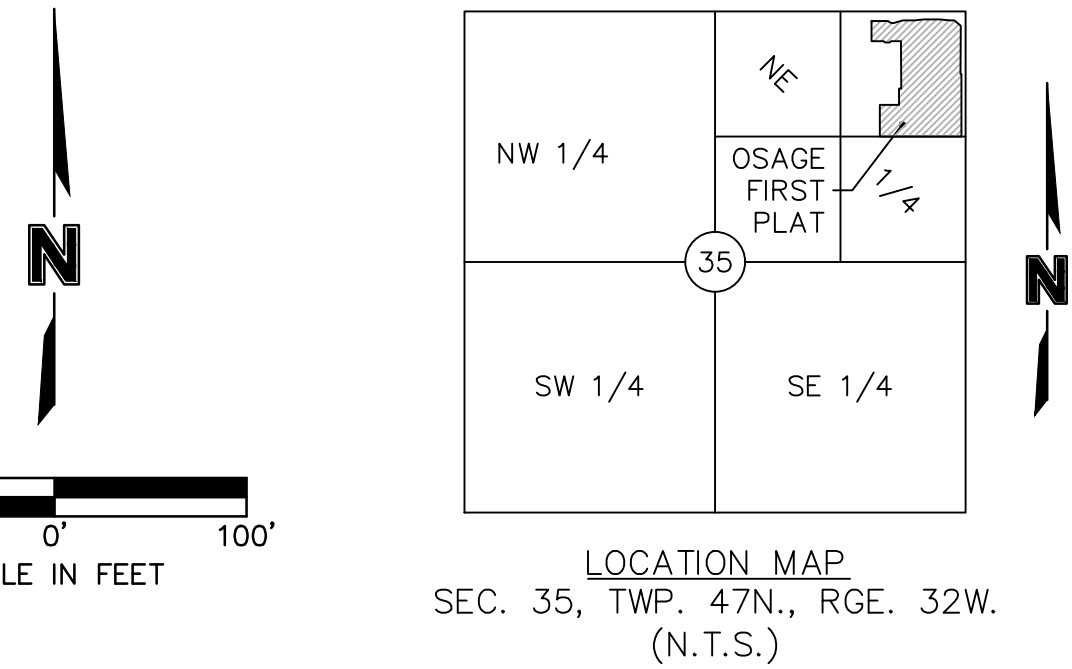


**FINAL PLAT OF
OSAGE FIRST PLAT
(Lots 1 Thru 41 Inclusive and Tracts A, B, C, D, E, F, G & H)
NE 1/4, SEC. 35, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**



Point Number	Grid Northing	Grid Easting
1	298238.190	856320.616
2	298205.850	856883.914
3	298204.207	856935.766
4	298197.777	856946.235
5	298197.487	856955.374
6	298204.196	856984.251
7	298202.979	857022.634
8	298205.157	857050.147
9	298203.468	857103.457
10	298199.408	857135.347
11	298198.974	857149.055
12	298181.552	857169.580
13	298026.474	857163.803
14	298026.375	857166.849
15	297825.725	857159.375
16	297834.101	856898.287
17	297936.244	856901.523
18	297934.289	856963.211
19	297986.076	856964.852
20	297985.867	856971.437
21	298138.182	856976.263
22	298139.206	856943.973
23	298135.076	856939.573
24	298135.558	856924.341
25	298139.958	856920.211
26	298141.186	856881.472

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 KEMPFF ASSISTANT SECRETARY

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2019, 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, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION 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.

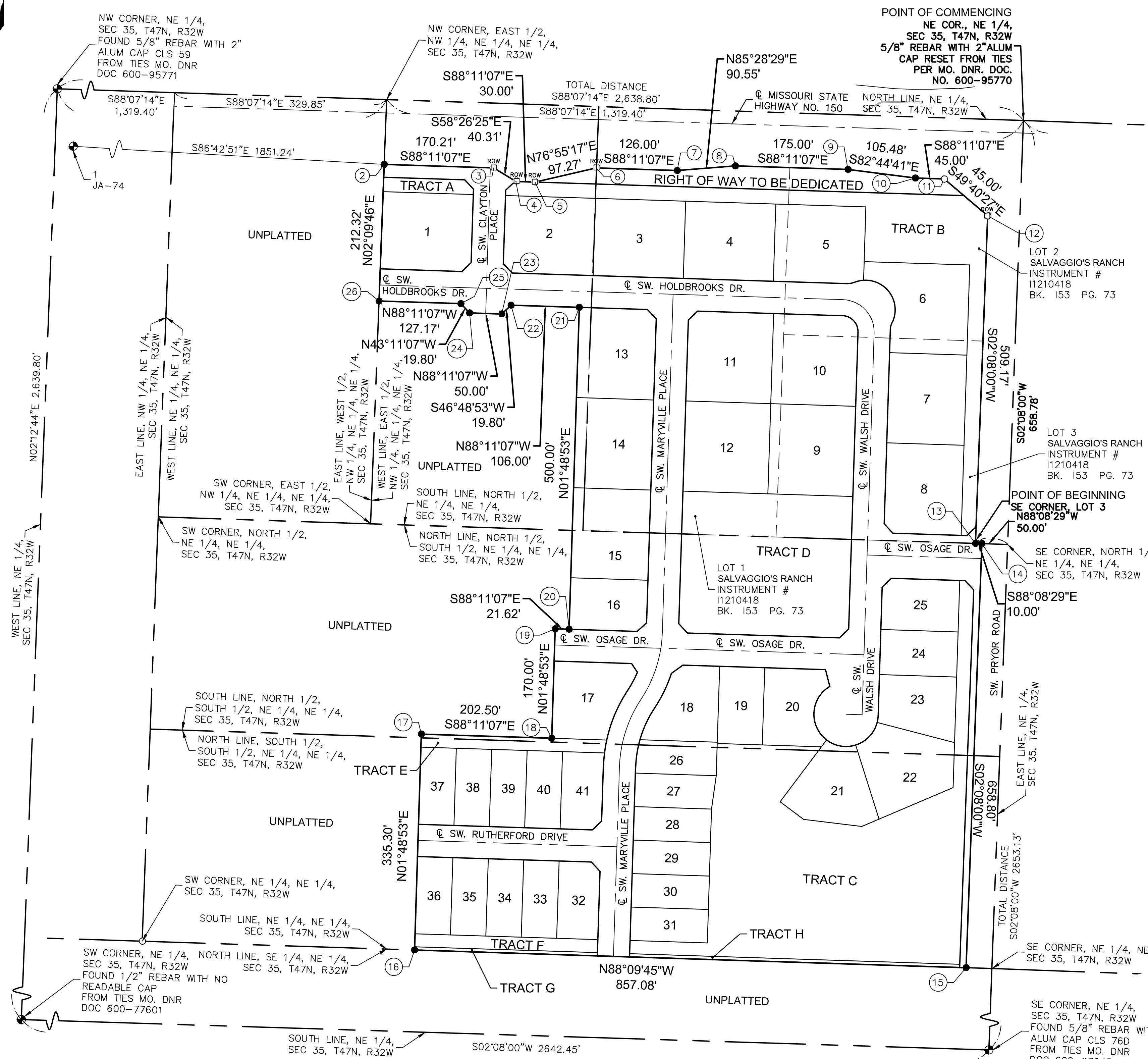
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

SURVEYORS NOTES:

- 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-227024, EFFECTIVE MARCH 4, 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 0.9989861. ALL COORDINATES SHOWN ARE IN METERS.
- THE TERM "PLAT" REFERENCES THE RECORDED PLAT OF "SALVAGGIO'S RANCH", RECORDED AS INSTRUMENT NUMBER I1210418 IN BOOK 153 AT PAGE 73, JACKSON COUNTY, MISSOURI.
- BUILDING LINES AND LOT LINES FROM SALVAGGIO'S RANCH WILL BE REMOVED WITH THE RECORDING OF THIS PLAT.

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, and including part of Lots 1, 2 and 3 SALVAGGIO'S RANCH, a subdivision of land, recorded as Instrument Number I1210418 in Book 153 at Page 73 in Jackson County Recorder of Deeds Office, all in Lee's Summit, Jackson County, Missouri being bounded and described by Jason S. Roudebush, P.L.S. 2002014092 as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 02°08'00" West, on the East line of said Northeast Quarter, 658.78 feet to the Southeast corner of the North half of the Northeast Quarter of said Northeast Quarter; thence North 88°08'29" West, on the South line of said North half, 50.00 feet to the Southeast corner of said Lot 3, said point also being on the existing Westerly right-of-way line of SW Pryor Road, as now established, and also being the Point of Beginning of the tract of land to be herein described; thence South 88°08'29" East, on said North line and said existing Westerly right-of-way line, 10.00 feet to the existing Westerly right-of-way line of said SW Pryor Road as established by Document 1963814460 in Book 1634 at Page 487 being on a line on that is 40.00 feet west of and parallel with the East line of said Northeast Quarter of said Northeast Quarter; thence South 02°08'00" West, on said existing Westerly right-of-way line and said parallel line, 658.80 feet to a point on the South line of the said Northeast Quarter of said Northeast Quarter; thence North 88°09'45" West, on said South line, 857.08 feet; thence leaving said South line, North 01°48'53" East, 335.30 feet; thence South 88°11'07" East, 202.50 feet; thence North 01°48'53" East, 170.00 feet; thence South 88°11'07" East, 21.62 feet; thence North 01°48'53" East, 500.00 feet; thence North 88°11'07" West, 127.17 feet to a point on the West line of the North half of the Northeast Quarter of said Northeast Quarter; thence North 02°09'46" East, on said West line, 212.32 feet to a point on the existing Southerly right-of-way line of Missouri State Highway No. 150, as established by Document Number 2009E0064160, being 80.00 feet right of Centerline Station 316+29.79 (Station 316+29.51 Deed); thence leaving said West line, South 88°11'07" East, along said existing Southerly right-of-way line, 170.21 feet to a point that is 80+00.00 right of Centerline Station 318+00.00 thence South 58°26'25" East, along said Southerly right of way line, 40.31 feet to a point that is 100.00 feet right of centerline Station 318+35.00; thence South 88°11'07" East, along said Southerly right of way line, 30.00 feet to a point that is 100.00 feet right of centerline Station 318+65.00; thence North 78°55'17" East, along said Southerly right of way line, 97.27 feet to a point on the Southerly right of way line of Missouri State Highway No. 150 as established by Document 2009E0006361, being 75.00 feet right of centerline Station 319+59.00; thence South 88°11'07" East, along said Southerly right of way line, 126.00 feet to a point that is 75.00 feet right of centerline Station 320+85.00; thence North 85°28'29" East, along said Southerly right of way line, 90.55 feet to a point that is 65.00 feet right of centerline Station 321+75.00; thence South 88°11'07" East, along said Southerly right of way line and along the Southerly right of way line of Missouri State Highway No. 150 as established by Document 2009E0006351, 175.00 feet to a point that is 65.00 feet right of centerline Station 323+50.00; thence South 82°44'41" East, along said Southerly right of way line, 105.48 feet to a point that is 75.00 feet right of centerline Station 324+55.00; thence South 88°11'07" East, along said Southerly right of way line, 45.00 feet to a point that is 75.00 feet right of centerline Station 325+00.00; thence South 49°40'27" East, along said Southerly right of way line, 88.33 feet to a point that is 130.00 feet right of centerline Station 325+69.12 (Station 325+69.30 Deed), said point also being on the East line of said Lot 2, SALVAGGIO'S RANCH and on the West right of way of said SW Pryor Road as now established; thence South 02°08'00" West, along said East lot line and said West right of way line, 509.17 feet to the Point of Beginning. Containing 917,234 square feet or 21.06 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 FIRST PLAT (LOTS 1 THRU 41, INCLUSIVE AND TRACTS A, B, C, D, E, 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".

COMMON AREA: TRACTS A, B, C, D, E, F, G, AND H (5.33 ACRES)
TRACTS A, B, C, D, E, F, G, H AND I 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.

RESTRICTED ACCESS:
TRACTS A AND B SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO MISSOURI STATE HIGHWAY NO. 150. TRACTS B AND C SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. PRYOR ROAD.

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 OSAGE FIRST PLAT, LOTS 1 THRU 41, 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 _____
RYAN A. ELAM, P.E.
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CARLA DIAL
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
VINCENT E. BRICE
JACKSON COUNTY GIS

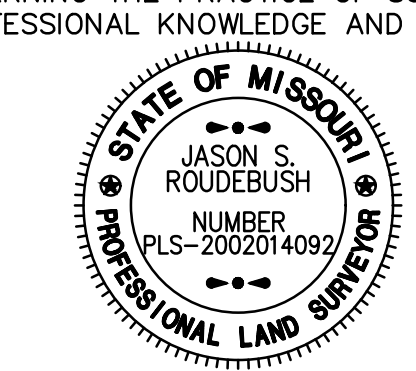
DATE OF SURVEY

03-13-2020 - 1st Submittal
11-24-2020 - Used for Creating CCRs
12-07-2020 - 2nd Submittal

drawn by: _____ NRV
surveyed by: _____ AHNZ
checked by: _____ JFM
approved by: _____ JSR
project no.: A19-2339
file name: V_FPT_A192339.DWG

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

I HEREBY CERTIFY: THAT THE PLAT OF OSAGE FIRST 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
DECEMBER 7, 2020
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
03-13-2020 - 1st Submittal
11-24-2020 - Used for Creating CCRs
12-07-2020 - 2nd Submittal

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET 1 of 3

FINAL PLAT OF
OSAGE FIRST PLAT
 (Lots 1 Thru 41 Inclusive and Tracts A, B, C, D, E, F, G & H)
 NE 1/4, SEC. 35, T47N, R32W
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

RESTRICTED ACCESS:
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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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SURVEYORS NOTES:

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- BUILDING LINES LOT LINES FROM SALVAGGIO'S RANCH WILL BE REMOVED WITH THE RECORDING OF THIS PLAT.

POINT OF COMMENCING
 NE CORNER, NE 1/4,
 SECTION 35-T47N-R32W
 5/8" REBAR WITH 2" ALL
 RESET FROM TIES PER
 MO DNR, DOC. NO.
 600-95770

LINE TABLE		
LINE ID	BEARING	DISTANCE
L1	S43°11'07"E	19.80'
L2	N46°48'53"E	19.80'
L3	S88°11'07"E	5.33'
L4	N46°48'53"E	19.80'
L5	N43°11'07"W	19.80'
L6	S43°11'07"E	19.80'
L7	S46°48'53"W	19.80'
L8	S43°11'07"E	19.80'
L9	N43°11'07"W	19.80'
L10	N46°58'27"E	19.85'
L11	S43°01'33"E	19.74'
L12	S46°48'53"W	19.80'
L13	N46°48'53"E	19.80'
L14	N43°11'07"W	19.80'
L15	N46°48'53"E	19.80'
L16	S33°44'17"E	16.28'

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF OSAGE FIRST PLAT, LOTS 1 THRU 41, 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 _____
 RYAN A. ELAM, P.E.
 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
 WILLIAM A. BAIRD
 MAYOR

APPROVED: _____ DATE _____
 CARLA DIAL
 PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK

APPROVED: _____ DATE _____
 VINCENT E. BRICE
 JACKSON COUNTY GIS

DATE OF SURVEY	
03-13-2020 - 1st Submittal	
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drawn by: _____
 surveyed by: _____
 checked by: _____
 approved by: _____
 project no.: _____
 file name: V_FPT_A192339.DWG

olsson

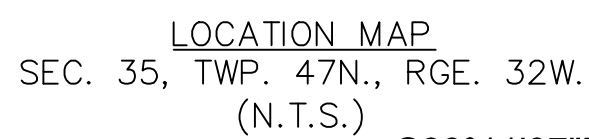
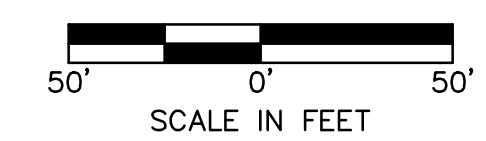
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority 001692
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THIS PLAT AND SURVEY OF OSAGE FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 DECEMBER 7, 2020
 JROUDEBUSH@OLSSON.COM



NW CORNER, EAST 1/2,
 NW 1/4, NE 1/4, NE 1/4,
 SECTION 35, T47N, R32W

NW CORNER, NE 1/4,
 NE 1/4, NE 1/4,
 SECTION 35-T47N-R32W

NORTH LINE, NE 1/4 OF
 SECTION 35-T47N-R32W

SOUTHERLY R/W LINE
 DOC. 2009E0064160

SOUTHERLY R/W LINE
 DOC. 2009E0006361

SOUTHERLY R/W LINE
 DOC. 2009E0006351

TRACT A
 P.O.S.
 2102 SW CLAYTON PLACE
 3,027 SQ. FT.
 0.07 ACRES

TRACT B
 P.O.S.
 3700 SW PRYOR ROAD
 42,066 SQ. FT.
 0.97 ACRES

UNPLATTED
 Sherrard Lawrence III & Mary
 WEST 1/2, NW 1/4,
 NE 1/4, NE 1/4 OF
 SECTION 35-T47N-R32W

SW HOLDBROOKS DRIVE (50' R/W)

SALVAGGIO'S RANCH
 INSTRUMENT #
 I1210418
 BK I53 PG 73

SW. PRYOR ROAD

EAST LINE, WEST 1/2,
 NW 1/4, NW 1/4, NE 1/4, NE 1/4,
 SECTION 35-T47N-R32W

WEST LINE, EAST 1/2,
 NW 1/4, NE 1/4, NE 1/4,
 SECTION 35-T47N-R32W

EAST LINE, NE 1/4, NE 1/4,
 SECTION 35-T47N-R32W

EAST LINE, NW 1/4, NE 1/4,
 SECTION 35-T47N-R32W

EAST LINE, NE 1/4, NE 1/4,
 SECTION 35-T47N-R32W

EAST LINE, NW 1/4, NE 1/4,
 SECTION 35-T47N-R32W

EAST LINE, NE 1/4, NE 1/4,
 SECTION 35-T47N-R32W

EAST LINE, NW 1/4, NE 1/4,
 SECTION 35-T47N-R32W

EAST LINE, NE 1/4, NE 1/4,
 SECTION 35-T47N-R32W

EAST LINE, NW 1/4, NE 1/4,
 SECTION 35-T47N-R32W

UNPLATTED
 Clayton Properties Group, Inc.
 SW CORNER, EAST 1/2,
 NW 1/4, NE 1/4, NE 1/4,
 SECTION 35, T47N, R32W

UNPLATTED
 Clayton Properties Group, Inc.
 SW CORNER LOT 1,
 SALVAGGIO'S RANCH

UNPLATTED
 Clayton Properties Group, Inc.
 SOUTH LINE, NORTH 1/2,
 NE 1/4, NE 1/4 OF
 SECTION 35-T47N-R32W

UNPLATTED
 Clayton Properties Group, Inc.
 NORTH LINE, NORTH 1/2,
 SOUTH 1/2, NE 1/4, NE 1/4
 OF SECTION 35-T47N-R32W

UNPLATTED
 Clayton Properties Group, Inc.
 SW CORNER LOT 1,
 SALVAGGIO'S RANCH

UNPLATTED
 Clayton Properties Group, Inc.
 SW CORNER LOT 3,
 SALVAGGIO'S RANCH

UNPLATTED
 Clayton Properties Group, Inc.
 SW CORNER LOT 1,
 SALVAGGIO'S RANCH

UNPLATTED
 Clayton Properties Group, Inc.
 SW CORNER LOT 3,
 SALVAGGIO'S RANCH

UNPLATTED
 Clayton Properties Group, Inc.
 SW CORNER LOT 1,
 SALVAGGIO'S RANCH

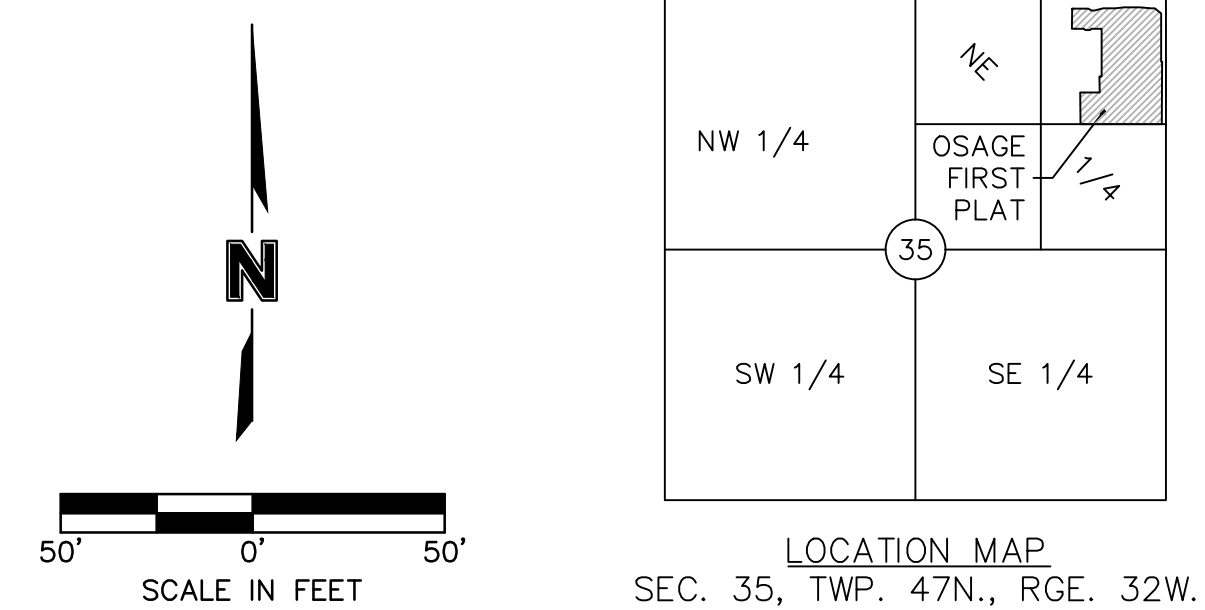
UNPLATTED
 Clayton Properties Group, Inc.
 SW CORNER LOT 3,
 SALVAGGIO'S RANCH

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
— ROW	ROW MARKER
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
P.S.	PARKING SETBACK
U.E.	UTILITY EASEMENT
T.C.D.S.E.	TEMPORARY CUL-DE-SAC 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

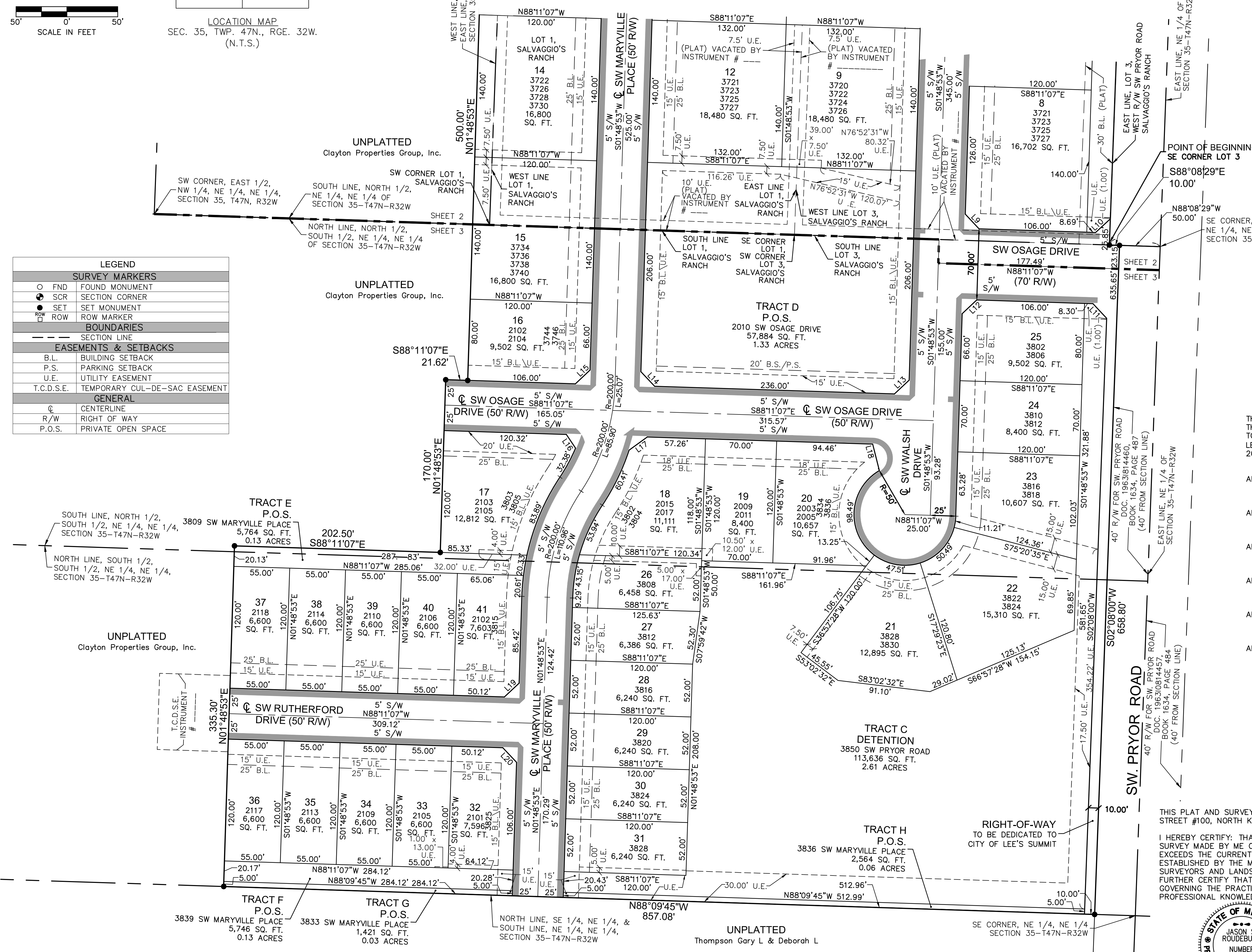
USER: nwilloughby
 DWG: F:\2019\2001-2500\019-2339-A\40-Design\Survey\SRVY\Sheets\Final\Plat_V_FPT_A192339.dwg
 DATE: Dec 07, 2020 7:52am

FINAL PLAT OF
OSAGE FIRST PLAT
(Lots 1 Thru 41 Inclusive and Tracts A, B, C, D, E, F, G & H)
NE 1/4, SEC. 35, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND

SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
● ROW	ROW MARKER
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
P.S.	PARKING SETBACK
U.E.	UTILITY EASEMENT
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT
GENERAL	
⊙	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE



RESTRICTED ACCESS:
TRACTS A AND B SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO MISSOURI STATE HIGHWAY NO. 150. TRACTS B AND C SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW PRYOR ROAD.

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.

- 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-227024, EFFECTIVE MARCH 4, 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 0.99998961. ALL COORDINATES SHOWN ARE IN METERS.
 - THE TERM "PLAT" REFERENCES THE RECORDED PLAT OF "SALVAGGIO'S RANCH", RECORDED AS INSTRUMENT NUMBER I1210418 IN BOOK I53 AT PAGE 73, JACKSON COUNTY, MISSOURI.
 - BUILDING LINES LOT LINES FROM SALVAGGIO'S RANCH WILL BE REMOVED WITH THE RECORDING OF THIS PLAT.

LINE ID	BEARING	DISTANCE
L9	N43°11'07"W	19.80'
L10	N46°58'27"E	19.85'
L11	S43°01'33"E	19.74'
L12	S46°48'53"W	19.80'
L13	N46°48'53"E	19.80'
L14	N43°11'07"W	19.80'
L15	N46°48'53"E	19.80'
L16	S33°44'17"E	16.28'
L17	N54°07'34"E	22.16'
L18	S14°11'03"E	26.92'
L19	N46°48'53"E	19.80'
L20	S43°11'07"E	19.80'

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF OSAGE FIRST PLAT, LOTS 1 THRU 41, 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 _____
 RYAN A. ELAM, P.E.
 DIRECTOR OF DEVELOPMENT SERVICES
- APPROVED: _____ DATE _____
 WILLIAM A. BAIRD
 MAYOR
- APPROVED: _____ DATE _____
 CARLA DIAL
 PLANNING COMMISSION SECRETARY
- APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK
- APPROVED: _____ DATE _____
 VINCENT E. BRICE
 JACKSON COUNTY GIS

DATE OF SURVEY	
03-13-2020	1st Submittal
11-24-2020	Used for Creating CCRA
12-07-2020	2nd Submittal

drawn by: _____
 surveyed by: _____
 checked by: _____
 approved by: _____
 project no.: _____
 file name: V_FPT_A192339.DWG

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

I HEREBY CERTIFY THAT THE PLAT OF OSAGE FIRST 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 200210492
 DECEMBER 7, 2020
 JROUDEBUSH@OLSSON.COM

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

DWG: F:\2019\2001-2500\019-2339-A\40-Design\Survey\SRVY\Sheets\Final\Plat_V_FPT_A192339.dwg
 DATE: Dec 07, 2020 7:54am
 USER: nwilloughby

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001952
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
 www.olsson.com

SHEET
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