

# 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. 146 Plat Title Hawthorn Ridge Address: 3213 SW Arboridge 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 7<sup>th</sup> day of October, 2022

By:

Zalman Kohen V.P.  
Printed or Typed Name

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF MISSOURI  
COUNTY OF JACKSON

ON THIS, The 7<sup>th</sup> day of October, 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

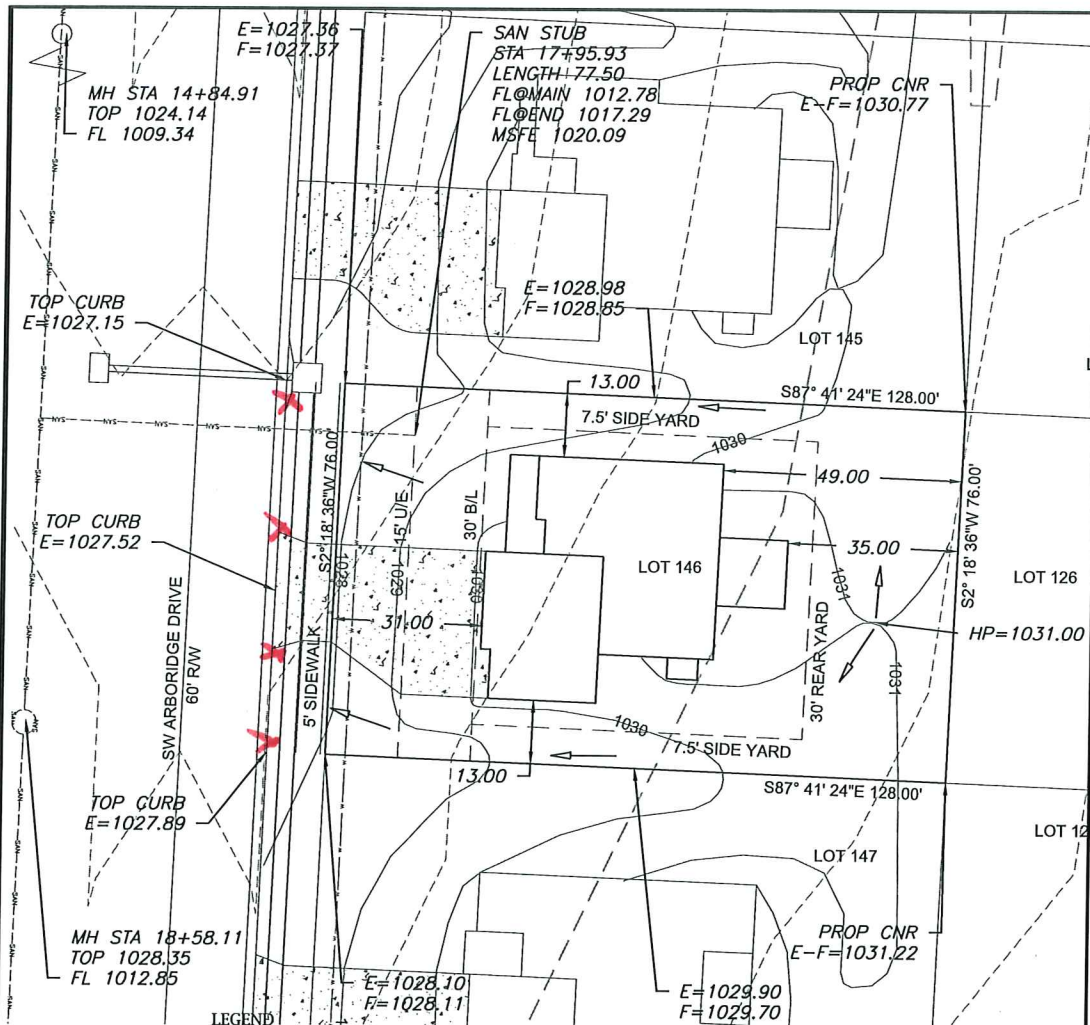
(Seal)

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

My Commission Expires:

December 6, 2023

Revised 10/23/14



#### LEGEND

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

#### PROPOSED HOUSE

TOP FOUNDATION = 1032.25  
GARAGE FLOOR = 1030.25  
TOP FOOTING = 1023.25  
BASEMENT FLOOR = 1023.58  
DRIVE SLOPE = 8.0%

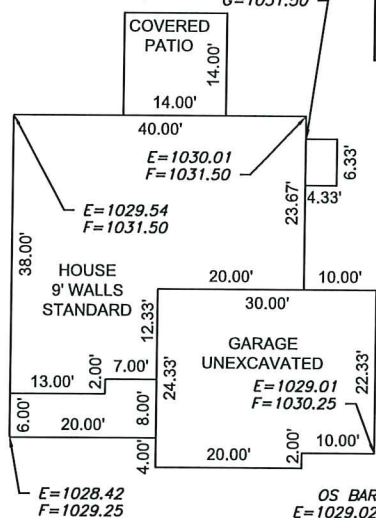
E = EXISTING ELEVATION  
F = PROPOSED FINAL ELEVATION  
G = ADJACENT GRADE AT EGRESS  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
S/Y/S = SIDE YARD SETBACK  
R/Y/S = REAR YARD SETBACK

#### 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.

NOTE: DECK APPROVAL WILL BE REQUIRED PRIOR TO (FUTURE) DECK CONSTRUCTION

EXTENDED LOT AREA = 10,640.0 SF  
DRIVE AREA = 875.0 SF  
APPROACH AREA = 252.0 SF  
SIDEWALK AREA = 280.0 SF

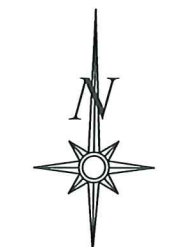


OS BAR  
E = 1030.16

EGRESS  
TOP = 1032.00  
G = 1031.50

RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLANS AND  
DEVELOPMENT REVIEW  
LEE'S SUMMIT, MISSOURI  
02/01/2022

Digitally signed by  
Brandon Kalwei  
DN: cn=Brandon  
Kalwei,  
ou=Development,  
dc=COLS,  
c=MO,  
email=2022.02.01  
08:31:21-0600



Scale 1"=30'

#### LOT INFORMATION

9,728 SQ. FT.  
MSFE = 1020.09  
ADDRESS  
3213 SW ARBORIDGE DR

#### LEGAL DESCRIPTION

LOT 146, HAWTHORN RIDGE  
2ND PLAT, A SUBDIVISION AS  
RECORDED IN LEE'S SUMMIT,  
JACKSON COUNTY, MISSOURI.

**ENGINEERING & SURVEYING SOLUTIONS**  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P(816) 623-9888 F(816) 623-9849  
WWW.ENGINEERINGANDSURVEYSOLUTIONS.COM

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.



PLAN: CANTERBURY

PLOT PLAN - LOT 146

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 146, HAWTHORN RIDGE	12/20/21	1	1