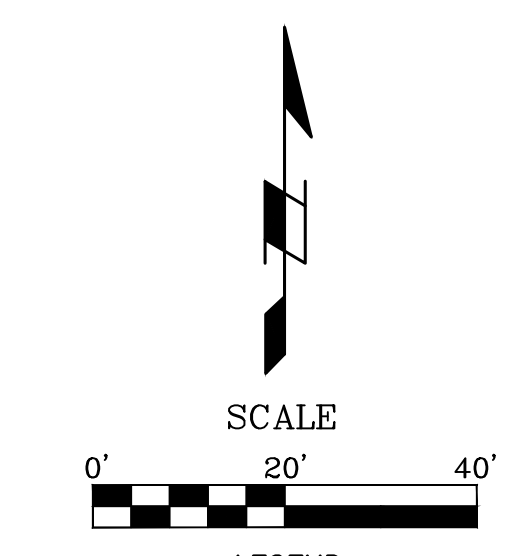
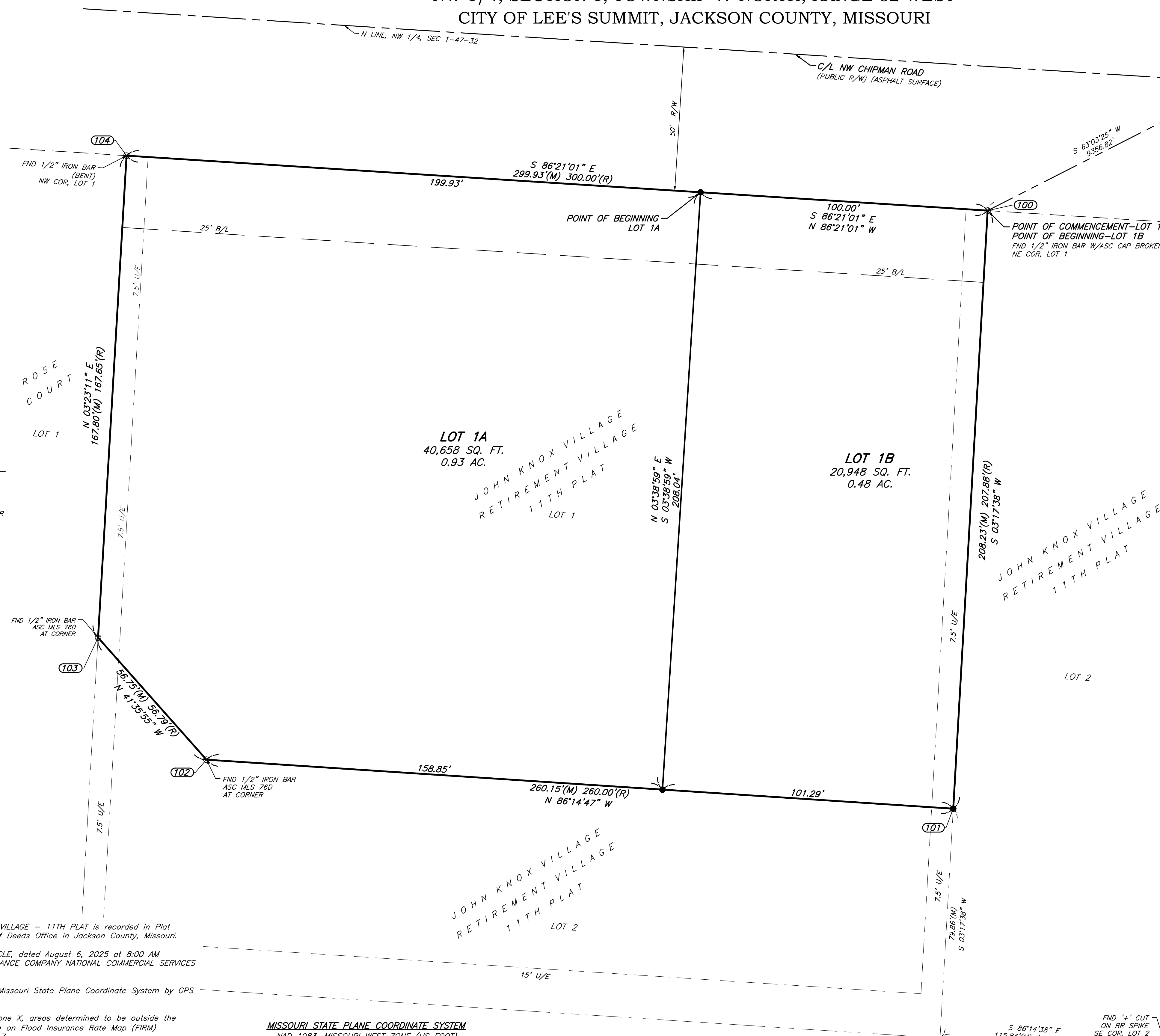
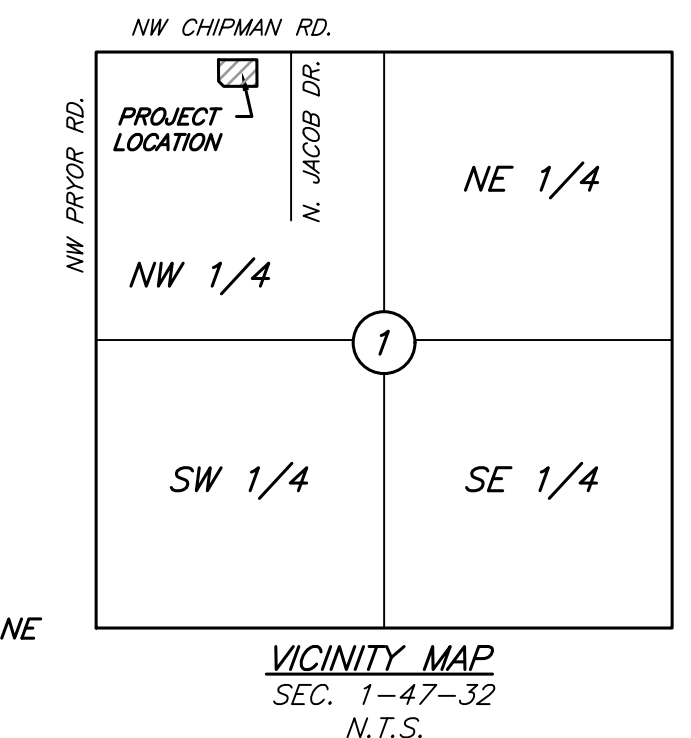


MINOR SUBDIVISION LOT SPLIT  
**JOHN KNOX RETIREMENT VILLAGE-11TH PLAT, LOT 1A & 1B**  
 A REPLAT OF LOT 1, JOHN KNOX RETIREMENT VILLAGE-11TH PLAT  
 NW 1/4, SECTION 1, TOWNSHIP 47 NORTH, RANGE 32 WEST  
 CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



- LEGEND**
- - MONUMENT FOUND AS NOTED
  - - SET MONUMENT AS NOTED
  - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
  - - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
  - (M) - MEASURED DISTANCE
  - (R) - RECORD DISTANCE
  - B/L - BUILDING SETBACK LINE
  - C/L - CENTER LINE
  - R/W - RIGHT OF WAY

**CLIENT:**  
 Allegro Civil Engineers  
 Project Contact: Brian Emrich  
 Email: bemrich@allegroeng.com

**PROPERTY LOCATION:**  
 1801 NW Chipman Road  
 Lee's Summit, Missouri 64081

- GENERAL SURVEY NOTES:**
- 1.) The plat of JOHN KNOX RETIREMENT VILLAGE - 11TH PLAT is recorded in Plat Book 169 at Page 17 in the Recorder of Deeds Office in Jackson County, Missouri.
  - 2.) Title Commitment # NCS-1272384-CLE, dated August 6, 2025 at 8:00 AM provided by FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES was provided by client.
  - 3.) Basis of bearings is established by Missouri State Plane Coordinate System by GPS observations.
  - 4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0416G, effective January 20, 2017.
  - 5.) The subject property contains 61,606 square feet or 1.41 acres more or less.
  - 6.) Utility locations are shown as marked by Missouri One Call Ticket #25232463, dated 09/05/25.

**UTILITY NOTE:**  
 The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

**MISSOURI STATE PLANE COORDINATE SYSTEM**  
 NAD 1983, MISSOURI WEST ZONE (US FOOT)  
 Reference Monument: JA-43  
 COMBINED SCALE FACTOR= 0.9998981

Point #	Northing	Eastng	Description
1	1008949.126	2823205.614	JA-43
100	1004709.959	2814865.251	PROPERTY CORNER
101	1004502.094	2814853.288	PROPERTY CORNER
102	1004519.124	2814593.724	PROPERTY CORNER
103	1004561.560	2814556.049	PROPERTY CORNER
104	1004729.049	2814565.960	PROPERTY CORNER

**ERROR OF CLOSURE REPORT:**  
 Perimeter distance = 299.93'  
 Closure bearing = S 79°49'45" W  
 Closure Error distance = 0.0048'  
 Precision of Closure = 1:62,485

**TITLE DESCRIPTION:**  
 LOT 1, JOHN KNOX RETIREMENT VILLAGE - 11TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

**PROPERTY DESCRIPTION:**  
**LOT 1A:**  
 A tract in Lot 1, JOHN KNOX RETIREMENT VILLAGE-11th PLAT, a subdivision in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows, surveyed and described on February 25, 2026, by Steven P. Timberlake, LS-2451:  
 Commencing at the Northeast corner of said Lot 1; Thence North 86°21'01" West along the North line of said Lot 1, 100.00 feet to the Point of Beginning; Thence South 03°38'59" West, 208.04 feet to the South line of said Lot 1; Thence North 86°14'47" West along said South line, 158.85 feet; Thence North 41°35'55" West continuing along said South line, 56.75 feet to the Southwest corner of said Lot 1; Thence North 03°23'11" East along the West line of said Lot 1, 167.80 feet to the Northwest corner of said Lot 1; Thence South 86°21'01" East along the North line of said Lot 1, 199.93 feet to the Point of Beginning. Contains 40,658 square feet or 0.93 acres, more or less.

**LOT 1B:**  
 A tract in Lot 1, JOHN KNOX RETIREMENT VILLAGE-11th PLAT, a subdivision in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows, surveyed and described on February 25, 2026, by Steven P. Timberlake, LS-2451:  
 Beginning at the Northeast corner of said Lot 1; Thence South 03°17'38" West along the East line of said Lot 1 to the Southeast corner of said Lot 1; Thence North 86°14'47" West along the South line of said Lot 1, 101.29 feet; Thence North 03°38'59" East, 208.04 feet to the North line of said Lot 1; Thence South 86°21'01" East along said North line, 100.00 feet to the Point of Beginning. Contains 20,948 square feet or 0.48 acres, more or less.

**IN TESTIMONY WHEREOF:**  
 Cushman & Wakefield US Inc. is approved signatory for Bank of America, and has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

John Schrader Agent  
 STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) ss

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for said County and State, came John Schrader, Agent, to me personally known, who being by me duly sworn, did say that he is the Agent of Cushman & Wakefield US Inc., said instrument was signed in behalf of said Cushman & Wakefield US Inc., and that said John Schrader, acknowledged said instrument to be the free act and deed of said property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public

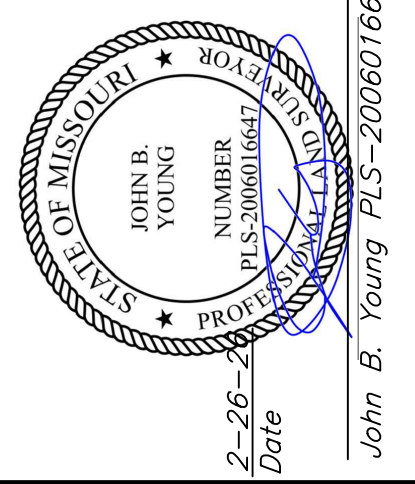
My Commission Expires : \_\_\_\_\_

**APPROVALS:**  
 This is to certify that the minor plat of "JOHN KNOX RETIREMENT VILLAGE-11th PLAT, LOTS 1A & 1B" was submitted to and duly approved by the City of Lee's Summit, pursuant to the Unified Development Ordinance No. 5209:

- |  |       |      |
|--|-------|------|
| George M. Binger III, P.E.<br>City Engineer                | _____ | Date |
| Aimee Nassif, AICP<br>Director of planning and Development | _____ | Date |
| Trisha Fowler Arcuri<br>City Clerk                         | _____ | Date |
| Mathew Wagner<br>Jackson County Assessor/GIS Dept.         | _____ | Date |

**CERTIFICATION:**

I hereby certify that this drawing is based on an actual field survey and that the bearings and distances are correct. I am a duly licensed Professional Engineer and Land Surveyor, and the Missouri Professional Engineers and Land Surveyors, and the Missouri Professional Natural Resources, Division of Geology and Land Survey.



Location: S:\25334 - Bank of America - Chipman Rd\DRAWINGS\2026.02.12 LOT SPLIT\25.334\SPLOT.dwg - Mar 05, 2026 - 8:05am

**J & J SURVEY LLC**  
 8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154  
 PHONE (816) 741-1017 • FAX (816) 741-1018

02-27-26