 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 ENGINEER.

ALL STORM WATER CONVEYENCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE MAINTAINED BY THE WOODSIDE RIDGE MASTER HOMES ASSOCATION INC., IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE WOODSIDE RIDGE MASTER HOMES ASSOCATION INC., 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI — JASON ROUDEBUSH — NUMBER LS-2002014092 — PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MARCH 29, 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
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01-26-2022 - 4th Submittal
03-23-2022 - 5th Submittal
03-29-2022 - Final Mylars

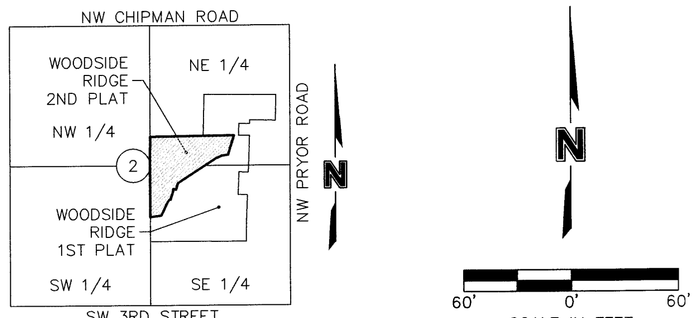
drawn by:	RD/NRW
surveyed by:	SS/RN/RD/CC
checked by:	JPM
approved by:	JSR
project no.:	C18-1140
file name:	V_FPT_C81140.DWG

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

SHEET 2 of 3

DWG: F:\2018\1001-1500\018-1140-C\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_C81140.dwg USER: nwilloughby
DATE: Mar 29, 2022 8:17am

2022E0035582



LOCATION MAP
SEC. 2, TWP. 47 N., RGE. 32 W.
(N.T.S.)

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
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.B.E.	STREAM BUFFER EASEMENT
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
℄	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 ENGINEER.

ALL STORM WATER CONVEYENCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE MAINTAINED BY THE WOODSIDE RIDGE MASTER HOMES ASSOCATION INC., IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE WOODSIDE RIDGE MASTER HOMES ASSOCATION INC., 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 5TH DAY OF March, 2022 BY ORDINANCE NO. 9352.

APPROVED: George M. Binger III — 4-4-2022
GEORGE M. BINGER III, P.E.
CITY ENGINEER — DATE

APPROVED: 4-5-2022
RYAN A. ELAM P.E. — DATE
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: 4/7/22
WILLIAM A. BAIRD — DATE
MAYOR

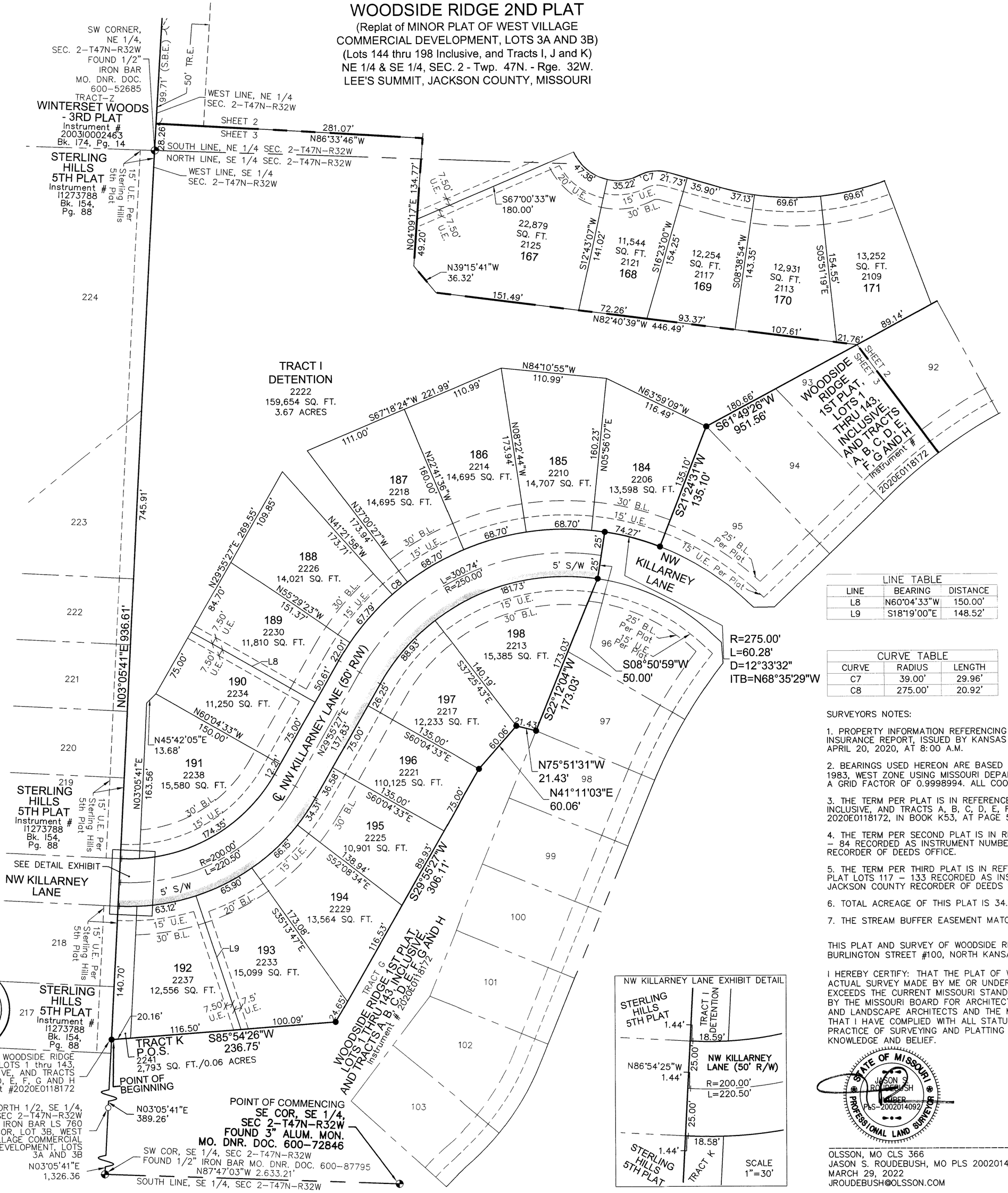
APPROVED: Cynda A. Rader — 4-5-22
CYNDA A. RADER — DATE
PLANNING COMMISSION SECRETARY

APPROVED: Trisha Fowler Arcuri — 4-8-22
TRISHA FOWLER ARCURI — DATE
CITY CLERK

APPROVED: 4/13/2022
VINCENT E. BRICE — DATE
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

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



LINE TABLE		
LINE	BEARING	DISTANCE
L8	N60°04'33"W	150.00'
L9	S18°19'00"E	148.52'

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

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 I802804, IN BOOK I44, 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 OFFICE.

6. TOTAL ACREAGE OF THIS PLAT IS 34.77 ACRES.

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

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 KNOWLEDGE AND BELIEF.

STATE OF MISSOURI — JASON S. ROUDEBUSH — NUMBER PLS-2002014092 — PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MARCH 29, 2022
JROUDEBUSH@OLSSON.COM

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, 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.

SANITARY SEWER EASEMENT:
A PERMANENT AND EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT TO PATROL, ALTER, CONDUCT SURVEYS, CONSTRUCT, ERECT, INSPECT, INSTALL, MAINTAIN, OPERATE, REBUILD, RECONSTRUCT, RELOCATE, REMOVE, RENEW, REPAIR AND REPLACE SEWER PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT AND PRIVILEGE AT ANY TIME AND FROM TIME TO TIME TO ENTER UPON, OVER, UNDER, THROUGH, ACROSS, IN, AND UPON THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AT "SANITARY SEWER EASEMENT" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT OBSTRUCT OR INTERFERE WITH GRANTEE'S USE AND ENJOYMENT OF THE EASEMENT GRANTED HEREUNDER BY ANY MEANS, INCLUDING, WITHOUT LIMITATION, OBSTRUCTING OR INTERFERING WITH THE OPERATION, MAINTENANCE, OR ACCESS TO SUCH PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, BY ERECTING, OR CAUSING OR ALLOWING TO BE ERECTED, ANY BUILDING, STRUCTURE, OR OTHER IMPROVEMENTS ON SAID EASEMENT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMO., HEREBY WAIVES ANY RIGHT TO REQUEST VACATION OF THE EASEMENTS HEREIN GRANTED. ALL EASEMENTS SHALL, AT ALL TIMES, BE DEEMED TO BE AND SHALL BE A CONTINUING COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE GRANTOR.

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 PLAT 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. 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 (14.23 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 OWNERS' ASSOCATION.

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SHEET
3 of 3

DWG: F:\2018\1001-1500\018-1140-C\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_C81140.dwg USER: nwilloughby
DATE: Mar 29, 2022 8:15am