



**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):

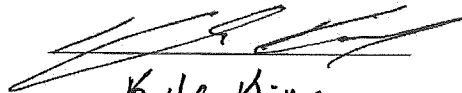
Lot No. 189 Plat Title Hawthorn Ridge Address: 3211 SW Arboridge Cir  
County: Jackson State: Missouri

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 16<sup>th</sup> day of May, 2025

By:

  
Kyle King  
Printed or Typed Name

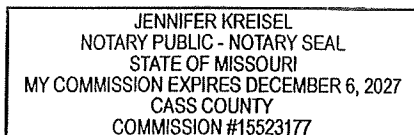
**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF MISSOURI  
COUNTY OF JACKSON

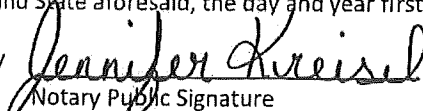
ON THIS, The 16<sup>th</sup> day of May, 2025 before me, a Notary Public, personally appeared:  
Kyle King

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/

  
Notary Public Signature

Jennifer Kreisel  
Printed or Typed Name

My Commission Expires:

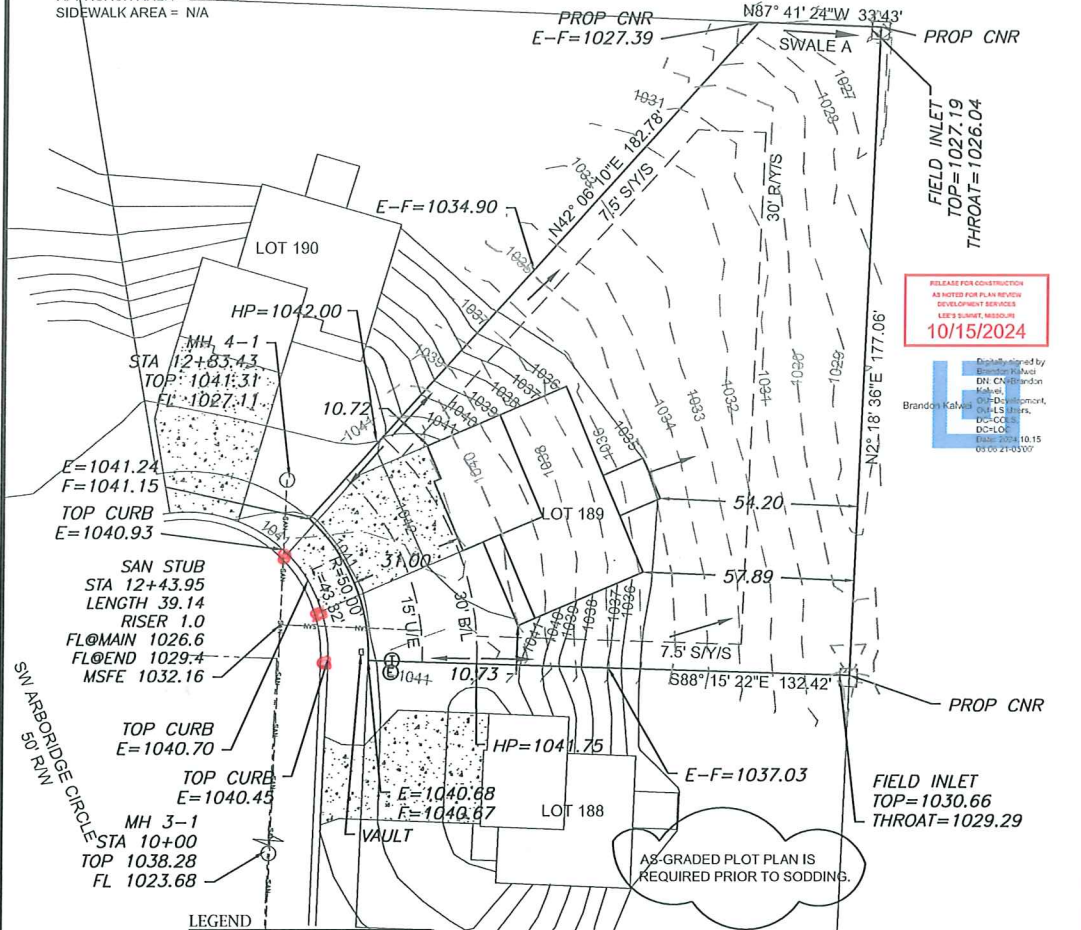
December 6, 2027

(Seal)

Development Services

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

EXTENDED LOT AREA = 18,479.6 SF  
 DRIVE AREA = 947.5 SF  
 APPROACH AREA = 229.6 SF  
 SIDEWALK AREA = N/A



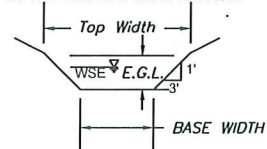
#### LEGEND

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

#### EMERGENCY OVERFLOW SWALE CALCULATIONS

100 YEAR OVERFLOW SWALES	
Section A-A	
MANNING COEFF.	0.03
CHANNEL SLOPE (%)	1.82
MIN SWALE DEPTH(FT.)	1.32
SIDE SLOPE	3:1
BOTTOM WIDTH(FT.)	5.00
TOP WIDTH(FT.)	6.92
WATER DEPTH	0.32

#### 100 YR OVERFLOW SWALE SECTION



#### PROPOSED HOUSE

TOP FOUNDATION = 1043.75  
 GARAGE FLOOR = 1042.75  
 TOP FOOTING = 1035.75  
 BASEMENT FLOOR = 1036.08  
 DRIVE SLOPE = 5.9%

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

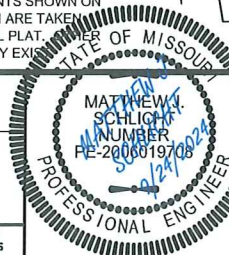
#### NOTES

- 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. EASEMENTS MAY EXIST.

#### LOT INFORMATION

18,055 SQ. FT.  
 MSFE = 1032.16  
 MLO (REAR LEFT) = 1028.66  
 MLO (REAR RIGHT) = 1031.75  
 ADDRESS  
 3211 SW ARBORIDGE CIR  
**LEGAL DESCRIPTION**  
 LOT 189, HAWTHORN RIDGE 3RD PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

**ENGINEERING SOLUTIONS**  
 ENGINEERING & SURVEYING  
 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 P. (816) 623-9855 F. (816) 623-9849  
 WWW.ENGINEERINGSOLUTIONS-KC.COM



#### PLOT PLAN - LOT 189

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 189, HAWTHORN RIDGE	8/22/24	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.