

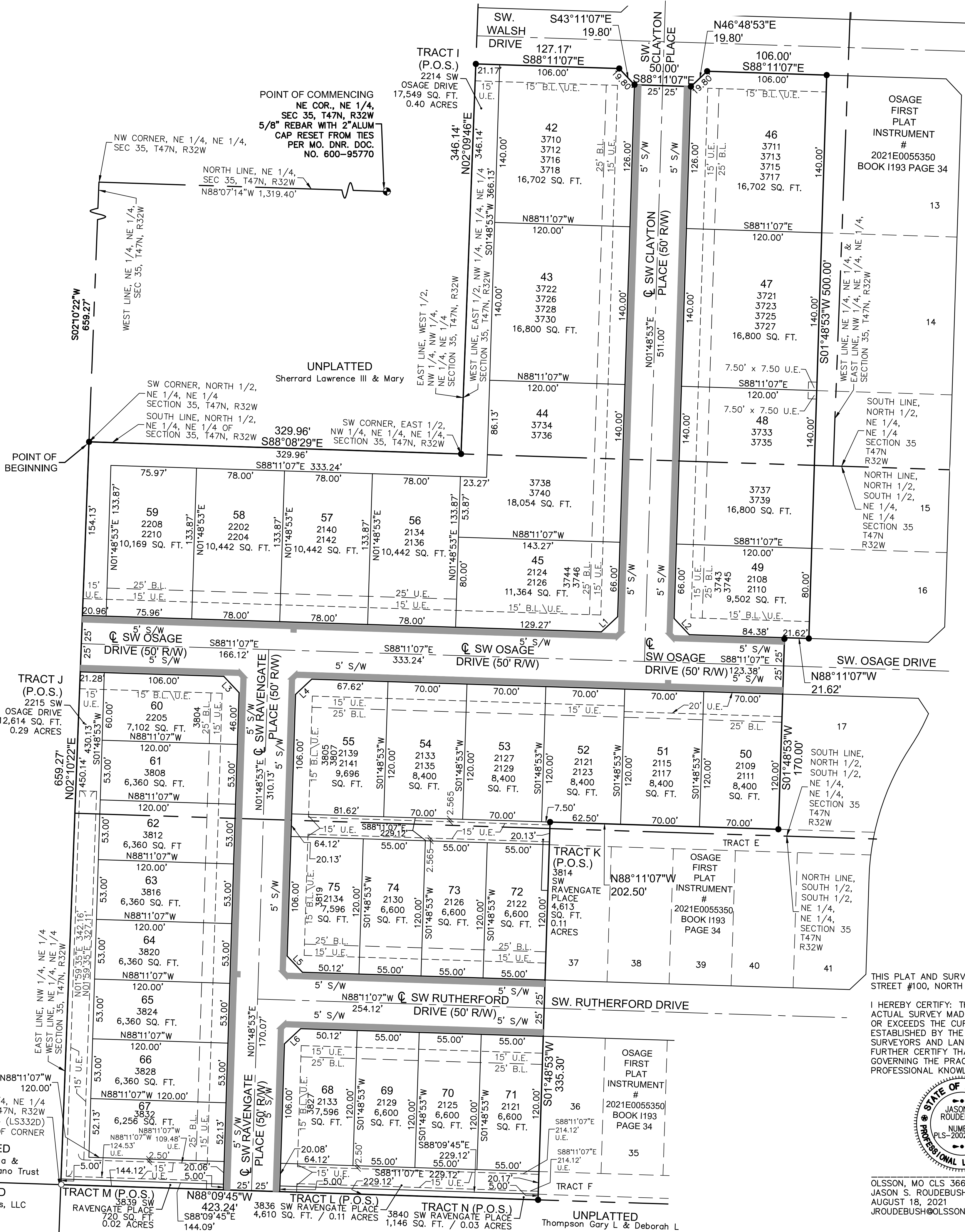
FINAL PLAT OF
OSAGE SECOND PLAT
 (Lots 42 Thru 75 Inclusive and Tracts I, J, K, L, M & N)
 NE 1/4, SEC. 35, T47N, R32W
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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, HOMEOWNERS' 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 AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. KCT-230971, EFFECTIVE AUGUST 11, 2020 AT 8:00 A.M.
- 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.



LINE TABLE		
LINE ID	BEARING	DISTANCE
L1	S46°48'53"W	19.80'
L2	S43°11'07"E	19.80'
L3	S43°11'07"E	19.80'
L4	S46°48'53"W	19.80'
L5	S43°11'07"E	19.80'
L6	N46°48'53"E	19.80'

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF OSAGE SECOND PLAT, LOTS 42 THRU 75, INCLUSIVE AND TRACTS I, J, K, L, M & N 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: _____ DATE _____
 GEORGE M. BINGER III, P.E.
 CITY ENGINEER
- APPROVED: _____ DATE _____
 RYAN A. ELAM, P.E.
 DIRECTOR OF DEVELOPMENT SERVICES
- APPROVED: _____ DATE _____
 WILLIAM A. BAIRD
 MAYOR
- APPROVED: _____ DATE _____
 CYNDA A. RADER
 PLANNING COMMISSION SECRETARY
- APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK
- APPROVED: _____ DATE _____
 VINCENT E. BRICE
 JACKSON COUNTY
 ASSESSMENT DEPARTMENT

DATE OF SURVEY	
09-25-2020 - 1st Submittal	
06-02-2021 - 2nd Submittal	
08-16-2021 - 3rd Submittal	

drawn by: NRRW
 surveyed by: AH/NZ
 checked by: JPM
 approved by: JSE
 project no.: A19-2339
 file name: V_FPT_C192339.DWG

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
○ 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

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

UNPLATTED
 Cesar E. Solana &
 Carla J. Evans-Solano Trust
 Highview Properties, LLC

THIS PLAT AND SURVEY OF OSAGE SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF OSAGE SECOND 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.



OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 AUGUST 18, 2021
 JROUDEBUSH@OLSSON.COM

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

SHEET
 2 of 2

DWG: F:\2019\2001-2500\019-2339-C\40-Design\Survey\SRV\Sheets\Final\Plat\V_FPT_C192339.dwg
 DATE: Aug 18, 2021 9:41am
 USER: nwilloughby