



# 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. 174 Plat Title Hawthorne Ridge Address: 3224 SW Arbor Sound Dr  
County: Jackson State: Missouri

I, Kyle King, 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 August, 2024.

By:

[Signature]  
Kyle King  
Printed or Typed Name

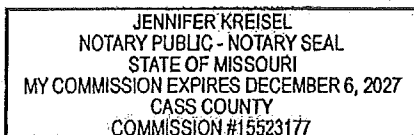
## INDIVIDUAL ACKNOWLEDGMENT

STATE OF MISSOURI  
COUNTY OF JACKSON

ON THIS, The 7<sup>th</sup> day of August, 2024, before me, a Notary Public, personally appeared:

Kyle King  
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.



/s/ Jennifer Kreisel  
Notary Public Signature

Jennifer Kreisel  
Printed or Typed Name

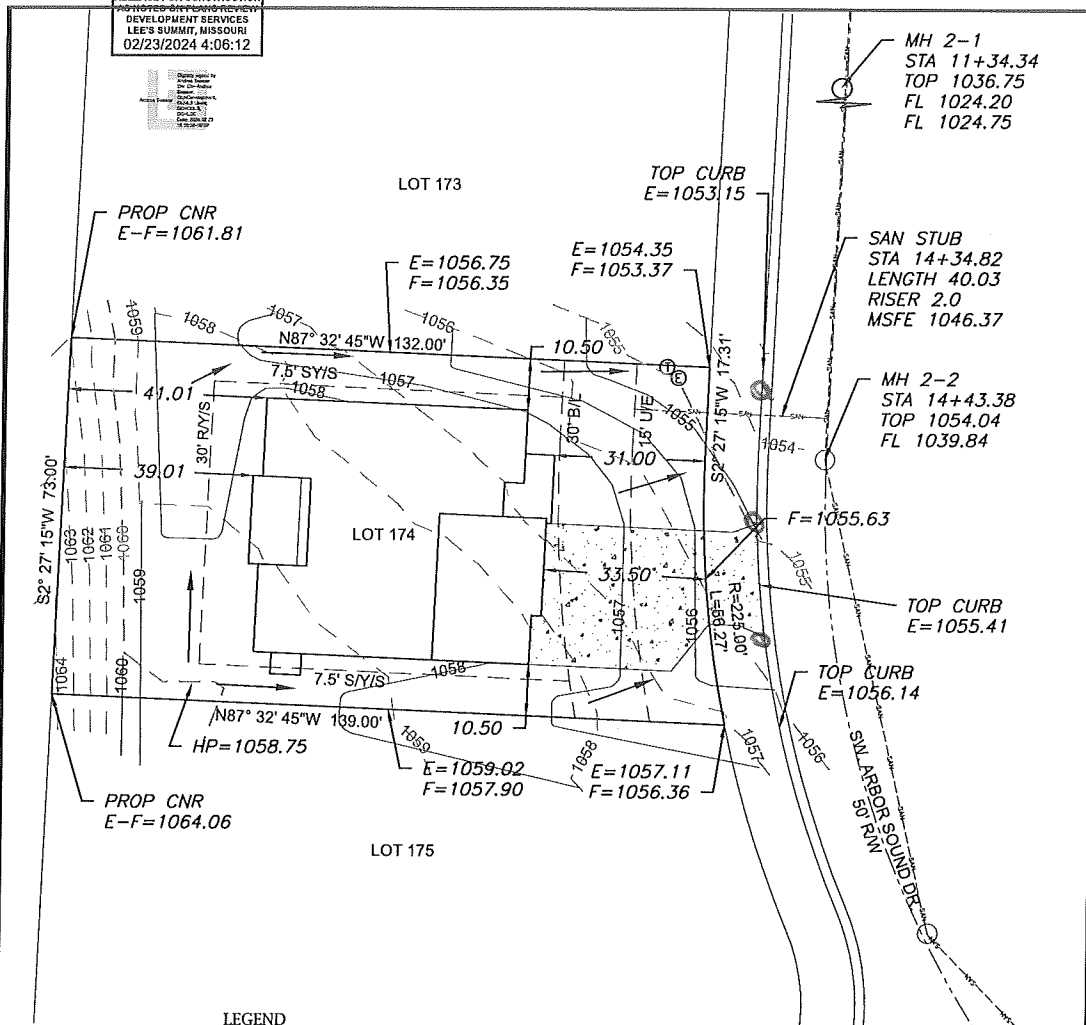
(Seal)

My Commission Expires:

December 6, 2027

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1201 | [cityofls.net](http://cityofls.net)



# LEGEND



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

## PROPOSED HOUSE

TOP FOUNDATION = 1060.00  
 GARAGE FLOOR = 1058.00  
 TOP FOOTING = 1051.00  
 BASEMENT FLOOR = 1051.33  
 DRIVE SLOPE = 7.1%  
 EGRESS TOP = 1059.75  
 G = 1059.25

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

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

EXTENDED LOT AREA = 10,574.2 SF  
 DRIVE AREA = 967.2 SF  
 APPROACH AREA = 220.6 SF  
 SIDEWALK AREA = N/A

OS BAR E = 1058.48  
 E = 1058.27  
 F = 1059.25

E = 1058.27  
 F = 1059.25

COVERED PATIO  
 18.00' x 10.00'

HOUSE  
 9' WALLS  
 STANDARD

GARAGE  
 UNEXCAVATED  
 20.08' x 13.08'  
 E = 1058.24  
 F = 1058.00  
 E = 1056.22  
 F = 1057.00

Scale 1"=20'  
 PLAN: SYDNEY

OS BAR  
 E = 1056.27

Scale 1"=30'

## LOT INFORMATION

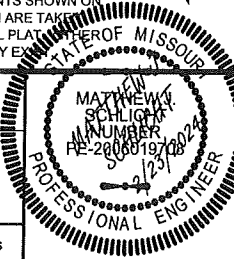
9,765 SQ. FT.  
 MSFE = 1046.37  
 ADDRESS  
 3224 SW ARBOR SOUND DR

## LEGAL DESCRIPTION

LOT 174, HAWTHORN RIDGE 3RD 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.



## PLOT PLAN - LOT 174

HAWTHORN RIDGE 3RD 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 174, HAWTHORN RIDGE | 1/1/24 | 1     | 1  |