



LEE'S SUMMIT MISSOURI

RELEASE FOR LAWN SPRINKLER SYSTEM IN CITY OF LEE'S SUMMIT RIGHT OF WAY (RESIDENTIAL)

In consideration for the City of Lee's Summit's permission to extend a Lawn Irrigation System into the City's right of way at (legal description of the property):

Lot No. 135 Plat Title Hawthorn Ridge Address: 3104 SW Ardentree Dr County: Jackson State: Missouri

I, Zalman Kohen, the undersigned, successors, and assigns do hereby release and forever discharge the City of Lee's Summit, its employees and/or agents from and against any and all liability, claims and demands for any use arising out of, relating to, or being in any way connected with work or service by the City, its employees or agents within the City's right of way for any purpose whatsoever.

NOW THEREFORE, the Undersigned hereby declares that said property described above shall be held, sold and conveyed subject to the release herein and said release shall run with the real property and be binding on all parties having any part thereof, their heirs, successors and assigns.

IN WITNESS WHEREOF, this release has been read, signed and sealed this 20th day of July, 2022.

By: [Signature] V.P. Zalman Kohen Printed or Typed Name

INDIVIDUAL ACKNOWLEDGMENT

STATE OF MISSOURI COUNTY OF JACKSON

ON THIS, The 20th day of July, 2022 before me, a Notary Public, personally appeared: Zalman Kohen

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged that he he/she/they executed the same for the purposes stated therein and no other.

WITNESS my hand and official seal in the County and State aforesaid, the day and year first above written.

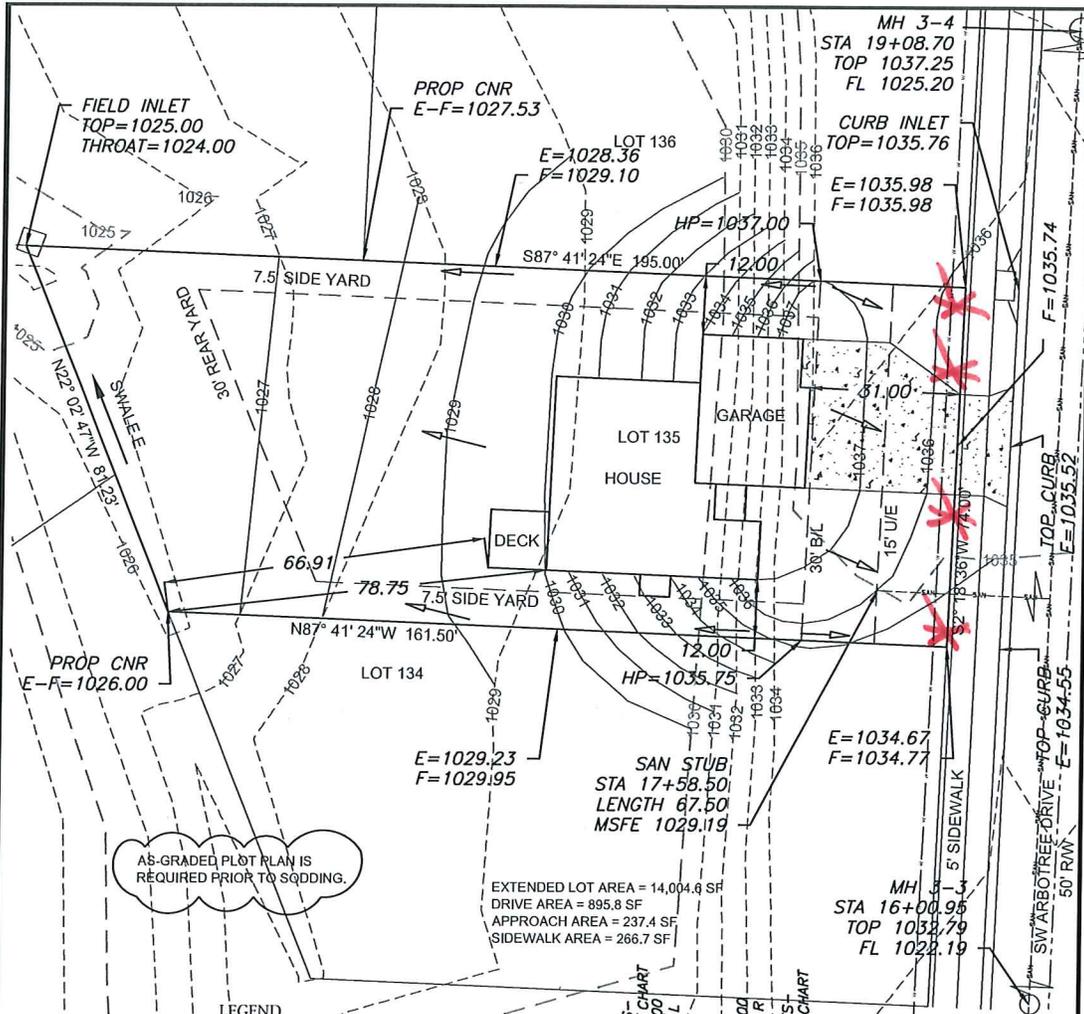
JENNIFER KREISEL Notary Public - Notary Seal STATE OF MISSOURI Comm. Number 15523177 Cass County My Commission Expires: Dec. 6, 2023

/s/ Jennifer Kreisel Notary Public Signature Jennifer Kreisel Printed or Typed Name

My Commission Expires: December 6, 2023

(Seal)

Revised 10/21/14



AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING.

EXTENDED LOT AREA = 14,004.8 SF  
 DRIVE AREA = 895.8 SF  
 APPROACH AREA = 237.4 SF  
 SIDEWALK AREA = 266.7 SF

**LEGEND**

- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve



Scale 1"=30'

**LOT INFORMATION**

13,190 SQ. FT.  
 REAR LEFT MBOE = 1027.10  
 REAR RIGHT MBOE = 1025.15  
 MSFE = 1029.19  
 ADDRESS  
 3104 SW ARBOR TREE DRIVE

**LEGAL DESCRIPTION**

ADDRESS LOT 135, HAWTHORN RIDGE 2ND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

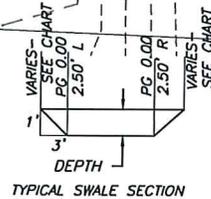
**PROPOSED HOUSE**

TOP FOUNDATION = 1039.50  
 GARAGE FLOOR = 1037.50  
 TOP FOOTING = 1030.50  
 BASEMENT FLOOR = 1030.83  
 DRIVE SLOPE = 5.7%

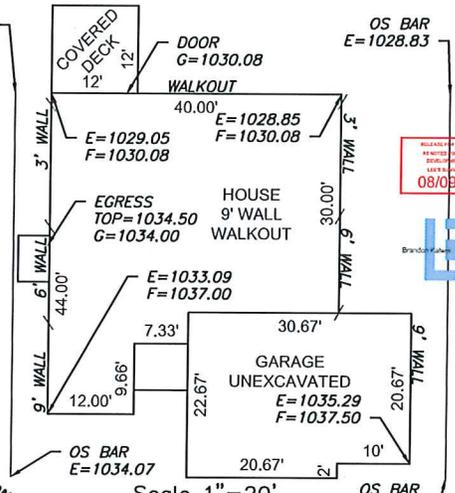
E = EXISTING ELEVATION  
 F = PROPOSED FINAL ELEVATION  
 G = ADJACENT GRADE AT EGRESS  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE  
 S/Y/S = SIDE YARD SETBACK  
 R/Y/S = REAR YARD SETBACK

**NOTES**

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.



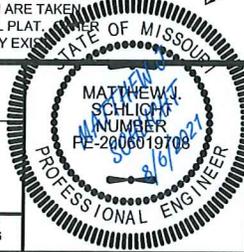
SWALE SECTION E1-E1  
 MANNING COEFF 0.03  
 SLOPE 2.52%  
 MIN SWALE DEPTH 1.25 FT  
 SIDE SLOPE (H:V) 3:1  
 BOTTOM WIDTH 5.00 FT



Scale 1"=20'  
 PLAN: CHARLOTTE

REVISIONS FOR CONSTRUCTION  
 08/09/2021

**ENGINEERING SOLUTIONS**  
 ENGINEERING & SURVEYING  
 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 P: (816) 623-9838 F: (816) 623-9849  
 WWW.ENGINEERINGSOLUTIONSKC.COM



**PLOT PLAN - LOT 135**

HAWTHORN RIDGE - 2ND PLAT  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SUMMIT HOMES  
 120 SE 30TH STREET  
 LEE'S SUMMIT, MO, 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 135, HAWTHORN RIDGE	7/7/2021	1	1

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.