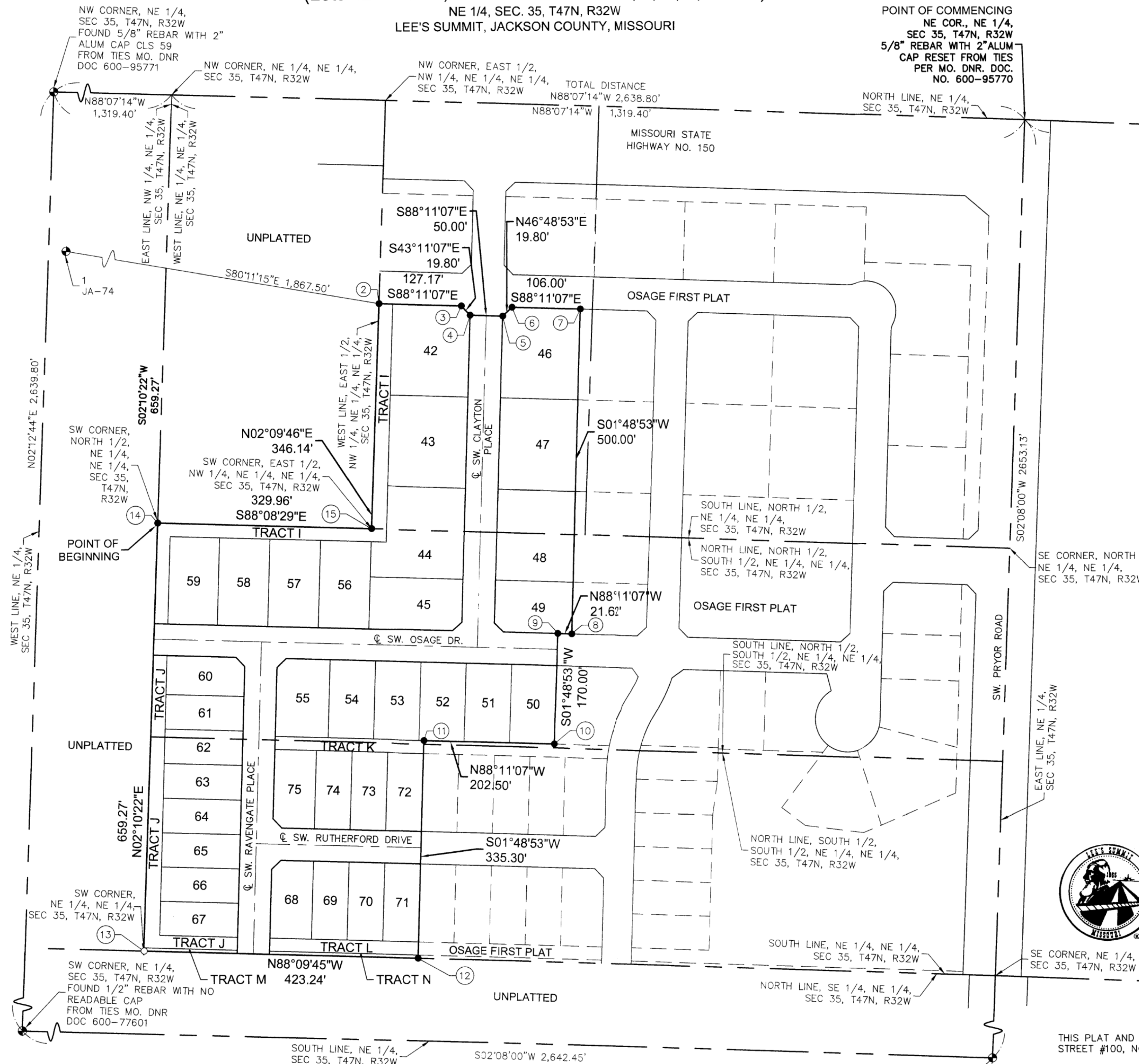


FINAL PLAT OF OSAGE SECOND PLAT (Lots 42 Thru 75, Inclusive and Tracts I, J, K, L, M & N) NE 1/4, SEC. 35, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE PLANE COORDINATE TABLE with columns for Point Number, Grid Northing, and Grid Easting. It lists 15 points with their respective coordinates.



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 SECOND PLAT (LOTS 42 THRU 75, INCLUSIVE AND TRACTS I, J, K, L, M & N) 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.

DRAINAGE EASEMENT: A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDE THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY BEING AND SITUATED IN LEE'S SUMMIT, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

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 I, J, K, L, M & N (41,252 SQ.FT./0.95 ACRES) TRACTS I, J, K, L, M & N 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, 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 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 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 21st DAY OF July 2022, BY ORDINANCE NO. 9442.

APPROVED: Susan E Barry PE. 7/26/2022 CITY ENGINEER. APPROVED: GEORGE M. BINGER III P.E. 7-28-22 DATE. APPROVED: RYAN A. ELAM, P.E. 7/28/22 DATE. APPROVED: William A. Baird 7/27/22 DATE. APPROVED: Cynthia A. Rader 7/27/22 DATE. APPROVED: Stacy Lombardo 7-28-2022 DATE. APPROVED: Paul W. Budgett 8-24-2022 DATE. APPROVED: Vincent E. Brice 8-24-2022 DATE.

DATE OF SURVEY table with columns for Date of Survey, Title Report Request, 1st Submittal, 2nd Submittal, 3rd Submittal, Jackson Co Assessment Department for Review, D.E. & U.E. Added, 4th Submittal, Final Mylar.

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 25th DAY OF July 2022.

CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION, BRADLEY KEMPF ASSISTANT SECRETARY.

STATE OF Missouri SS: COUNTY OF Cass

BE IT REMEMBERED THAT ON THIS 25th DAY OF July 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. HANNAH HIATT Notary Public, Notary Seal State of Missouri Cass County Commission # 21897388 My Commission Expires 12-13-2025

SURVEYORS NOTES: 1. 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. 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.

Filed for Record this day of August 24 2022 At 10 o'clock 35 Minutes AM Recorded in Book 120 At Page 1 Instrument Number 2022E0079078 Director Recorder of Deeds By C. Waterfield Deputy Recorder's Fee \$ 6600

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 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, 1,319.40 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID NORTH LINE, SOUTH 02°10'22" WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 659.27 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 88°08'29" EAST, ON SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 329.96 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°09'46" EAST, ON THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 346.14 FEET TO A POINT ON THE WESTERLY LINE OF OSAGE FIRST PLAT (LOTS 1 THRU 41, INCLUSIVE AND TRACTS A, B, C, D, E, F, G AND H) RECORDED AS INSTRUMENT NUMBER 2021E0055350 IN BOOK 1193 AT PAGE 34 IN JACKSON COUNTY; THENCE WESTERLY LINE, 127.17 FEET; THENCE SOUTH 43°11'07" EAST, ON SAID WESTERLY LINE, 19.80 FEET; THENCE SOUTH 88°11'07" EAST, ON SAID WESTERLY LINE, 50.00 FEET; THENCE NORTH 46°48'53" EAST, ON SAID WESTERLY LINE, 19.80 FEET; THENCE SOUTH 88°11'07" EAST, ON SAID WESTERLY LINE, 106.00 FEET; THENCE SOUTH 01°48'53" WEST, ON SAID WESTERLY LINE, 500.00 FEET; THENCE NORTH 88°11'07" WEST, ON SAID WESTERLY LINE, 21.62 FEET; THENCE SOUTH 01°48'53" WEST, ON SAID WESTERLY LINE, 170.00 FEET; THENCE NORTH 88°11'07" WEST, ON SAID WESTERLY LINE, 202.50 FEET; THENCE SOUTH 01°48'53" WEST, ON SAID WESTERLY LINE, 335.30 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 88°09'45" WEST, ON SAID SOUTH LINE, 423.24 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°10'22" EAST, ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 659.27 FEET TO THE POINT OF BEGINNING. CONTAINING 453,717 SQUARE FEET OR 10.42 ACRES, MORE OR LESS.

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

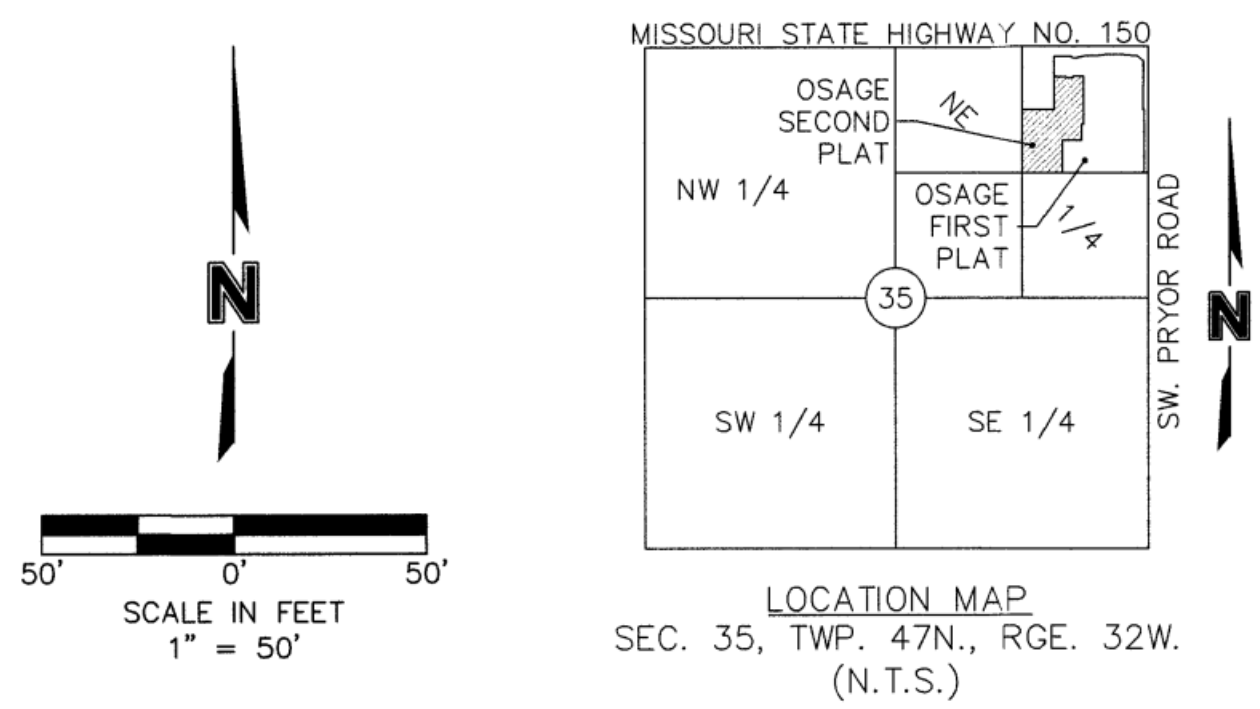
I HEREBY CERTIFY: THAT THE PLAT OF OSAGE SECOND PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL 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 JULY 21, 2022 JROUDEBUSH@OLSSON.COM



USER: nwilloughby DWG: F:\2019\2001-2500\019-2339-C\40-Design\Survey\SRV\Sheets\Final\Plat\1_V_FPT_C192339.dwg DATE: Jul 21, 2022 9:21am



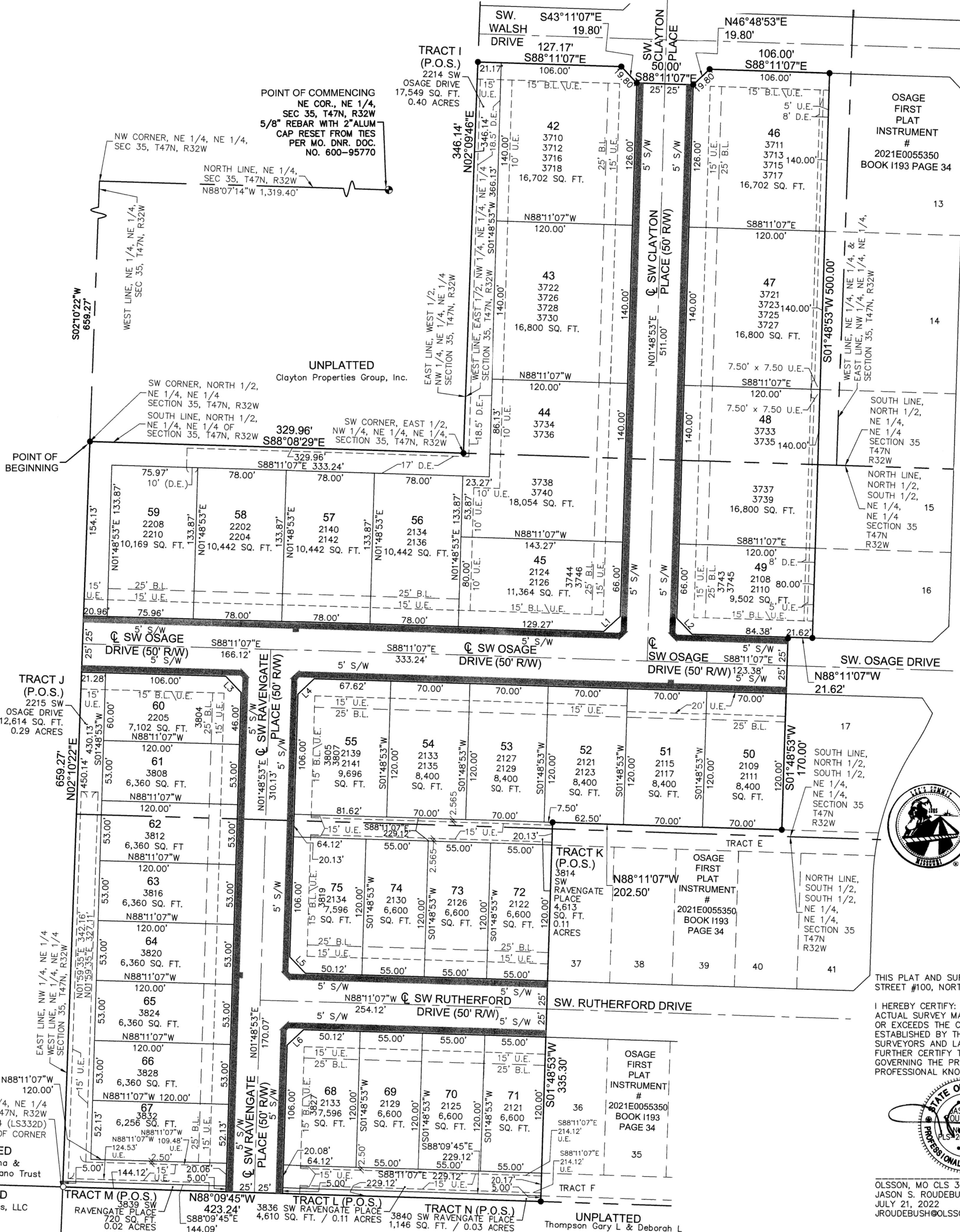
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SURVEYORS NOTES:

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LINE TABLE with columns: LINE ID, BEARING, DISTANCE. Includes lines L1 through L6 with bearings like S46°48'53"W and distances like 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 21st DAY OF July 2022 BY ORDINANCE NO. 4402

- APPROVED: Susan E. Barry, P.E. for GEORGE M. BINGER II, P.E. CITY ENGINEER DATE 7/24/2022
APPROVED: Ash Johnson for RYAN A. ELAW, P.E. DIRECTOR OF DEVELOPMENT SERVICES DATE 7-28-22
APPROVED: William Baird for WILLIAM A. BAIRD MAYOR DATE 7/28/22
APPROVED: Cynthia Rader for CYNTHIA A. RADER PLANNING COMMISSION SECRETARY DATE 7/27/22
APPROVED: Stacy Lombardo for TRISH FOWLER ARCURI CITY CLERK DATE 7-28-2022
APPROVED: Paul W. Budge for VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT DATE 8-24-2022

DATE OF SURVEY table with columns: Date, Description. Includes dates from 09-25-2020 to 07-21-2022.

LEGEND table with columns: Symbol, Description. Includes symbols for FOUND MONUMENT, SECTION CORNER, SET MONUMENT, BOUNDARIES, EASEMENTS & SETBACKS, and GENERAL.

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



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OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 JULY 21, 2022 JROUDEBUSH@OLSSON.COM

Olsson logo and contact information: Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority 001992, 1301 Burlington Street, North Kansas City, MO 64116. SHEET 2 of 2

USER: nwilloughby DWG: F:\2019\2001-2500\019-2339-C\40-Design\Survey\SRVY\Sheets\Final Plot_V_FPT_C192339.dwg DATE: Jul 21, 2022 9:20am