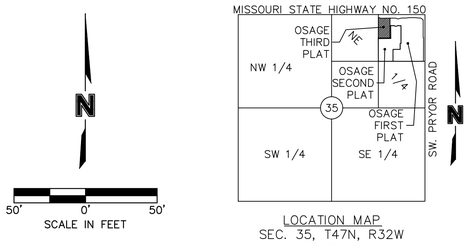
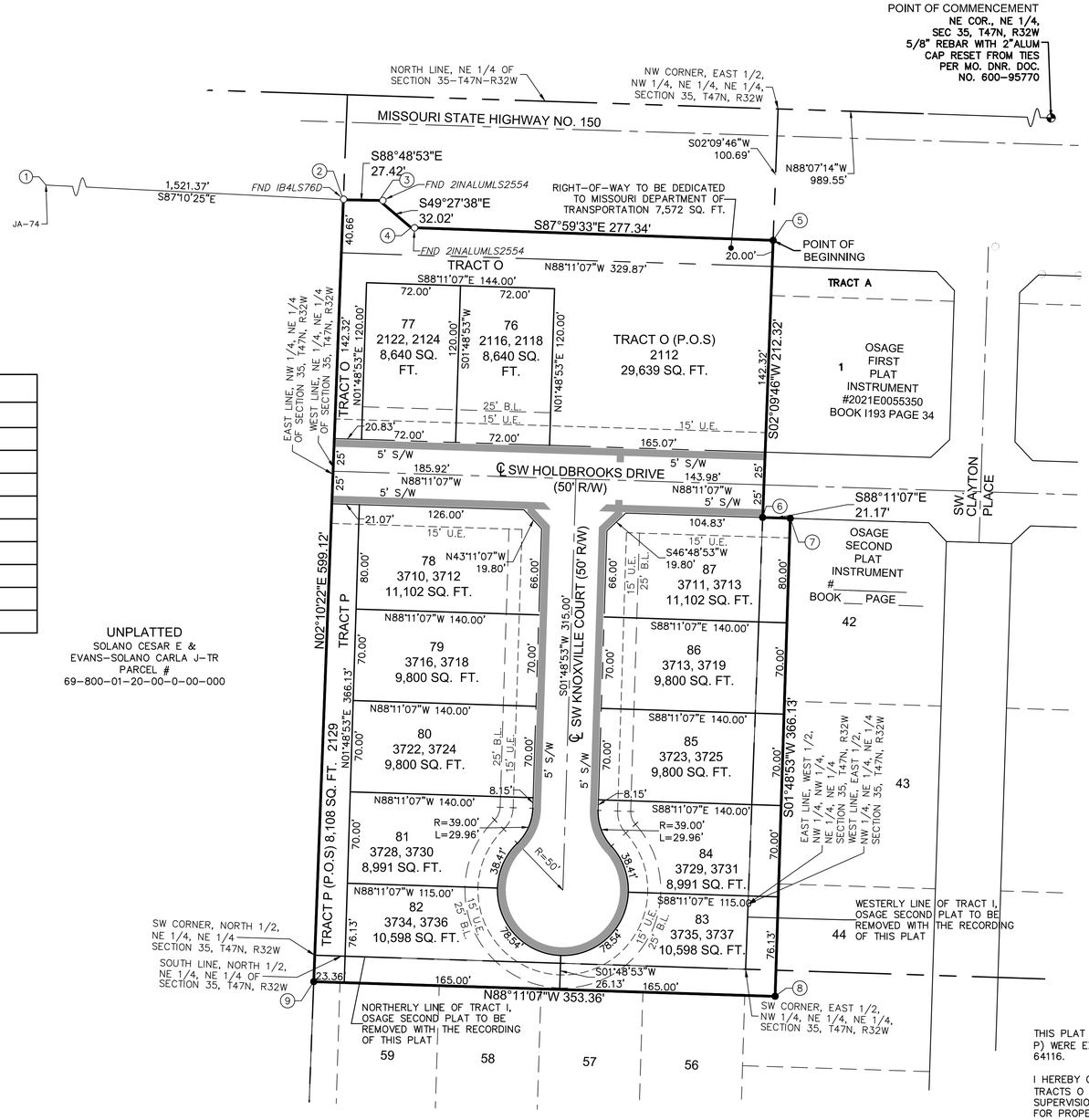
FINAL PLAT OF
OSAGE THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P)
NE 1/4, SEC. 35, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LOCATION MAP
SEC. 35, T47N, R32W
(N.T.S.)

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
◔ SCR	SECTION CORNER
● SET	SET MONUMENT
ROW □ ROW	ROW MARKER
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
GENERAL	
℄	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298238.190	856320.616
2	298215.327	856783.665
3	298215.154	856792.021
4	298208.811	856799.438
5	298205.850	856883.914
6	298141.186	856881.472
7	298140.982	856887.921
8	298029.448	856884.387
9	298032.858	856776.742



UNPLATTED
SOLANO CESAR E &
EVANS-SOLANO CARLA J-TR
PARCEL #
69-800-01-20-00-0-00-000

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 _____ DAY OF _____, 20__.

CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION,

_____
BRADLEY KEMPF ASSISTANT SECRETARY

STATE OF _____
SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, 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: _____

_____
NOTARY PUBLIC

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-234099, EFFECTIVE FEBRUARY 8, 2021 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-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.

3. THE TERM "OSAGE FIRST PLAT" REFERS TO THE RECORDED PLAT OF OSAGE FIRST PLAT (LOTS 1 THRU 41 INCLUSIVE AND TRACTS A, B, C, D, E, F, G & H), RECORDED AS INSTRUMENT NUMBER 2021E0055350 IN BOOK I193 AT PAGE 34. JACKSON COUNTY, MISSOURI.

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION
D.B.A. SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
816.246.6700

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 35 TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 88°07'14" WEST ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 989.55 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID NORTH LINE SOUTH 02°09'46" WEST ON THE EAST LINE OF SAID EAST HALF, 100.69 FEET TO THE NORTHWEST CORNER OF OSAGE FIRST PLAT (LOTS 1 THRU 41 INCLUSIVE AND TRACTS A, B, C, D, E, F, G & H), A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 2021E0055350 IN BOOK I193 AT PAGE 34 ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 02°09'46" WEST ALONG SAID EAST LINE ALSO BEING THE WEST LINE OF SAID OSAGE FIRST PLAT, 212.32 FEET; THENCE LEAVING SAID EAST LINE SOUTH 88°11'07" EAST ON WESTERLY LINE OF SAID OSAGE FIRST PLAT ALSO BEING THE NORTHERLY LINE OF TRACT I, PROPOSED OSAGE SECOND PLAT (LOTS 42 THRU 75 INCLUSIVE AND TRACTS I, J, K, L, M & N), 21.17 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 01°48'53" WEST ON THE EASTERLY LINE OF SAID TRACT I, 366.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT I; THENCE NORTH 88°11'07" WEST ON THE EASTERLY LINE OF SAID TRACT I AND ITS WESTERLY EXTENSION, 353.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°10'22" EAST ON SAID WEST LINE, 599.12 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI 150 HIGHWAY AS NOW ESTABLISHED; THENCE SOUTH 88°48'53" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 27.42 FEET; THENCE SOUTH 49°27'38" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 32.02 FEET; THENCE SOUTH 87°59'33" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 277.34 FEET TO THE POINT OF BEGINNING. CONTAINING 199,972 SQUARE FEET OR 4.59 ACRES, MORE OR LESS.

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:

OSAGE THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P)

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.

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. 29095C0531G, 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 Q & R (0.87 ACRES)
TRACTS Q & R ARE HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE OSAGE HOMES ASSOCIATION. DURING THE PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF THE CONDOMINIUM 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 CONDOMINIUM OR PROPERTY OWNERS' ASSOCIATION.

DRAINAGE NOTE:
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 CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OWNER, AS APPROPRIATE) 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 AN 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 OSAGE THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS_____DAY OF_____, 20__, BY ORDINANCE NO. _____.

APPROVED: _____ _____
GEORGE M. BINGER III, P.E. DATE
CITY ENGINEER

APPROVED: _____ _____
RYAN A. ELAM, P.E. DATE
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ _____
WILLIAM A. BAIRD DATE
MAYOR

APPROVED: _____ _____
CYNDA A. RADER DATE
PLANNING COMMISSION SECRETARY

APPROVED: _____ _____
TRISHA FOWLER ARCURI DATE
CITY CLERK

APPROVED: _____ _____
VINCENT E. BRICE DATE
JACKSON COUNTY
ASSESSMENT DEPARTMENT

THIS PLAT AND SURVEY OF OSAGE THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P) WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF OSAGE THIRD PLAT (LOTS 76 THRU 87 INCLUSIVE AND TRACTS O & P) 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
OCTOBER 12, 2021
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
JULY 15, 2021 - 1st Submittal
OCTOBER 12, 2021 - 2ND Submittal

drawn by:	JRH
surveyed by:	AH/BH/DH
checked by:	NRW
approved by:	JSR
project no.:	D19-2339
file name:	V_FPT_D192339.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, Suite 100 TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
1 of 1

DWG: F:\2019\2001-2500\019-2339-D\40-Design\Survey\SRVY\Sheets\Plat\V_FPT_D192339.dwg USER: jholdcroft
DATE: Oct 12, 2021 10:00am