

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

09/14/2021 1:45 PM

NON-STANDARD FEE: EXEMPT FEE: \$66.00 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2021E0101191

Book: 195 Page: 59

Anissia Manuleleua, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Anissia Manuleleua
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



SUBDIVISION REVIEW FORM

ADD TAX CERTIFICATE

Jackson County GIS Department

Date: 09/14/2021

Subdivision Name: OLD WINBURN ACRES LOT 1

Lot, Block, Tract Number/s: LOT 1

1/4 Section: NE Section: 21 Township: 47 Range: 31

Approved Preliminary Rejected Reviewed by: Vincent Brice

Owner: THOMAS & MARTHA GAYLE HARDIN

Address: 2340 SE RANSON RD

City, State, Zip: LSMO 64082 Phone:

Owner:

Address:

City, State, Zip: Phone:

Owner:

Address:

City, State, Zip: Phone:

Current Parcel Number/s

.21 70-100-01-07-00-0-00-000

Previous Parcel Number/s

.20 SAME AS ABOVE

.19

.18

CLEAR FORM



Division of Finance – Collection Department

Jackson County, MO

Tax Certificate

415 E 12th Street
Kansas City, MO 64106
Taxpayer Services: (816) 881-3232
Business Taxes: (816) 881-3186

INSTRUCTIONS TO TAXPAYER

- 1. Have Part I of this Tax Certificate completed by the GIS Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description: (RTS or Sub)

OLD WINBURN ACRES LOT 1

Current Parcel ID: 70-100-01-07-00-0-00-000
GIS Staff: Vincent Brice

Years: 2018 - 2020
Date: 08/27/2021

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years. Attach document if paid. Attach bill if taxes due.

Table with 4 columns: YEAR, AMOUNT DUE, DATE PAID, VERIFIED BY. Rows for 2018, 2019, and 2020.

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

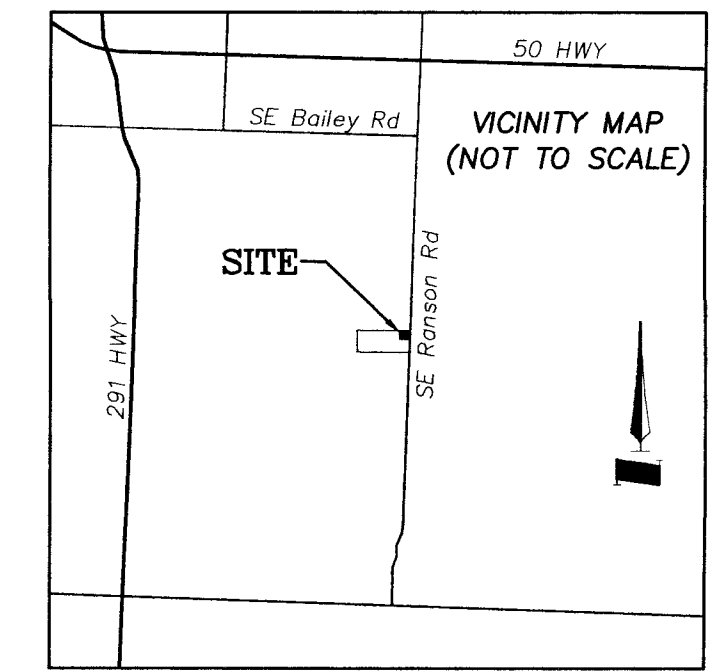
(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2018-2020 and all prior years for the above described property.)

Date: 8/27/2021

Supervisor: Altha Young

MINOR PLAT OF
 OLD WINBURN ACRES, LOT 1
 PART OF THE NE 1/4 OF
 SECTION 21, TOWNSHIP 47 NORTH, RANGE 31 WEST,
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Filed for Record this day of
 Sept 14 2021
 At 1 O'clock 45 Minutes P.M.
 Recorded in Book 195 At Page 39
 Instrument Number 20031014414
 Director Recorder of Deeds
 By [Signature] Deputy
 Recorder's Fee \$ 66.00



POINT OF COMMENCING
 NE CORNER NE 1/4,
 SEC 21, T47N, R31W
 FND 5/8" IRON BAR
 PER MDNR DOC 600-63889

CITY OF LEE'S SUMMIT APPROVED:
 This is to Certify that the minor plat of OLD WINBURN ACRES, LOT 1 was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to chapter 33, the United Development Ordinance, of the City of Lee's Summit Code of Ordinances.
 [Signature] TRISHA FOWLER ANCURI, CITY CLERK
 DATE 9-10-21

APPROVED: DEVELOPMENT SERVICES
 [Signature] RYAN A. ELAM P.E., DIRECTOR OF DEVELOPMENT SERVICES
 DATE 9-7-2021

NOTARY CERTIFICATION:
 STATE OF MISSOURI)
 COUNTY OF JACKSON)
 On this 2nd day of September, 2021, before me the undersigned Notary Public, personally appeared Thomas Hardin and Martha Gayle Hardin Husband and Wife, who being by me sworn did say this is a free act and deed.
 IN TESTIMONY THEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.
 [Signature] Notary Public in and for said County & State
 My commission Expires Oct. 3, 2024

PROPERTY DESCRIPTION: PLAT BOUNDARY, 2330 SE RANSON RD
 Containing: 174997.11 Square Feet or 4.02 Acres More or Less

All that part of the Northeast Quarter of Section 21, Township 47 North, Range 31 West of the Fifth Principal Meridian, situated in the City of Lee's Summit, Jackson County, Missouri and more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section 21; thence South 02°29'46" West, along the East line of said Northeast Quarter, a distance of 1601.28 feet; thence North 87°30'14" West, a distance of 40.00 feet, to the West right-of-way line of SE Ranson Road as now established and the POINT OF BEGINNING; thence South 02°29'46" West, along said West right-of-way line, a distance of 350.00 feet; thence North 87°49'59" West departing said right-of-way line and parallel to the North line of the Southeast Quarter of said Northeast Quarter, a distance of 500.00 feet; thence North 02°29'46" East, parallel to said East line, a distance of 350.00 feet to the North line of a tract of land described in Instrument #200310144414; thence South 87°49'59" East, along the North line of said tract of land and parallel with the North line of said Southeast Quarter, a distance of 500.00 feet to the POINT OF BEGINNING.

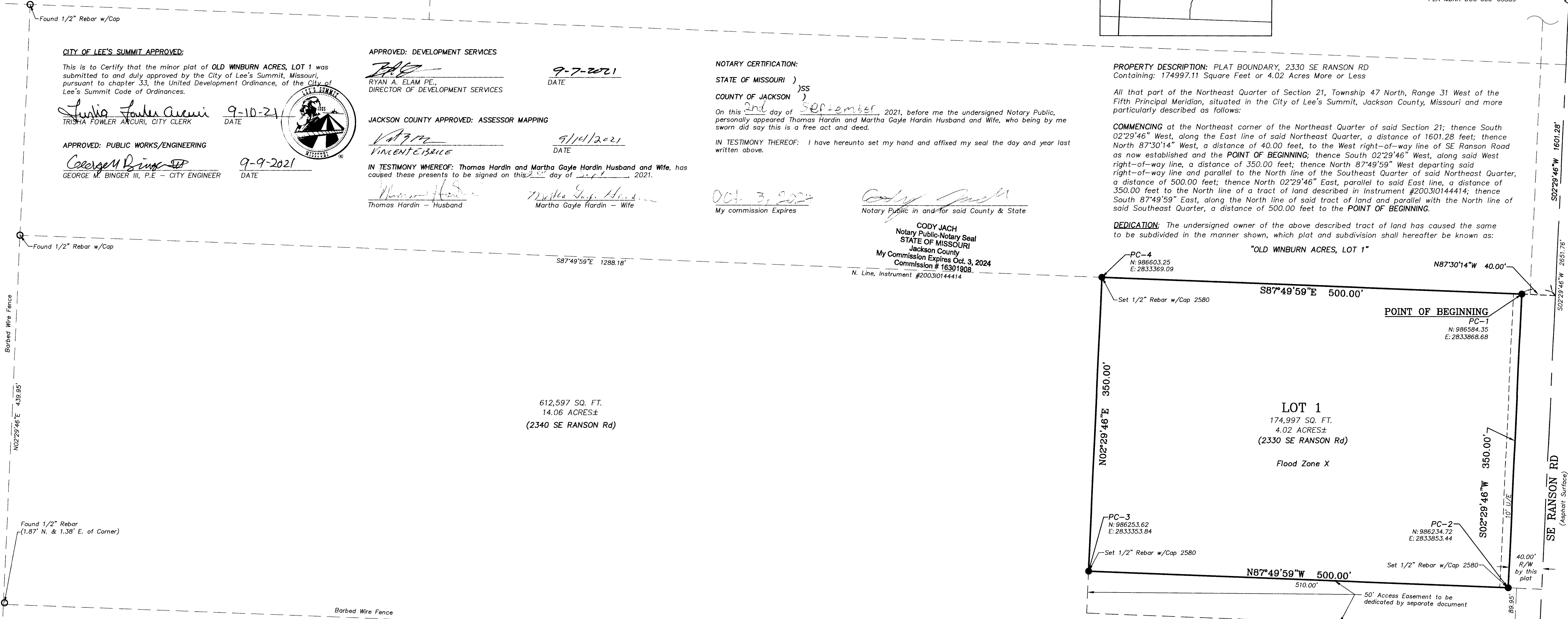
DEDICATION: The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown, which plat and subdivision shall hereafter be known as:

APPROVED: PUBLIC WORKS/ENGINEERING
 [Signature] GEORGE M. BINGER III, P.E. - CITY ENGINEER
 DATE 9-9-2021

JACKSON COUNTY APPROVED: ASSESSOR MAPPING
 [Signature] VINCENT C. BRICE
 DATE 9/14/2021
 IN TESTIMONY WHEREOF: Thomas Hardin and Martha Gayle Hardin Husband and Wife, has caused these presents to be signed on this 2nd day of September, 2021.

[Signature] CODY JACH
 Notary Public-Notary Seal
 STATE OF MISSOURI
 Jackson County
 My Commission Expires Oct. 3, 2024
 Commission # 16301908
 N. Line, Instrument #200310144414

"OLD WINBURN ACRES, LOT 1"



GENERAL NOTES:
 1. A current Title Commitment had not been provided by the owners as of the date of issuance of this Plat of Survey. This company has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 2. The Record Source Trustee's Warranty Deed filed for record with the Jackson County Recorder of Deeds office as Instrument Number 200310144414.
 3. Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983, (West Zone) at Jackson County Control Monument JA-95 (2003 Adjustment) using a Grid Factor of 0.9999020.
 4. Coordinates shown hereon are Grid Coordinates in Feet based on the above referenced Control Monument JA-95.
 5. Record Owner: Thomas Hardin and Marha Gayle Hardin Husband and Wife

BUILDING LINES:
 Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

DRAINAGE NOTE:
 Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots, unless specific application is made and approved by the City Engineer.

OIL-GAS WELLS:
 According to The Missouri Department of Natural Resources State Oil and Gas Council Wells as of December 2017 report, located at www.dnr.mo.gov/geology/geosrv/oilandgas.htm, there are no oil or gas wells on the property shown hereon.

SANITARY SEWER NOTE:
 A sanitary sewer connection is not available for Lot 1, should a sanitary sewer connection to Lot 1 be required in the future, an easement across adjacent property to south will need to be obtained by the owner of Lot 1.

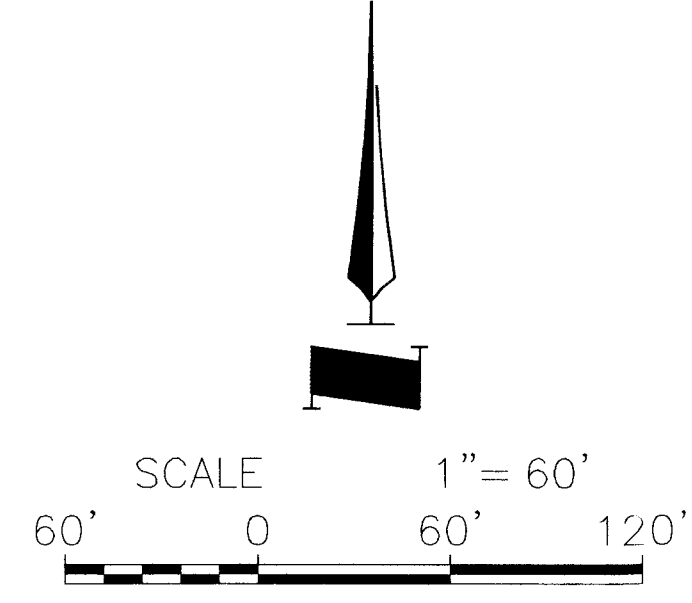
EASEMENTS:
 An easement or license is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage and all or any of them over, under and along strips of land designated as "utility easement" or by the abbreviation "U/E". 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.

FLOOD NOTE:
 According to the Community Panel No. 29095C0439G of the Flood Insurance Rate Map for Lee's Summit, Jackson County, Missouri, dated January 20, 2017, the subject property is in Zone "X" (un-shaded), i.e. "areas determined to be outside the 0.2% annual chance floodplain".

SIDEWALK NOTE:
 No sidewalk will be constructed as a part of this plat, a payment in lieu of sidewalk construction has been granted by the City of Lee's Summit on August 23, 2021, by the Director of Development Services, Ryan A. Elam, P.E..

SURVEYORS CERTIFICATION:
 I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current standards for property boundary surveys (type urban) in the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plating of subdivisions to the best of my professional knowledge and belief.

[Signature] JEFFREY B. LOVELACE
 Notary Public-Notary Seal
 STATE OF MISSOURI
 Jackson County
 My Commission Expires Oct. 3, 2024
 Commission # 16301908
 BY: Jeffrey B. Lovelace, MO-PLS#2580
 DATE 9-2-2021



MONUMENTATION
 □ = Found Section Corner Monument at position and as noted hereon.
 ○ = Found Monument, size and type noted hereon.
 ● = Set 5/8" Rebar with Stamped Aluminum Cap "MO LC-2002026538-D" at all Plat Corners (or as noted hereon).

DATE	NUMBER	REVISION	BY	APPROVED
6/8/2021	1	REVISED PER COMMENTS	BDH	JBL
6/18/2021	2	REVISED PER COMMENTS	BDH	JBL
8/27/2021	3	REVISED PER COMMENTS	BDH	JBL

MINOR PLAT
 OLD WINBURN ACRES, LOT 1
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 PREPARED FOR:
 STEVE HARDIN
 2824 SADDLEWOOD DR
 LEE'S SUMMIT, MO 64081

Project No: 21070
 Drawn By: BDH
 Checked By: JBL
 Date: 3/31/2021
 Scale: 1"=60'
 File Name: 21070
 Certificate of Authority:
 Missouri: 2002626538
 Kansas: LS-154

LOVELACE & ASSOCIATES
 Land Surveying - Land Planning
 929 SE 3rd Street Lee's Summit, Missouri 64063
 Phone: (816) 347-9997 Fax: (816) 347-9979