

**FINAL PLAT OF  
WOODSIDE RIDGE 1ST PLAT**  
(Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,  
Replat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT &  
Replat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)  
(Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H)  
NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Sec. 2, Twp. 47 N., Rge. 32 W.  
(N.T.S.)

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	305930.279	857134.079
2	305911.679	857543.196
3	305765.216	857534.329
4	305774.055	857388.334
5	305752.699	857387.041
6	305756.383	857326.195
7	305688.961	857322.113
8	305686.438	857383.029
9	305563.227	857375.543
10	305476.772	857368.811
11	305480.912	857315.635
12	305351.770	857305.581
13	305347.630	857358.757
14	305200.382	857347.296
15	305082.894	857341.347
16	305106.552	856717.384
17	305225.019	856723.789
18	305230.169	856795.761
19	305311.029	856842.303
20	305324.806	856854.357
21	305323.210	856860.690
22	305372.038	856880.618
23	305387.096	856882.962
24	305382.310	856900.662
25	305420.645	856915.692
26	305557.588	857171.345
27	305571.235	857210.957
28	305574.096	857250.603
29	305625.250	857269.055
30	305624.698	857270.558
31	305690.082	857295.060
32	305697.333	857119.975
33	306638.843	857091.851

The 10' rear yard setback as approved by the Council during the PDP was specific to lots 34, 35, 36, 43 and 44.

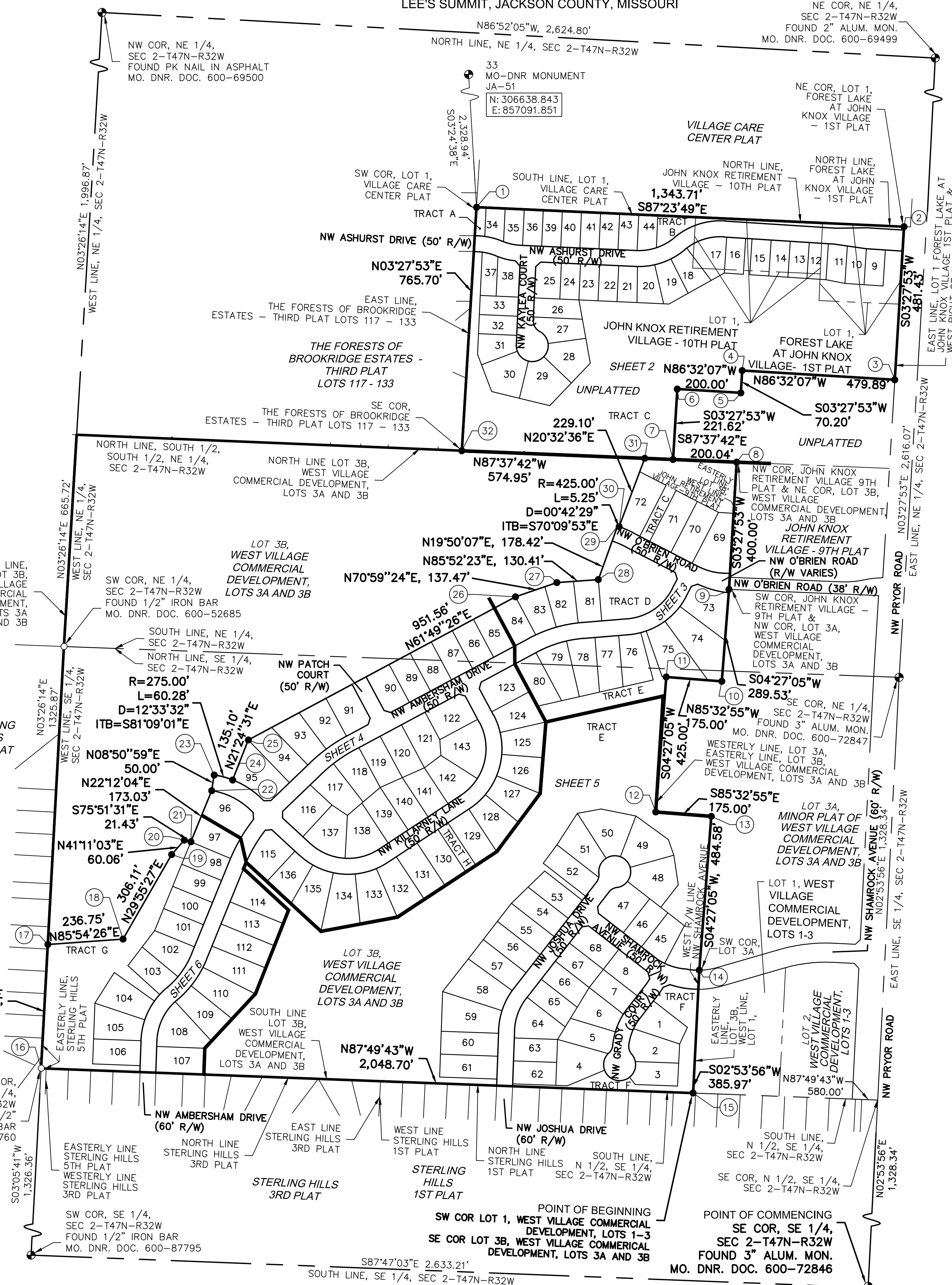
Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

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.

This is to certify that the within plat of WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G and H 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 \_\_\_\_\_
- APPROVED: George M. Binger III, P.E.  
City Engineer
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_
- APPROVED: Robert G. McKay, AICP  
Director of Planning & Special Projects
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_
- APPROVED: William A. Baird  
Mayor
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_
- APPROVED: John Lovell  
Planning Commission Secretary
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_
- APPROVED: Trisha Fowler Arcuri  
City Clerk
- APPROVED: \_\_\_\_\_ Date \_\_\_\_\_
- APPROVED: Vincent E. Brice  
Jackson County GIS

DEVELOPER:  
Clayton Properties Group, Inc. dba Summit Homes  
a Tennessee Corporation  
120 SE 30th Street  
Lee's Summit, MO 64062  
816.246.6700



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:  
WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G AND H

PROPERTY DESCRIPTION:  
All of Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, a subdivision recorded as Instrument Number 2007E0051292 in Book 1106 at Page 42 in said Jackson County Recorder of Deeds Office, the remaining Eastern portion of Lot 1, JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT, a subdivision recorded as Instrument Number 1279980 in Book 35 at Page 61 in said Jackson County Recorder of Deeds Office, that was not re-platted with said FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT both subdivisions located in the Northeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, part of Lot 3B, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, a subdivision in said Lee's Summit recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in said Jackson County Recorder of Deeds Office located in said Northeast Quarter and Southeast Quarter of said Section 2, and also on an un-platted tract of land in said Northeast Quarter being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows:  
Commencing at the Southeast corner of said Southeast Quarter; thence North 02°53'56" East, on the East line of said Southeast Quarter, 1,328.34 feet to the Southeast corner of the North Half of said Southeast Quarter; thence North 87°49'43" West, on the South line of said North Half of said Southeast Quarter, also being along the North line and the Easterly extension of STERLING HILLS 1ST PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 11188888 in Book 153 at Page 22 in said Jackson County Recorder of Deeds Office, 580.00 feet to the Southeast corner of said Lot 3B, also being the Southwest corner of Lot 1, WEST VILLAGE COMMERCIAL DEVELOPMENT, a subdivision in said Lee's Summit recorded as Instrument Number 2019E0004491 in Book 1181 at Page 8 in said Jackson County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence continuing North 87°49'43" West on said South line of said North Half of said Southeast Quarter, along said North line of said STERLING HILLS 1ST PLAT, also along the South line of said Lot 3B, also along the North line of STERLING HILLS 3RD PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 1121580 in Book 153 at Page 96 in said Jackson County Recorder of Deeds Office, and also along the Easterly line of STERLING HILLS 5TH PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 11273783 in Book 154 at Page 88 in said Jackson County Recorder of Deeds Office, 2,048.70 feet to a point on said Easterly line, also being the Southwest corner of said Lot 3B, also being the Southwest corner of said North Half of said Southeast Quarter; thence North 03°05'41" East on said Easterly line, also along the West line of said Lot 3B, and also on the West line of said Southeast Quarter, 389.26 feet; thence leaving said East, West and Easterly lines, North 85°54'26" East, 236.75 feet; thence North 29°55'27" East, 306.11 feet; thence North 41°11'03" East, 60.06 feet; thence South 75°51'31" East, 21.43 feet; thence North 22°12'04" East, 173.03 feet; thence North 08°50'59" East, 50.00 feet; thence Easterly along a curve to the right having an initial tangent bearing of South 81°09'01" East with a radius of 275.00 feet, a central angle of 12°33'32" and an arc distance of 60.28 feet; thence North 21°24'31" East, 135.10 feet; thence North 61°49'26" East, 95.16 feet; thence North 70°59'24" East, 137.47 feet; thence North 85°52'23" East, 130.41 feet; thence North 19°50'07" East, 178.42 feet; thence Westerly along a curve to the right having an initial tangent bearing of South 70°09'53" East with a radius of 425.00 feet, a central angle of 00°42'29" and an arc distance of 5.25 feet; thence North 20°32'36" East, 229.10 feet to a point on the North line of said Lot 3B, also being a point on the North line of the South Half of said Northeast Quarter; thence North 87°37'42" West, on said North line, 574.95 feet to the Southeast Corner of THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117-133, a subdivision in said Lee's Summit recorded as Instrument Number 11198645 in Book 153 at Page 46 in said Jackson County Recorder of Deeds Office; thence North 03°27'53" East, along the East line of said THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117-133, a distance of 765.70 feet to the Southwest corner of LOT 1, VILLAGE CARE CENTER PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 1736897 in Book 143 at Page 122 in said Jackson County Recorder of Deeds Office; thence South 87°23'49" East, along the South line of said Lot 1, also along the North line and the Westerly extension of said JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT and along the North line of said FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, 1,343.71 feet to the Northeast corner of said Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, also being a point on the Existing West Right-of-Way Line of NW PRYOR ROAD, as established Right of Way Deed recorded as Instrument Number 2007E0042287 and rerecorded as Instrument Number 2007E0042288 and Instrument Number 2007E0042289 in said Jackson County Recorder of Deeds Office; thence South 03°27'53" West, along said Existing West right-of-way line, along the East line and the Southerly extension of Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, 481.43 feet; thence leaving said Existing West right-of-way line and said Southerly extension, North 86°32'07" West, 479.89 feet; thence South 03°27'53" West, 70.20 feet; thence North 86°32'07" West, 200.00 feet; thence South 03°27'53" West, 221.62 feet to a point on said North line of said South Half of said Southeast Quarter, also being a point on said North line of said Lot 3B; thence South 87°37'42" East on said North line of said South Half of said South Half of said Northeast Quarter and said North line of said Lot 3B, 200.04 feet to the Northeast corner of said Lot 3B, also being the Northwest corner of JOHN KNOX RETIREMENT VILLAGE - 9TH PLAT, a subdivision in Lee's Summit recorded as Instrument Number 1274676 in Book 35 at Page 42 in said Jackson County Recorder of Deeds Office; thence South 03°27'53" West, along the West line of said JOHN KNOX RETIREMENT VILLAGE - 9TH PLAT, also being the Easterly line of said Lot 3B, 400.00 feet to the Southwest corner of said JOHN KNOX RETIREMENT VILLAGE - 9TH PLAT, also being the Northwest corner of Lot 3A of said WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B; thence South 04°27'05" West, along said Easterly line and said Westerly line of said Lot 3A, 289.53 feet; thence North 85°32'55" West, along said Easterly line and said Westerly line, 175.00 feet; thence South 04°27'05" West, along said Easterly line and said Westerly line, 425.00 feet; thence South 85°32'55" East, along said Easterly line and said Westerly line, 175.00 feet; thence South 04°27'05" West, on said Easterly line and said Westerly line 484.58 feet to the Southwest corner of said Lot 3A; thence South 02°53'56" West, along said Easterly line, along the existing West right of way line of NW Shamrock Avenue, as established by Right of Way Deed recorded as Instrument Number 2018E0091043 in said Jackson County Recorder of Deeds Office, and also along the West line of said Lot 1 of said WEST VILLAGE COMMERCIAL DEVELOPMENT, 385.97 feet to the Point of Beginning. Containing 3,353,806 square feet or 76.99 acres, more or less.  
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-212929, with a Revised Date of April 23, 2020 and a Commitment Date of April 20, 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-51" with a grid factor of 0.9999994. All coordinates shown are in meters.  
3. The term Per Plat is in reference to JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT, recorded as Instrument Number 1279980, in Book 35, at Page 61 in Jackson County Recorder of Deeds Office.  
4. The term Per Minor Plat is in reference to Minor Plat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, recorded as Instrument Number E0051292, in Book 1106, at Page 42 in Jackson County Recorder of Deeds Office.  
5. The term Per Minor Plat Lots 1-3 is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3, recorded as Instrument Number 2019E0004491 in Book 1181 at Page 8 in Jackson County Recorder of Deeds Office.  
6. The term Per Minor Plat Lots 3A & 3B is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in Jackson County Recorder of Deeds Office.  
7. The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117-133 recorded as Instrument Number 11198645 in Book 153 at Page 46 in Jackson County Recorder of Deeds Office.  
8. Lot Lines from Forest Lake at John Knox Village - 1st Plat and John Knox Village Retirement Village-10th Plat will be removed with the recording of this plat.  
9. The Stream Buffer limits match the plans approved June 17, 2019.  
10. Total Acreage of this plat is 76.99 acres.  
This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

DATE OF SURVEY	
11-30-2018 - 1st Submittal	
04-20-2020 Title Report Request	
04-29-2020 - 2nd Submittal	
07-01-2020 - 3rd Submittal	

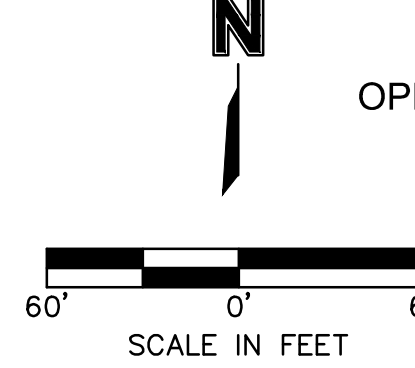
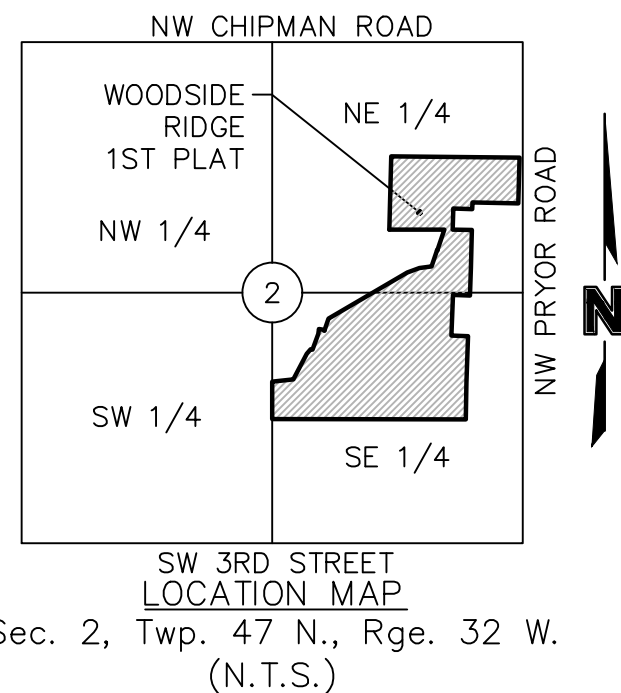
drawn by: \_\_\_\_\_ NRY  
 surveyed by: \_\_\_\_\_ SSR/NR/DC  
 checked by: \_\_\_\_\_ JPM  
 approved by: \_\_\_\_\_ JSR  
 project no.: \_\_\_\_\_ A18-1140  
 file name: V\_FPT\_A81140.DWG

I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 1ST 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 1, 2020  
 jroudebush@olsson.com



**FINAL PLAT OF  
WOODSIDE RIDGE 1ST PLAT**  
(Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,  
Replat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT &  
Replat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)  
(Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H)  
NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



**LEGEND**

SURVEY MARKERS	
● SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
I.E.	INGRESS/EGRESS EASEMENT
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
Δ	DELTA / CENTRAL ANGLE
⊙	CENTERLINE
SW	SIDEWALK

The 10' rear yard setback as approved by the Council during the PDP was specific to lots 34, 35, 36, 43 and 44.

Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

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This is to certify that the within plat of WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G and H 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 \_\_\_\_\_  
Robert G. McKay, AICP  
Director of Planning & Special Projects

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
William A. Baird  
Mayor

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
John Lovell  
Planning Commission Secretary

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Trisha Fowler Arcuri  
City Clerk

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Vincent E. Brice  
Jackson County GIS

DEVELOPER:  
Clayton Properties Group, Inc.  
dba Summit Homes  
a Tennessee Corporation  
120 SE 30th Street  
Lee's Summit, MO 64062  
816.246.6700

**UTILITY EASEMENT DETAIL TABLE**

EASEMENT ID	BEARING	DISTANCE
U.E. 1	N45°52'05"W	60.98'
U.E. 2	N45°52'05"W	68.79'
U.E. 3	N45°14'50"W	21.74'
U.E. 4	N45°14'50"W	9.40'
U.E. 5	N13°36'41"W	40.97'
U.E. 6	N13°00'44"E	37.13'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S41°33'42"E	21.52'
L2	S47°36'11"W	21.21'
L3	S81°42'43"E	41.01'
L4	S81°42'43"E	59.31'
L5	S86°17'09"E	0.88'
L6	S86°17'09"E	60.00'
L7	S86°17'09"E	54.04'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	INITIAL TANGENT BEARING
C1	200.00'	78.80'	21°42'50"	S89°31'39"E
C2	200.00'	68.36'	19°35'01"	S67°48'49"E

**SURVEYORS NOTES:**

- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Kansas City Title, Inc. File No. KCT-2122929, with a Revised Date of April 23, 2020 and a Commitment Date of April 20, 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-51" with a grid factor of 0.9998994. All Coordinates shown are in meters.
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- The term Per Minor Plat is in reference to Minor Plat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, recorded as Instrument Number E0051292, in Book I106, at Page 42 in Jackson County Recorder of Deeds Office.
- The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133 recorded as Instrument Number I1198645 in Book I53 at Page 46 in Jackson County Recorder of Deeds Office.
- Lot Lines from Forest Lake at John Knox Village - 1st Plat and John Knox Village Retirement Village-10th Plat will be removed with the recording of this plat.
- The Stream Buffer limits match the plans approved June 17, 2019.
- Total Acreage of this plat is 76.99 acres.

This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 1ST 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 1, 2020  
jroudebush@olsson.com

**DATE OF SURVEY**

11-30-2018 - 1st Submittal
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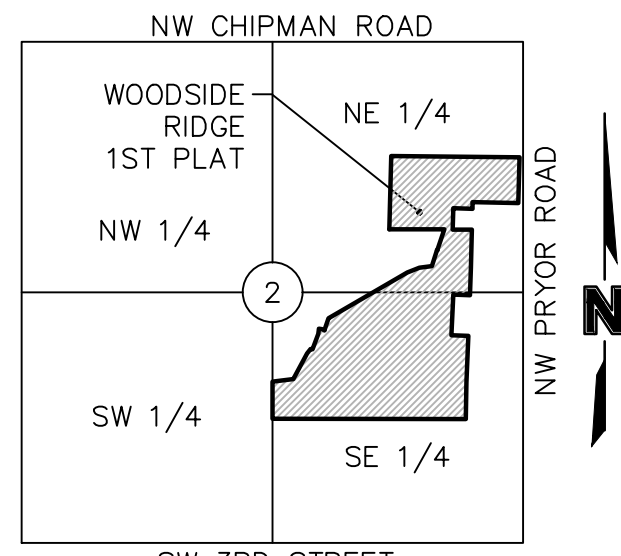
drawn by: \_\_\_\_\_ NRW  
surveyed by: \_\_\_\_\_ SSR/NRW/DC  
checked by: \_\_\_\_\_ JRM  
approved by: \_\_\_\_\_ JSR  
project no.: A18-1140  
file name: V\_FPT\_A81140.DWG

**olsson**

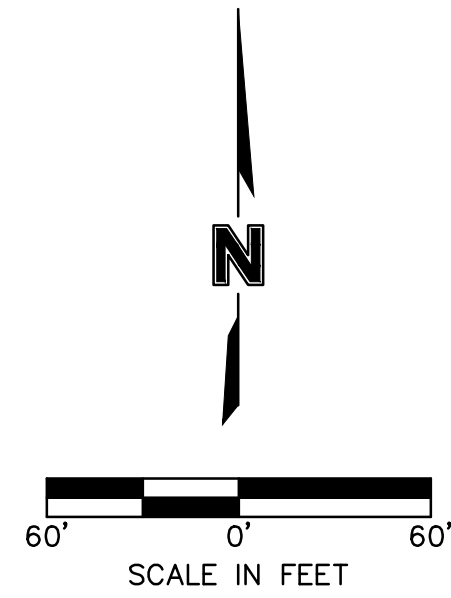
Olsson - Land Surveying - MO 366, MO Certificate of Authority-001592  
1301 Burlington Street, North Kansas City, MO 64116  
TEL 816.361.1177 FAX 816.361.1898 www.olsson.com

**SHEET 2 of 6**

**FINAL PLAT OF  
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(Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,  
Replat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT &  
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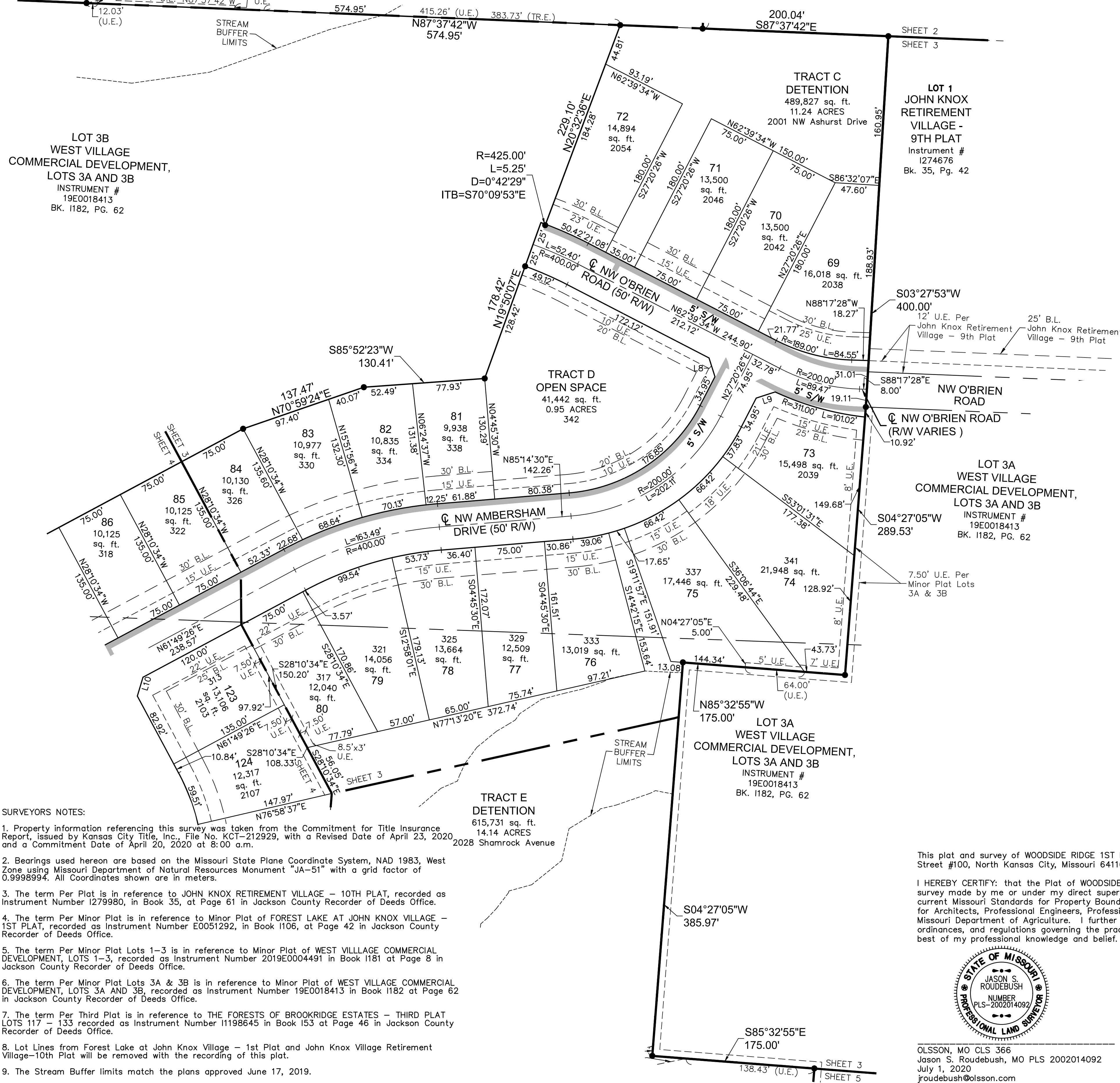


SW 3RD STREET  
LOCATION MAP  
Sec. 2, Twp. 47 N., Rge. 32 W.  
(N.T.S.)



LEGEND	
SURVEY MARKERS	
⊙ SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
---	SECTION LINE
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B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
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TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
⊙	CENTERLINE
SW	SIDEWALK

**LOT 3B  
WEST VILLAGE  
COMMERCIAL DEVELOPMENT,  
LOTS 3A AND 3B**  
INSTRUMENT #  
19E0018413  
BK. 1182, PG. 62



LINE	BEARING	DISTANCE
L8	S17°39'34"E	21.21'
L9	S72°07'10"W	21.32'
L10	N16°49'26"E	21.21'

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City Engineer

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Robert G. McKay, AICP  
Director of Planning & Special Projects

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
William A. Baird  
Mayor

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
John Lovell  
Planning Commission Secretary

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Trisha Fowler Arcuri  
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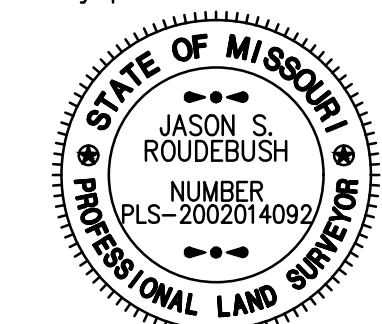
APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Vincent E. Brice  
Jackson County GIS

**SURVEYORS NOTES:**

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- The term Per Minor Plat Lots 1-3 is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3, recorded as Instrument Number 2019E0004491 in Book 1181 at Page 8 in Jackson County Recorder of Deeds Office.
- The term Per Minor Plat Lots 3A & 3B is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, recorded as Instrument Number 19E0018413 in Book 1182 at Page 62 in Jackson County Recorder of Deeds Office.
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- The Stream Buffer limits match the plans approved June 17, 2019.
- Total Acreage of this plat is 76.99 acres.

This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 1ST 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. Roubesh, MO PLS 2002014092  
July 1, 2020  
jroubesh@olsson.com

DATE OF SURVEY	
11-30-2018	1st Submittal
04-20-2020	Title Report Request
04-29-2020	2nd Submittal
07-01-2020	3rd Submittal

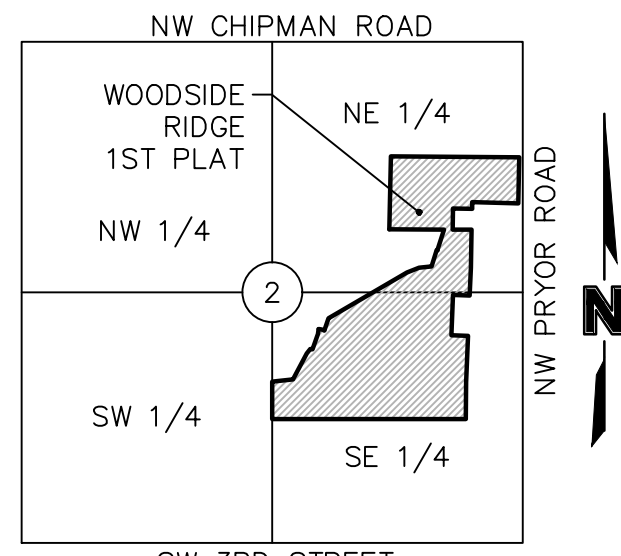
drawn by: \_\_\_\_\_ NRW  
surveyed by: \_\_\_\_\_ SSR/NRWD/CC  
checked by: \_\_\_\_\_ JRM  
approved by: \_\_\_\_\_ JSR  
project no.: A18-1140  
file name: V\_FPT\_A81140.DWG

**olsson**

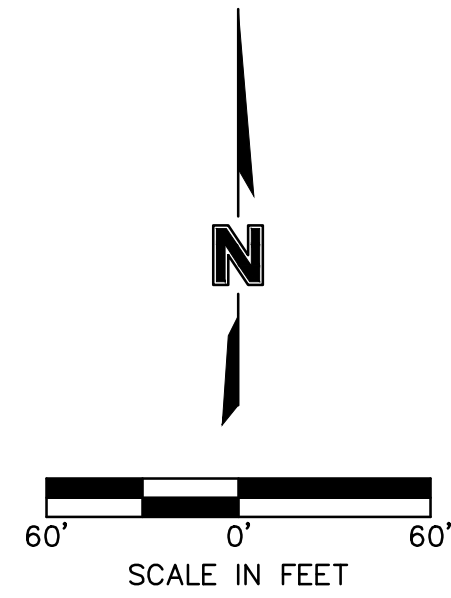
Olsson - Land Surveying - MO 366, MO Certificate of Authority-001592  
1301 Burlington Street, North Kansas City, MO 64116  
TEL 816.361.1177 FAX 816.361.1888  
www.olsson.com

USER: mwilloughby  
DATE: Jul 01, 2020 11:10am  
F:\2018\1001-1500\018-1140-A\40-Design\Survey\SRV\Sheets\Plat\_V\_FPT\_A81140.dwg

FINAL PLAT OF  
**WOODSIDE RIDGE 1ST PLAT**  
 (Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,  
 Replat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT &  
 Replat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)  
 (Lots 1 thru 143 Inclusive, and Tracts A, B, C, D, E, F, G and H)  
 NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SW 3RD STREET  
 LOCATION MAP  
 Sec. 2, Twp. 47 N., Rge. 32 W.  
 (N.T.S.)



LEGEND	
SURVEY MARKERS	
● SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
I.E.	INGRESS/EGRESS EASEMENT
TR.E.	TRAIL EASEMENT
MISCELLANEOUS	
R/W	RIGHT-OF-WAY
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
⊙	CENTERLINE
SW	SIDEWALK

The 10' rear yard setback as approved by the Council during the PDP was specific to lots 34, 35, 36, 43 and 44.

Individual lot owner(s) shall not change or obstruct the drainage flow lines or 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.

This is to certify that the within plat of WOODSIDE RIDGE 1ST PLAT, LOTS 1 THRU 143, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G and H 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 \_\_\_\_\_  
 Robert G. McKay, AICP  
 Director of Planning & Special Projects

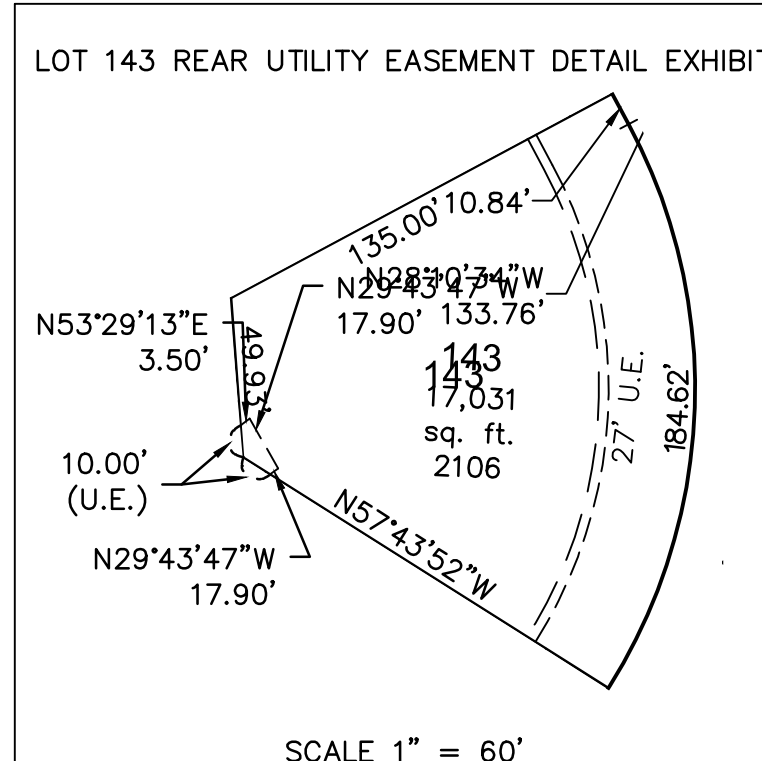
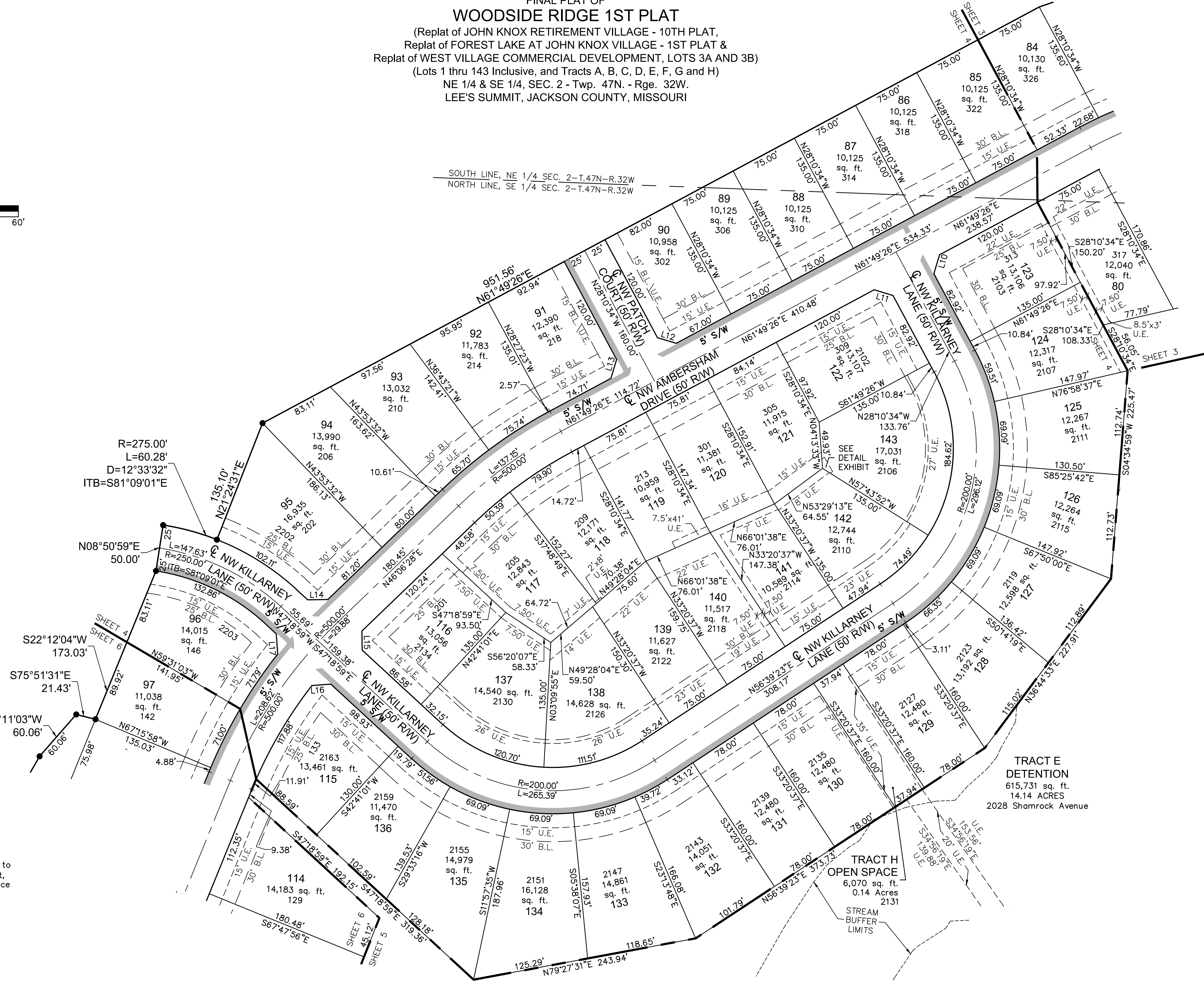
APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 William A. Baird  
 Mayor

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 John Lovell  
 Planning Commission Secretary

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Trisha Fowler Arcuri  
 City Clerk

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
 Vincent E. Brice  
 Jackson County GIS

LINE	BEARING	DISTANCE
L10	N16°49'26"E	21.21'
L11	S73°10'34"E	21.21'
L12	S73°10'34"E	21.21'
L13	S16°49'26"W	21.21'
L14	N89°23'44"E	21.84'
L15	N00°36'16"E	20.57'
L16	N85°43'22"E	20.47'
L17	N04°23'44"W	21.86'

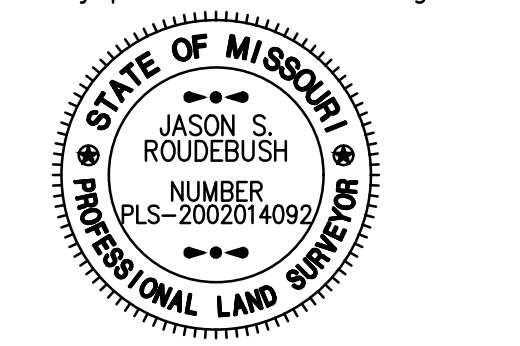


SURVEYORS NOTES:

- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Kansas City Title, Inc., File No. KCT-212929, with a Revised Date of April 23, 2020 and a Commitment Date of April 20, 2020 at 8:00 a.m.
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- Total Acreage of this plat is 76.99 acres.

This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 1ST 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 1, 2020  
 jroudebush@olsson.com

DATE OF SURVEY	
11-30-2018	1st Submittal
04-20-2020	Title Report Request
04-29-2020	2nd Submittal
07-01-2020	3rd Submittal

drawn by: \_\_\_\_\_ NRYW  
 surveyed by: \_\_\_\_\_ SSR/NR/D/C  
 checked by: \_\_\_\_\_ JEM  
 approved by: \_\_\_\_\_ JSR  
 project no.: \_\_\_\_\_ A18-1140  
 file name: V\_FPT\_A81140.DWG  
 www.olsson.com

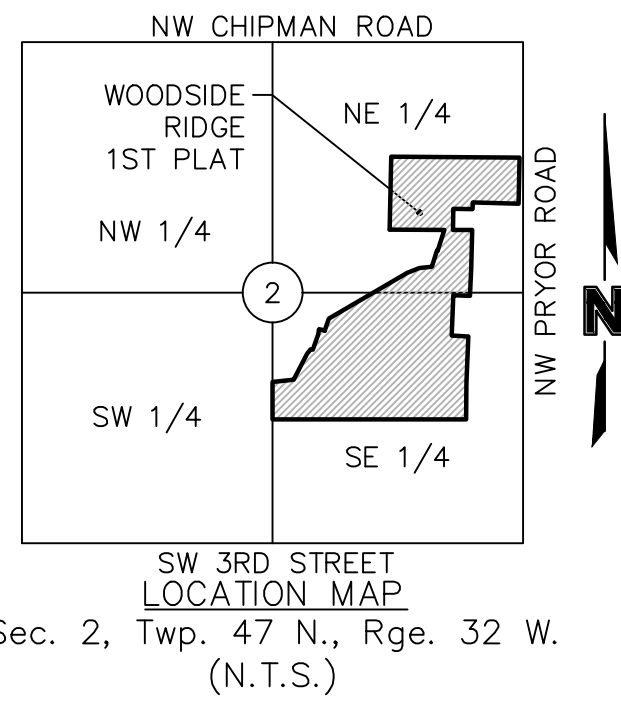
**olsson**

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 1301 Burlington Street  
 North Kansas City, MO 64116  
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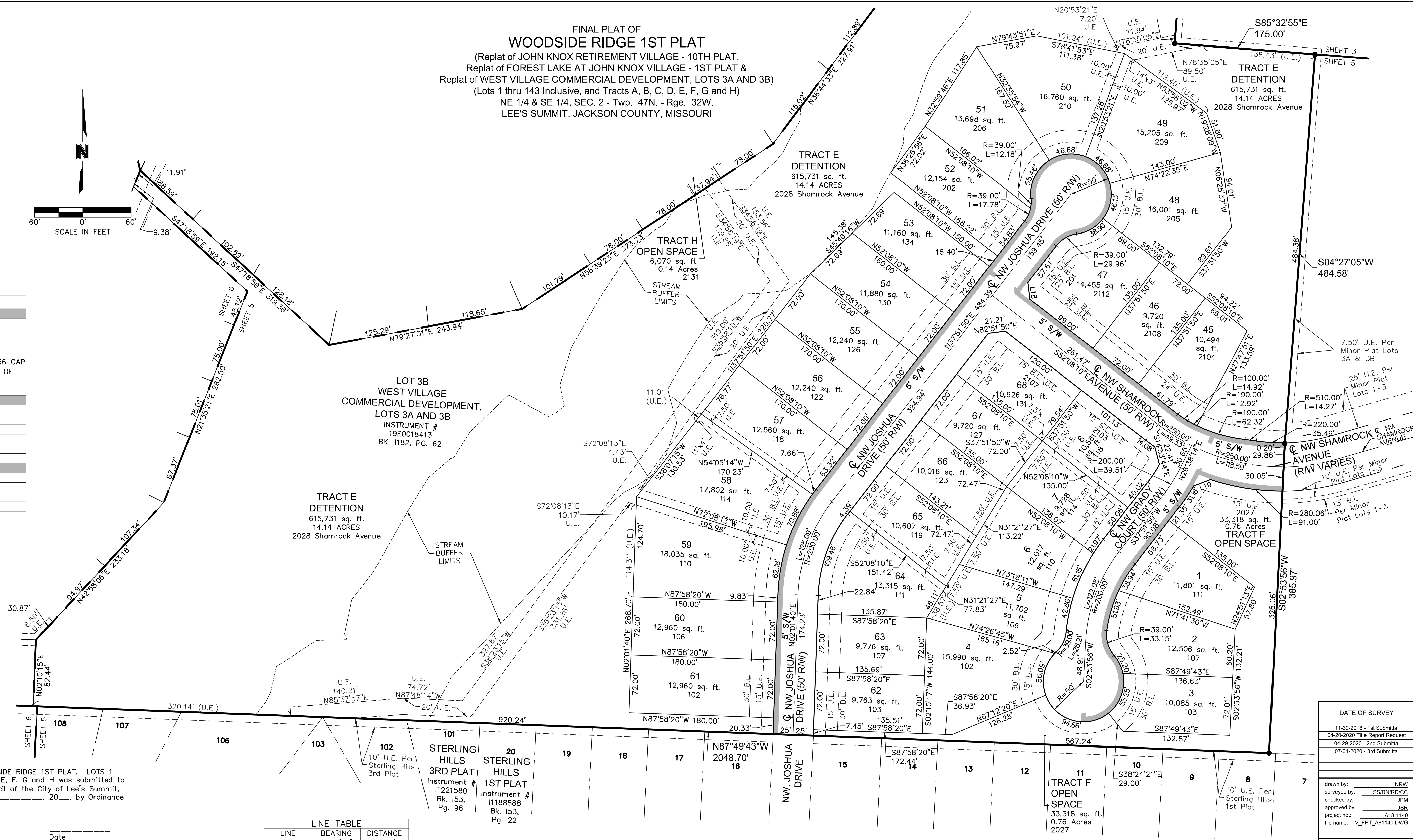
SHEET  
 4 of 6

USER: mwilloughby  
 DWG: F:\2018\1001-1500\018-1140-A\40-Design\Survey\SRV\Sheets\Plat\FPT\_A81140.dwg  
 DATE: Jul 01, 2020 11:05am

**FINAL PLAT OF  
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(Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,  
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NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND	
<b>SURVEY MARKERS</b>	
⊕ SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
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<b>EASEMENTS &amp; SETBACKS</b>	
B.L.	BUILDING SETBACK
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R/W	RIGHT-OF-WAY
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APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
George M. Binger III, P.E.  
City Engineer

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Robert G. McKay, AICP  
Director of Planning & Special Projects

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
William A. Baird  
Mayor

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John Lovell  
Planning Commission Secretary

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Trisha Fowler Arcuri  
City Clerk

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Vincent E. Brice  
Jackson County GIS

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N07°08'10"W	21.21'
L19	N68°59'51"E	22.65'

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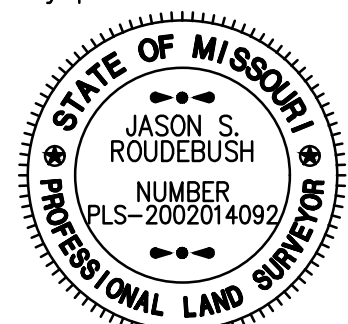
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OLSSON, MO CLS 366  
Jason S. Roudebush, MO PLS 2002014092  
July 1, 2020  
jroudebush@olsson.com

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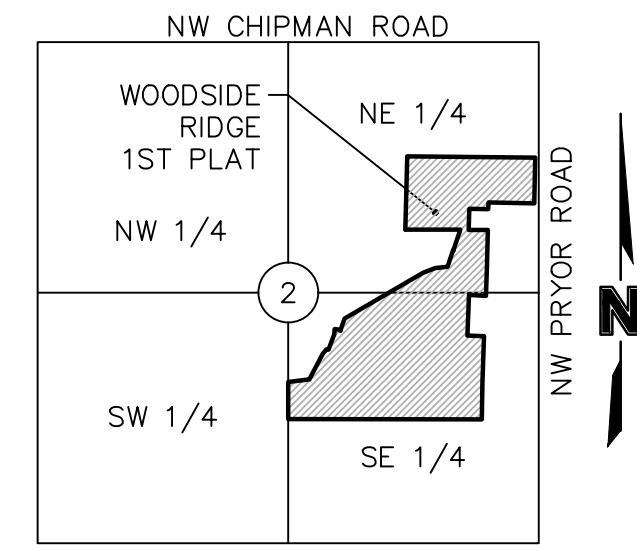
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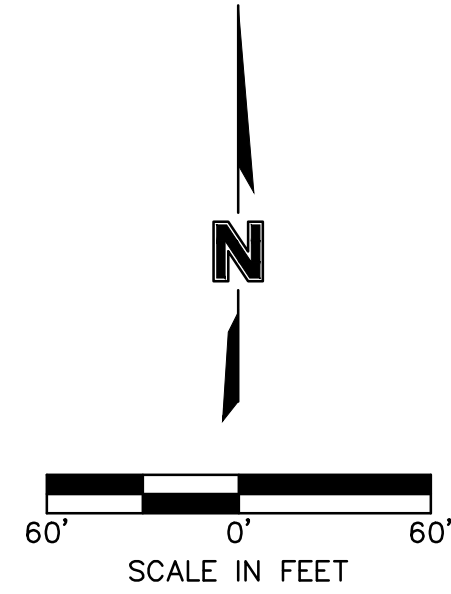
**SHEET**  
5 of 6

DWC: F:\2018\1001-1500\018-1140-A\40-Design\Survey\SRV\Sheets\Plat\1\_V\_FPT\_AB1140.dwg  
DATE: Jul 01, 2020 11:02am  
USER: mwilloughby

**FINAL PLAT OF  
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(Replat of JOHN KNOX RETIREMENT VILLAGE - 10TH PLAT,  
Replat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT &  
Replat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B)  
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NE 1/4 & SE 1/4, SEC. 2 - Twp. 47N. - Rge. 32W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SW 3RD STREET  
LOCATION MAP  
Sec. 2, Twp. 47 N., Rge. 32 W.  
(N.T.S.)



LEGEND	
SURVEY MARKERS	
● SCR	FOUND SECTION CORNER MONUMENTATION AS NOTED
○ FND	FOUND PROPERTY CORNER MONUMENTATION AS NOTED
● SET	SET 1/2" IRON BAR W/CLS 366 CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
---	SECTION LINE
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B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
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APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
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City Engineer

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Robert G. McKay, AICP  
Director of Planning & Special Projects

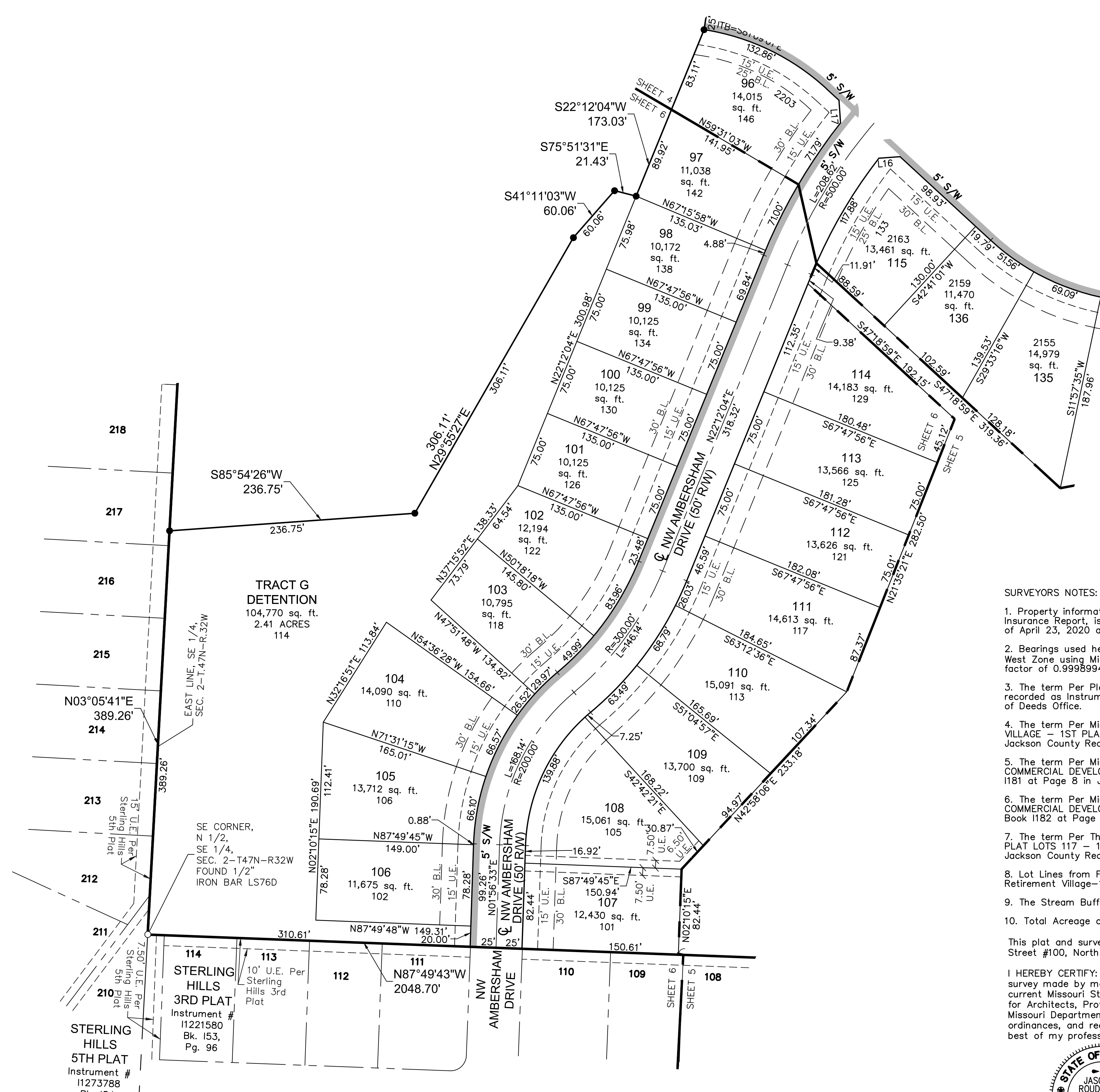
APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
William A. Baird  
Mayor

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
John Lovell  
Planning Commission Secretary

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Trisha Fowler Arcuri  
City Clerk

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Vincent E. Brice  
Jackson County GIS

DEVELOPER:  
Clayton Properties Group, Inc.  
dba Summit Homes  
a Tennessee Corporation  
120 SE 30th Street  
Lee's Summit, MO 64062  
816.246.6700



LINE	BEARING	DISTANCE
L16	N85°43'22"E	20.47'
L17	N04°23'44"W	21.86'

**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. 29095C0416G, 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 A, B, C, D, E, F, G and H (30.05 Acres)  
TRACTS A, B, C, D and E are hereby reserved as Common Area and shall be maintained and owned by the 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.

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:**
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  - The term Per Minor Plat is in reference to Minor Plat of FOREST LAKE AT JOHN KNOX VILLAGE - 1ST PLAT, recorded as Instrument Number E0051292, in Book I106, at Page 42 in Jackson County Recorder of Deeds Office.
  - The term Per Minor Plat Lots 1-3 is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3, recorded as Instrument Number 2019E0004491 in Book I181 at Page 8 in Jackson County Recorder of Deeds Office.
  - The term Per Minor Plat Lots 3A & 3B is in reference to Minor Plat of WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 3A AND 3B, recorded as Instrument Number 19E0018413 in Book I182 at Page 62 in Jackson County Recorder of Deeds Office.
  - The term Per Third Plat is in reference to THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT LOTS 117 - 133 recorded as Instrument Number I1198645 in Book I53 at Page 46 in Jackson County Recorder of Deeds Office.
  - Lot Lines from Forest Lake at John Knox Village - 1st Plat and John Knox Village Retirement Village-10th Plat will be removed with the recording of this plat.
  - The Stream Buffer limits match the plans approved June 17, 2019.
  - Total Acreage of this plat is 76.99 acres.

This plat and survey of WOODSIDE RIDGE 1ST PLAT were executed by Olsson Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY: that the Plat of WOODSIDE RIDGE 1ST 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 1, 2020  
roudebush@olsson.com

DATE OF SURVEY	
11-30-2018 - 1st Submittal	
04-20-2020 Title Report Request	
04-29-2020 - 2nd Submittal	
07-01-2020 - 3rd Submittal	

drawn by: \_\_\_\_\_ NRW  
surveyed by: \_\_\_\_\_ SSR/NRWD/CE  
checked by: \_\_\_\_\_ JEM  
approved by: \_\_\_\_\_ JSR  
project no.: \_\_\_\_\_ A18-1140  
file name: V\_FPT\_A81140.DWG

**olsson**

OLSSON, MO CLS 366  
JASON S. ROUDEBUSH  
PROFESSIONAL LAND ENGINEER  
NUMBER PLS-2002014092

Olsson - Land Surveying - MO 366, 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  
6 of 6

DWC: F:\2018\1001-1500\018-1140-A\40-Design\Survey\SRV\Sheets\Plat\FPT\_A81140.dwg  
DATE: Jul 01, 2020 10:42am  
USER: mwilloughby