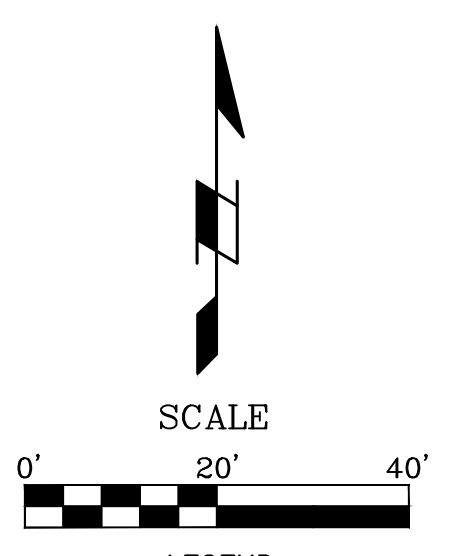
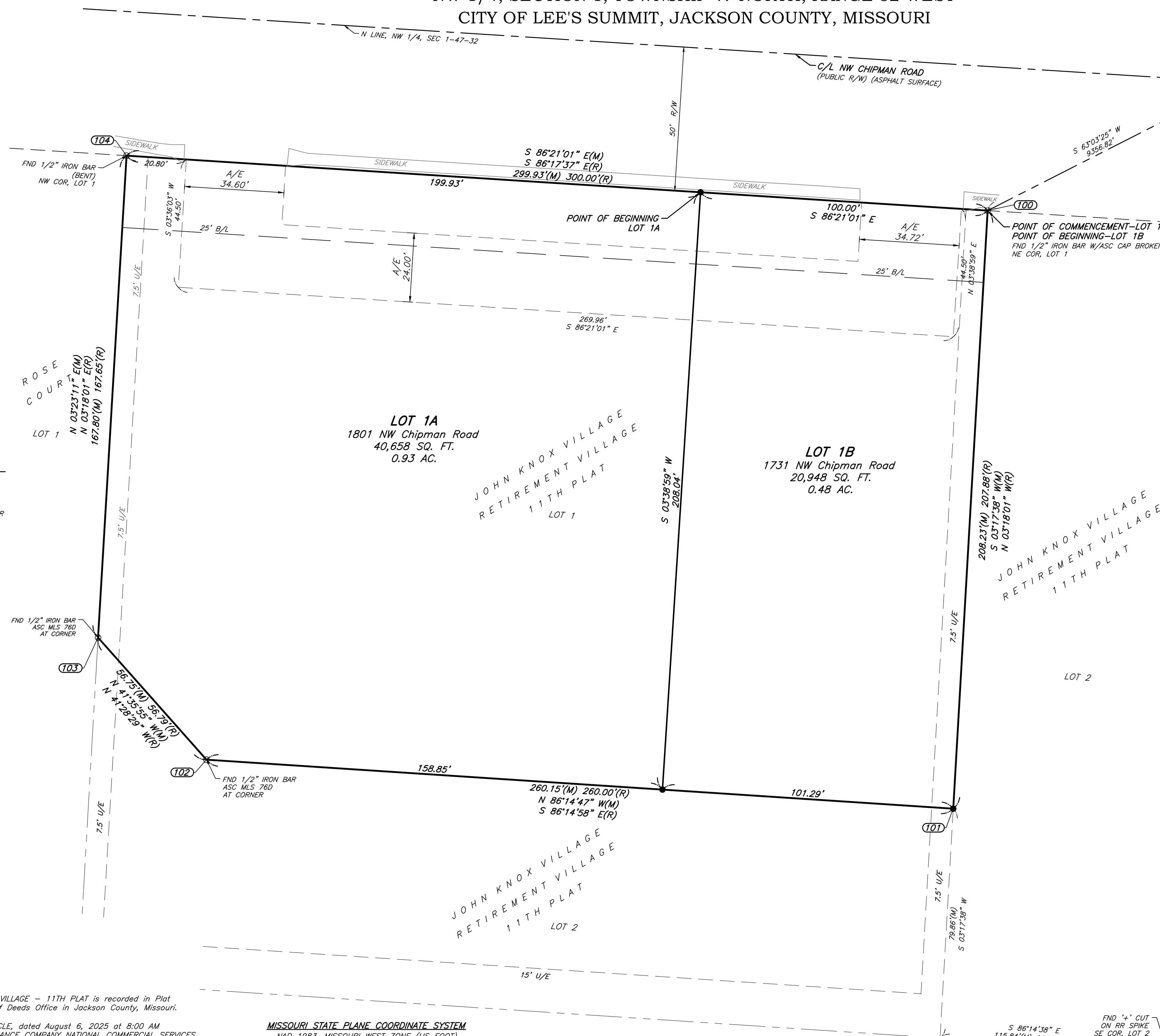
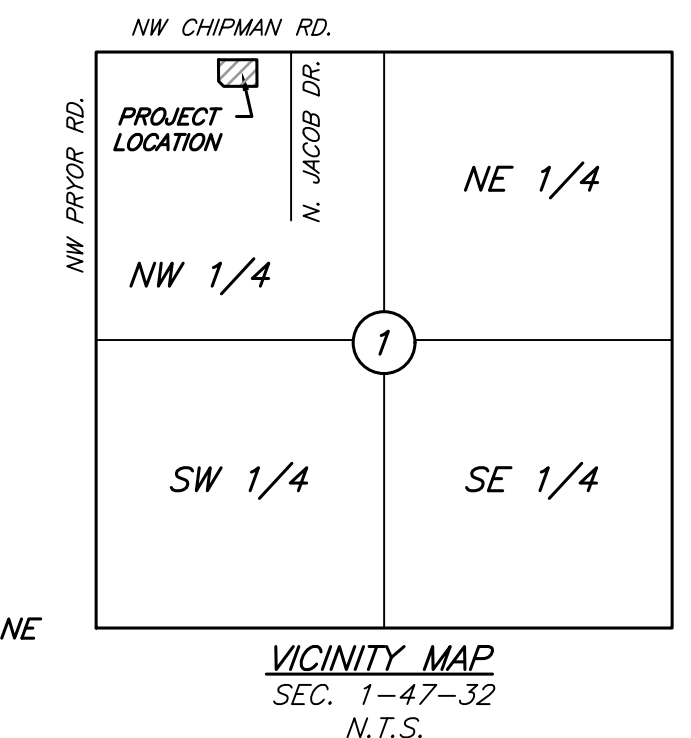


MINOR SUBDIVISION
JOHN KNOX RETIREMENT VILLAGE-11TH PLAT, LOT 1A & 1B
 A REPLAT OF LOT 1, JOHN KNOX RETIREMENT VILLAGE-11TH PLAT
 NW 1/4, SECTION 1, TOWNSHIP 47 NORTH, RANGE 32 WEST
 CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



- 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
 - U/E - UTILITY EASEMENT
 - A/E - CROSS-ACCESS EASEMENT

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:**
- 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.
 - 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.
 - Basis of bearings is established by Missouri State Plane Coordinate System by GPS observations.
 - 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.
 - The subject property contains 61,606 square feet or 1.41 acres more or less.
 - Oil and Gas Wells: there are no active, inactive or capped oil and gas wells on the subject property as shown on the Missouri Department of Natural Resources GIS for Oil and Gas Wells.

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

CROSS-ACCESS EASEMENT:
 Cross Access Easement is hereby granted by and between Lot 1A and Lot 1B as shown hereon. To be used for vehicle and pedestrian access to, from and across Lots 1A and 1B onto Chipman Road.

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, 208.23 feet 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 Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances.

 George M. Binger III, P.E.
 City Engineer Date _____

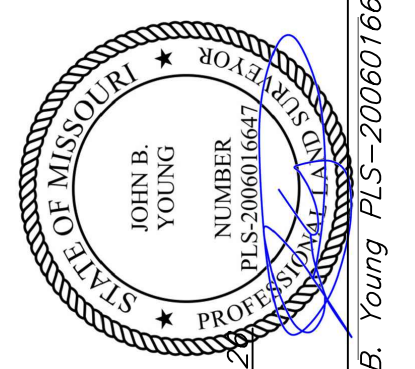
 Tracy L. Albers
 Director of Development Services Date _____

 Trisha Fowler Arcuri
 City Clerk Date _____

 Jackson County Assessor/GIS Dept. Date _____

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey and that the same is a true and correct representation of the same as shown on the attached sheets or accords the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



John B. Young PLS-2006018647

Location: S:\25-334 - Bank of America - Chipman Rd\DRAWINGS\2026.03.30-LSPLIT REV1\25-334\SPLOT.dwg - Mar. 31, 2026 - 11:53am

J & J SURVEY LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
 PHONE (816) 411-1017 • FAX (816) 411-1018

INITIAL SUBMITTAL	02-27-26
REVISED PER CITY COMMENTS	03-30-26
1	
2	