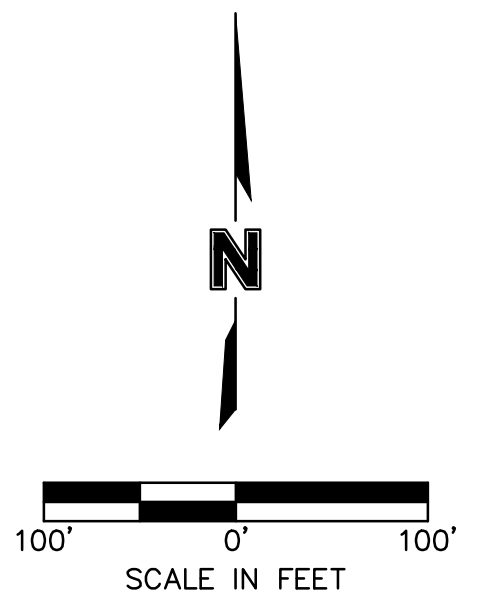


LOCATION MAP
Sec. 25, Twp. 47 N., Rge. 32 W.
(N.T.S.)



FINAL PLAT OF
HAWTHORN RIDGE 3RD PLAT
(LOTS 160 THRU 204 INCLUSIVE AND TRACTS F, G AND H)
NW 1/4, SEC. 25 - Twp. 47N. - Rge. 32W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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:
HAWTHORN RIDGE 3RD PLAT, LOTS 160 THRU 204 INCLUSIVE, AND TRACTS F, G AND H

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".

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.

COMMON AREA: TRACTS F, G, AND H (0.38 ACRES)
TRACTS F, G, AND H ARE HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE HAWTHORN RIDGE 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.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HAWTHORN RIDGE 3RD PLAT, LOTS 160 THRU 204, INCLUSIVE, AND TRACTS 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 _____
RYAN A. ELAM, P.E.
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

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

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

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

Point Number	Grid Northing	Grid Easting
1	298235.597	856321.461
2	299016.066	857628.523
3	299306.047	857640.951
4	299309.736	857669.588
5	299307.768	857712.076
6	299291.622	857789.293
7	299289.541	857840.884
8	299288.612	857863.901
9	299230.144	857861.542
10	299230.598	857850.275
11	299048.930	857842.947
12	299048.330	857858.414
13	299007.217	857856.820

IN WITNESS WHEREOF:
CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, D.B.A. SUMMIT HOMES 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, D.B.A. SUMMIT HOMES

BRADLEY KEMPFF 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 KEMPFF 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, D.B.A. SUMMIT HOMES AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRADLEY KEMPFF, 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:

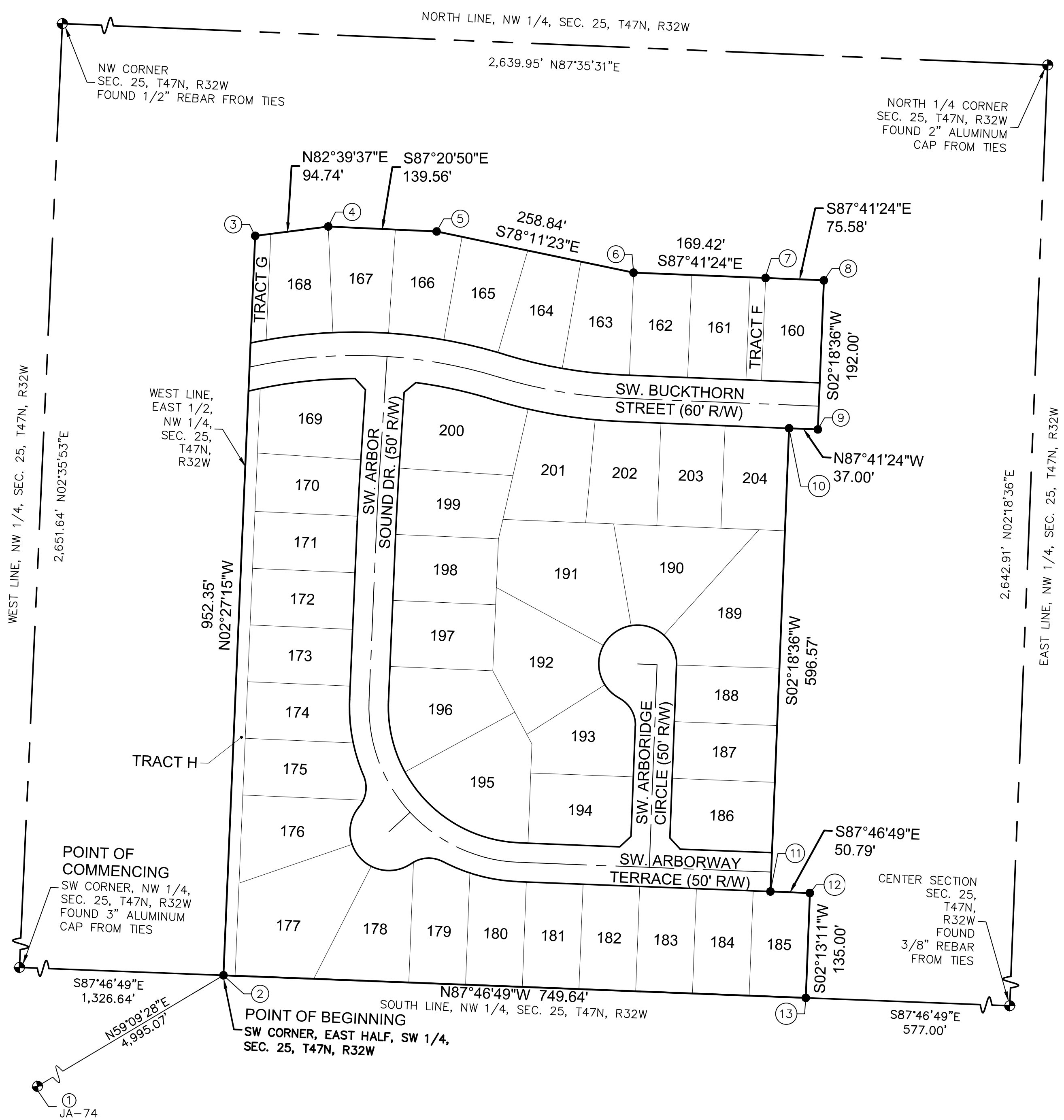
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, COMMITMENT NO. KCT-231568, EFFECTIVE SEPTEMBER 18, 2020 AT 8:00 A.M.

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.

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

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND A PORTION OF TRACT E, HAWTHORN RIDGE 1ST PLAT, LOTS 1 THRU 100, INCLUSIVE, AND TRACTS A, B, C, D AND E, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED AS DOCUMENT NUMBER 2019E0020897 IN BOOK I182 AT PAGE 83, IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°46'49" EAST, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1,326.64 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 02°27'15" EAST, ON THE WEST LINE OF SAID EAST HALF, 952.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT E; THENCE LEAVING SAID WEST LINE, NORTH 82°39'37" EAST, 94.74 FEET; THENCE SOUTH 87°20'50" EAST, 139.56 FEET; THENCE SOUTH 78°11'23" EAST, 258.84 FEET; THENCE SOUTH 87°41'24" EAST, 169.42 FEET TO A POINT ON THE WESTERLY LINE OF HAWTHORN RIDGE 2ND PLAT, LOTS 101 THRU 159 INCLUSIVE, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 2021E0034849 IN BOOK I192 AT PAGE 8 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 87°41'24" EAST ALONG SAID WESTERLY LINE, 75.58 FEET; THENCE SOUTH 02°18'36" WEST, ALONG SAID WESTERLY LINE, 192.00 FEET; THENCE NORTH 87°41'24" WEST, ALONG SAID WESTERLY LINE, 37.00 FEET; THENCE SOUTH 02°18'36" WEST, ALONG SAID WESTERLY LINE, 596.57 FEET; THENCE SOUTH 87°46'49" EAST, ALONG SAID WESTERLY LINE, 50.79 FEET; THENCE SOUTH 02°13'11" WEST, ALONG SAID WESTERLY LINE, 135.00 FEET TO THE SOUTHWEST CORNER OF SAID HAWTHORN RIDGE 2ND PLAT, LOTS 101 THRU 159 INCLUSIVE, ALSO BEING A POINT ON SAID SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 87°46'49" WEST, ON SAID SOUTH LINE, 749.64 FEET TO THE POINT OF BEGINNING. CONTAINING 673,328 SQUARE FEET OR 15.46 ACRES, MORE OR LESS.



THIS PLAT AND SURVEY OF HAWTHORN RIDGE 3RD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HAWTHORN RIDGE 3RD 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.



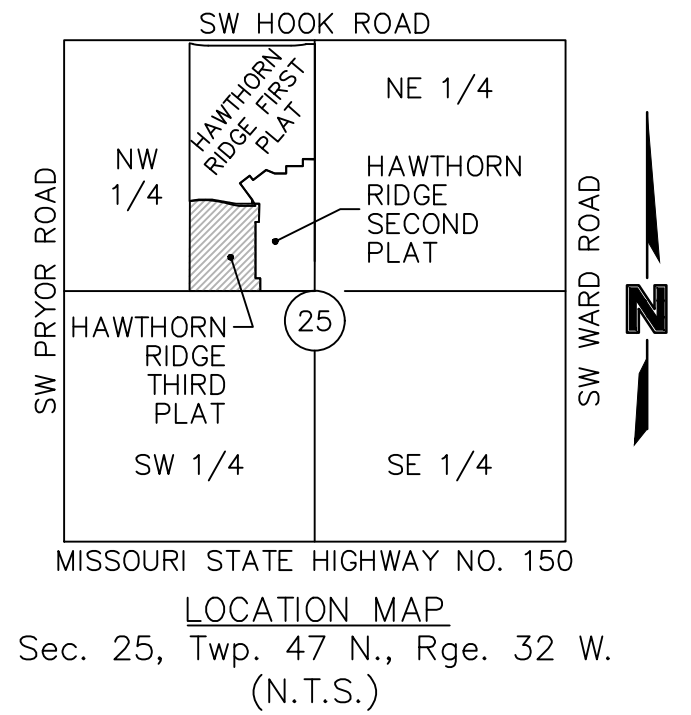
OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
JUNE 14, 2021
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
09-10-2020 Title Report Request
10-02-2020 1st Submittal
12-17-2020 2nd Submittal
06-14-2021 3rd Submittal

drawn by: RDN/RW
surveyed by: NZ/AH
checked by: JPM
approved by: JSR
project no.: A19-1605
file name: V_PLAT_A191605.DWG

Olsson, Inc. Land Surveying - MO 366, KS 114, MO 64116
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.381.1177
FAX 816.381.1888
www.olsson.com

USER: nwilloughby
 DWG: F:\2019\1501-2000\019-1605-A\40-Design\Survey\SRVY\Sheets\Final Plat\V_PLAT_A191605.dwg
 DATE: Jun 14, 2021 3:57pm



FINAL PLAT OF
HAWTHORN RIDGE 3RD PLAT
 (LOTS 160 THRU 204 INCLUSIVE AND TRACTS F, G AND H)
 NW 1/4, SEC. 25 - Twp. 47N. - Rge. 32W.
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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LEGEND	
SURVEY MARKERS	
●	SCR FOUND SECTION CORNER
●	SET FOUND SECTION CORNER
○	FND FOUND MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS	
B.L.	BUILDING LINE SETBACK
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
⊙	CENTERLINE
R/W	RIGHT OF WAY

LINE TABLE		
LINE ID	BEARING	DISTANCE
L1	S42°47'29"E	19.26'
L2	S50°17'27"W	19.26'
L3	N47°13'11"E	19.80'
L4	N42°46'49"W	19.80'

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. RADAR DATE _____
 PLANNING COMMISSION SECRETARY

APPROVED: TRISHA FOWLER ARCURI DATE _____
 CITY CLERK

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

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OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 200214092
 JUNE 14, 2021
 JROUDEBUSH@OLSSON.COM

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