

MISSOURI STATE HIGHWAY NO. 150

5' SIDEWALK

33.99

LOT 76-A

4,320 SF

(2118)

26.01

S88° 11' 07"E 72.00'

SW. HOLDBROOKS DRIVE

10.00

' SIDEWALK

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

FND CURB CUT AT PROLONGATION OF

PROPERTY LINE

45.99

4,320 SF

(2116)

15'U/E

TRACT O

SET 1/2" BAR & CAP

856811.824

856833.758

856832.599

856810.666

856321,461

(2005008319-D)

FND CURB CUT AT PROLONGATION OF

PROPERTY LINE

Missouri State Plane Coordinate System

1983, Missouri West Zone Reference Monument: JA-74 Combined Scale Factor: 0.9998961

NORTHING

298192.667

298155.414

298156.109

298235.597

Coordinates Shown in Meters

TRACT O

FND 1/2" BAR -

LEGEND

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

> PREPARED FOR: **CLOVER AND HIVE** 120 SE 30TH STREET



PLAT BOUNDARY DESCRIPTION

LEE'S SUMMIT, MO 64082

All of Lot 76, Osage Third Plat, as recorded in the Office of the Recorder, Jackson County, Missouri, as Document No. 2023E0008522. Containing 0.20 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 76-A & 76-B"

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 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

BRAD KEMPF - ASSISTANT SECRETARY

NOTARY CERTIFICATION STATE OF MISSOURI

COUNTY OF LAFAYETTE)

, 2024, 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 **NOTARY PUBLIC**

Minor Plat **OSAGE**

Lots 76-A & 76-B

A Replat of Lot 76, Osage Third Plat Section 35, Township 47, Range 32 Lee's Summit, Jackson County, Missouri

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 Third Plat, Document No. 2023E0008522

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 Third Plat, Document No. 2023E0008522

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 76-A & 76-B, 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.

I hereby certify that the Minor Plat of "Osage, Lots 76–A & 76–B", 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.

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

Joshua Johnson, AICP,	Director of Development Services	Date
Ву		
Trisha Fowler Arcuri,	City Clerk	Date

APPROVED BY JACKSON COUNTY ASSESSOR:
Ву

George M Binger, III P.E., City Engineer

Pla Min PROFESSIONAL SEAL

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

Land Surveyors to the best of my professional abilities, knowledge and beliefs.

PLAT CERTIFICATION: