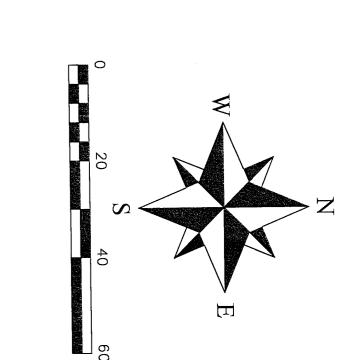
At o'clock 65 Minutes pM. Recorded in Book 1310 At Page 79 Instrument Number 2023F0040287 Recorder's Fee \$ d for Record this day of Director Recorder of Deeds Deputy. )alexisted 20 23



20

3E0040287

PREPARED FOR:

These standard symbols will be found in the drawing. EGEND

₽₩₩•⊚

Found Survey Monument (As Noted)
Set ½ Bar and Cap (2005008319-D)
State Plane Coordinate Identification
Utility Easement
Building Line
Address

SECTION 35-T47-R32 (n.t.s.)

PLAT BOUNDARY DESCRIPTION

All of Lot 51, Osage Second Plat, as recorded in the Office of the Recorder, Jackson County, Misson Containing 0.19 acres more or less.

Document No. 2022E0079078.

**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 51-A & 51-B"

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND AN EASEMENT OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND SURFACE DRAINAGE CHANNEL, ELECTRICITY, AND/OR STRUCTURES FOR WAY 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. **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. **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.

1/2" BAR & CAP (2005008319-D)

S1° 48' 53"W 120.00'

S1° 48' 53"W 120.00'

TRACT E

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

9.00

LOT 51-B 4,200.00 SF (2117)

St. >

LOT 50

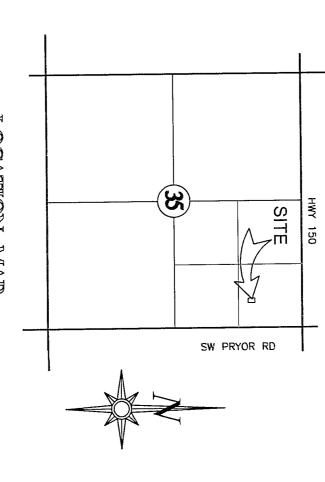
FND CURB CUT AT PROLONGATION OF PROPERTY LINE

@

0

**FLOODPLAIN:** ACCORDING TO FIRM MAP 29095C0531G, DATED JANUARY 20, 2017, THIS SITE FALLS IN ZONE X, AREA DETERMINED 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.



SURVEYOR'S GENERAL NOTES:

LOCATION MAP

By Devid Long for George M Binger, III P.E.,

NOTARY CERTIFICATION STATE OF MISSOURI )

BRAD KEMPF - ASSISTANT'S

COUNTY OF

)SS LAFAYETTE

ON THIS 5 DAY OF JUNE, 2023, 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.

GINEERING P:(816) 623-9888 F:(816)623-9849



Minor Plat

COUNTY RANGE SHEET SECTION 47 32 Jackson 35 DATE OF PREPARATION SCALE DRAWN BY M. Schlicht, PLS, PE 1"=20'

Minor Plat Osage, Lots 51-A & 51-B Replat of Lot 51, Osage Second Plat JOB NO. Lee's Summit, Jackson County, Missouri LOT 51 MINOR PLAT

May 17, 2023

**REVISIONS** DATE

Section

Lee's Summit, Jackson County, Missouri

Township 47,

Range

Replat of Lot

Osage Second Plat

Tinor