

MINOR PLAT OF
JOHN KNOX RETIREMENT VILLAGE 13th PLAT, LOTS 1-3
A MINOR SUBDIVISION IN SECTION 1, TOWNSHIP 49 NORTH, RANGE 32 WEST,
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION:

LOT 1, JOHN KNOX RETIREMENT VILLAGE - 8TH PLAT RESURVEY, A SUBDIVISION, AND TRACT 1, JOHN KNOX RETIREMENT VILLAGE - 7TH PLAT, A SUBDIVISION, ALL IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, CONTAINING 1,614,158 SQUARE FEET OR 37,056 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.

LOT 1, AS SHOWN HEREON, CONTAINS 382,973 SQUARE FEET OR 8.792 ACRES, MORE OR LESS.
LOT 2, AS SHOWN HEREON, CONTAINS 209,269 SQUARE FEET OR 4.804 ACRES, MORE OR LESS.
LOT 3, AS SHOWN HEREON, CONTAINS 1,021,916 SQUARE FEET OR 23,460 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS:

*** JOHN KNOX RETIREMENT VILLAGE 13th PLAT, LOTS 1-3***

FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0416G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

OIL/GAS WELLS:

ACCORDING TO AN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, BY EDWARD ALTON MAY, JR., P.E., THERE ARE NO OIL AND GAS WELLS WITHIN THE PROPERTY SHOWN HEREON.

DRAINAGE:

THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

EASEMENT INFORMATION:

- THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM PREVIOUS SURVEYS BY ANDERSON SURVEY COMPANY. THIS COMPANY HAS NOT RESEARCHED THE RECORDS OF JACKSON COUNTY, MISSOURI FOR ADDITIONAL EASEMENTS, A CURRENT TITLE SEARCH MAY REVEAL OTHER EASEMENTS, OR IF ANY EXIST, THAT AFFECT THE SUBJECT PROPERTY.
- DRAINAGE EASEMENT GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI AS DESCRIBED IN THE INSTRUMENT RECORDED IN DOCUMENT NO. 1-113355, IN BOOK 1-355, PAGE 763, [THE GRANTOR] AGREES TO GIVE PERMANENT EASEMENTS AS REQUIRED BY CITY OF LEE'S SUMMIT'S REGULATIONS AND ORDINANCES, THEREAFTER THE EASEMENT DESCRIBED [IN SAID DOCUMENT] SHALL BE VOID*.
- THE VACATION ORDINANCE FOR NW SHAMROCK AVENUE, ORDINANCE NO. 5206 RECORDED AS DOCUMENT NO. 200610003392 & 2017E0057989, CONTAINS THE FOLLOWING LANGUAGE: "...SUCH VACATION SHALL NOT BECOME EFFECTIVE UNTIL A SEPARATE DOCUMENT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI, ENCOMPASSING THE ENTIRE RIGHT-OF-WAY TO BE VACATED, TO ACCOMMODATE THE LOCATION OF EXISTING UTILITY LINES." THIS COMPANY HAS SHOWN HEREON NW SHAMROCK AVENUE AS THOUGH IT WERE VACATED; HOWEVER, A SEPARATE DOCUMENT HAS NOT BEEN FOUND BY THIS COMPANY, THEREFORE WE ARE UNABLE TO DETERMINE IF SAID NW SHAMROCK AVENUE IS INDEED VACATED AT THIS TIME.

UTILITY EASEMENTS DEDICATION:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, JANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SANITARY SEWER EASEMENT" (S.S.E.), "STORM SEWER EASEMENT" (S.W.E.), "UTILITY EASEMENTS" (U.E.) AND "WATER EASEMENT" (W.E.), OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS, IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

NOTE:

ALL PROPERTY CORNERS NOT NOTED AS FOUND OR SET HEREIN SHALL BE MONUMENTED UPON COMPLETION OF CONSTRUCTION.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED OWNER(S) HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____,

BY _____

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSON(S), TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____ PRINT NAME _____

APPROVED:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "JOHN KNOX RETIREMENT VILLAGE 7th & 8th PLATS, LOTS 1, 2, AND 3" 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.
CITY ENGINEER

DATE

ROBERT G. MCKAY, AICP
DIRECTOR, PLANNING & SPECIAL PROJECTS

DATE

TRISHA FOWLER ARCURI
CITY CLERK

DATE

JACKSON COUNTY ASSESSOR / GIS DEPARTMENT

DATE

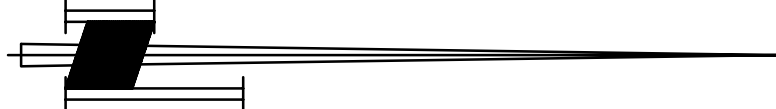
SHEET 1 OF 5

MINOR PLAT

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS URBAN SURVEY.

DATE: JUNE 26, 2017
FOR: **JOHN KNOX VILLAGE**
1001 N.W. CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64081
ATTN.: JON SPEARS

PROJECT LOCATION:
LEE'S SUMMIT
JACKSON COUNTY
MISSOURI

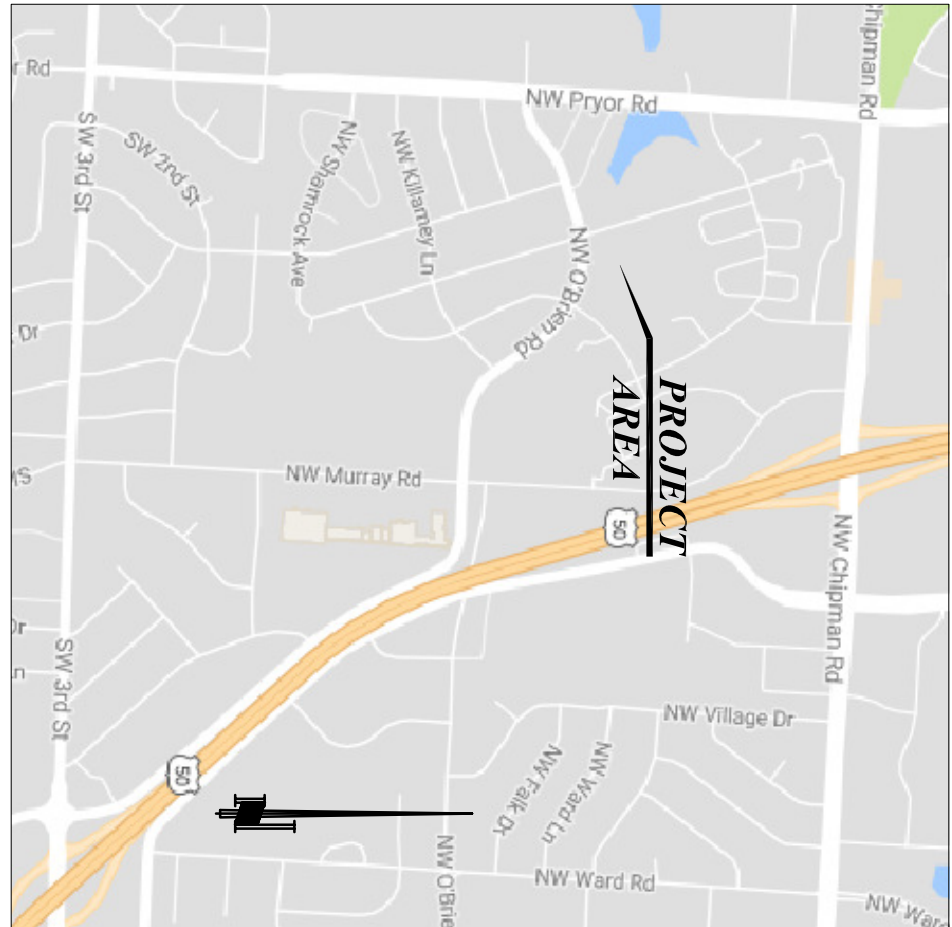


THE BEARING AND COORDINATE SYSTEM SHOWN
HEREON ARE BASED ON THE MISSOURI COORDINATE
SYSTEM 1983, WEST ZONE

SCALE 1 INCH = 200 FEET



SCALE IN FEET



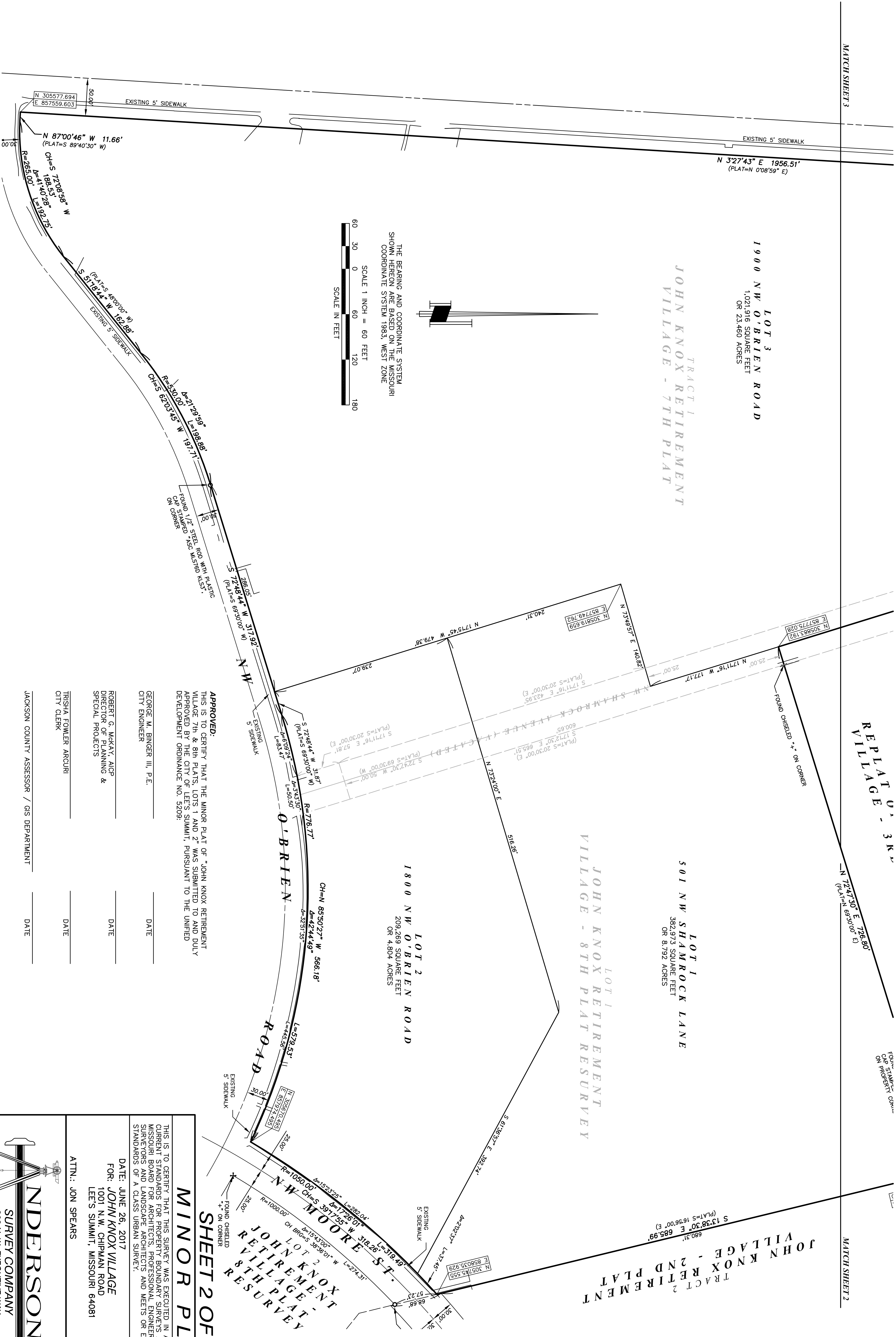
VICINITY MAP

NOT TO SCALE

OWNER/DEVELOPER
JOHN KNOX VILLAGE
ATTENTION: JAMES S. ANDERSON, PLS
1001 N.W. CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64081
PHONE: (816)347-2063
ALT. PHONE: (816)447-4286
E-MAIL: jspears@jxv.org

SURVEYOR
ANDERSON SURVEY COMPANY
ATTENTION: JAMES S. ANDERSON, PLS
1001 N.W. CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64063
PHONE: (816)246-5050
FAX: (816)246-0502
E-MAIL: jsa@andersonsurvey.com

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JOHN KNOX RETIREMENT VILLAGE 13th PLAT, LOTS 1-3
A MINOR SUBDIVISION IN SECTION 1, TOWNSHIP 49 NORTH, RANGE 32 WEST,
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



THE BEARING AND COORDINATE SYSTEM
SHOWN HEREON ARE BASED ON THE MISSOURI
COORDINATE SYSTEM 1983, WEST ZONE

SCALE 1 INCH = 60 FEET

60 30 0 60 120 180

SCALE IN FEET

APPROVED:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "JOHN KNOX RETIREMENT
VILLAGE 7th & 8th PLATS, LOTS 1 AND 2" 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.
CITY ENGINEER

ROBERT G. MCKAY, AICP
DIRECTOR OF PLANNING &
SPECIAL PROJECTS

TRISHA FOWLER ARCURI
CITY CLERK

JACKSON COUNTY ASSESSOR / GIS DEPARTMENT

DATE

DATE

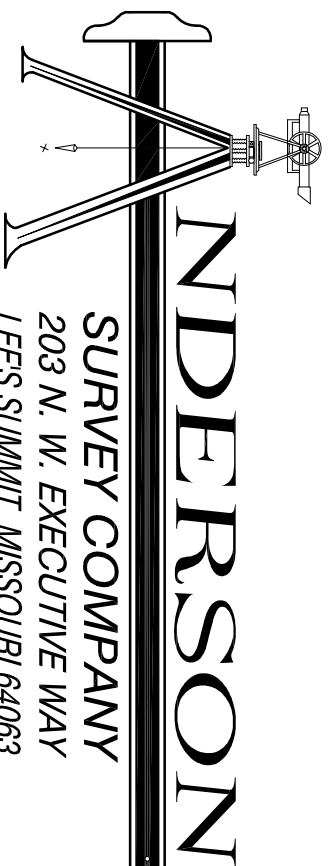
DATE

MINOR PLAT
SHEET 2 OF 5

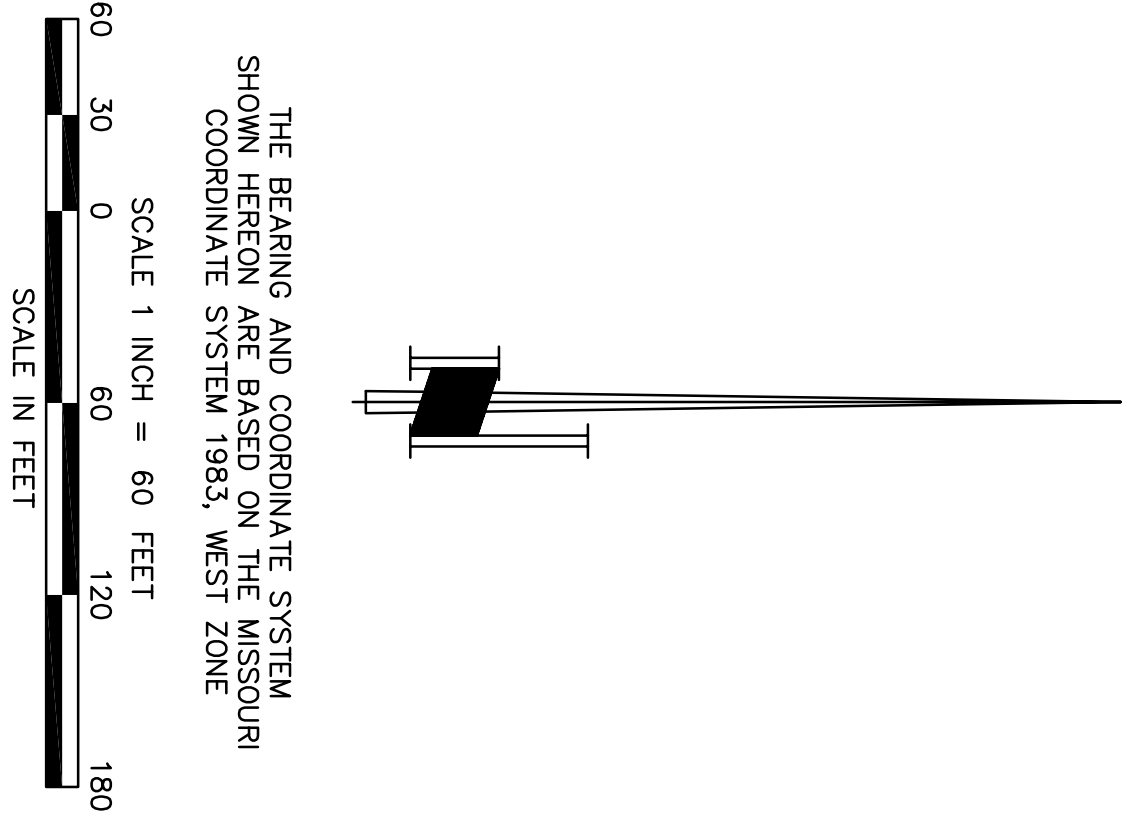
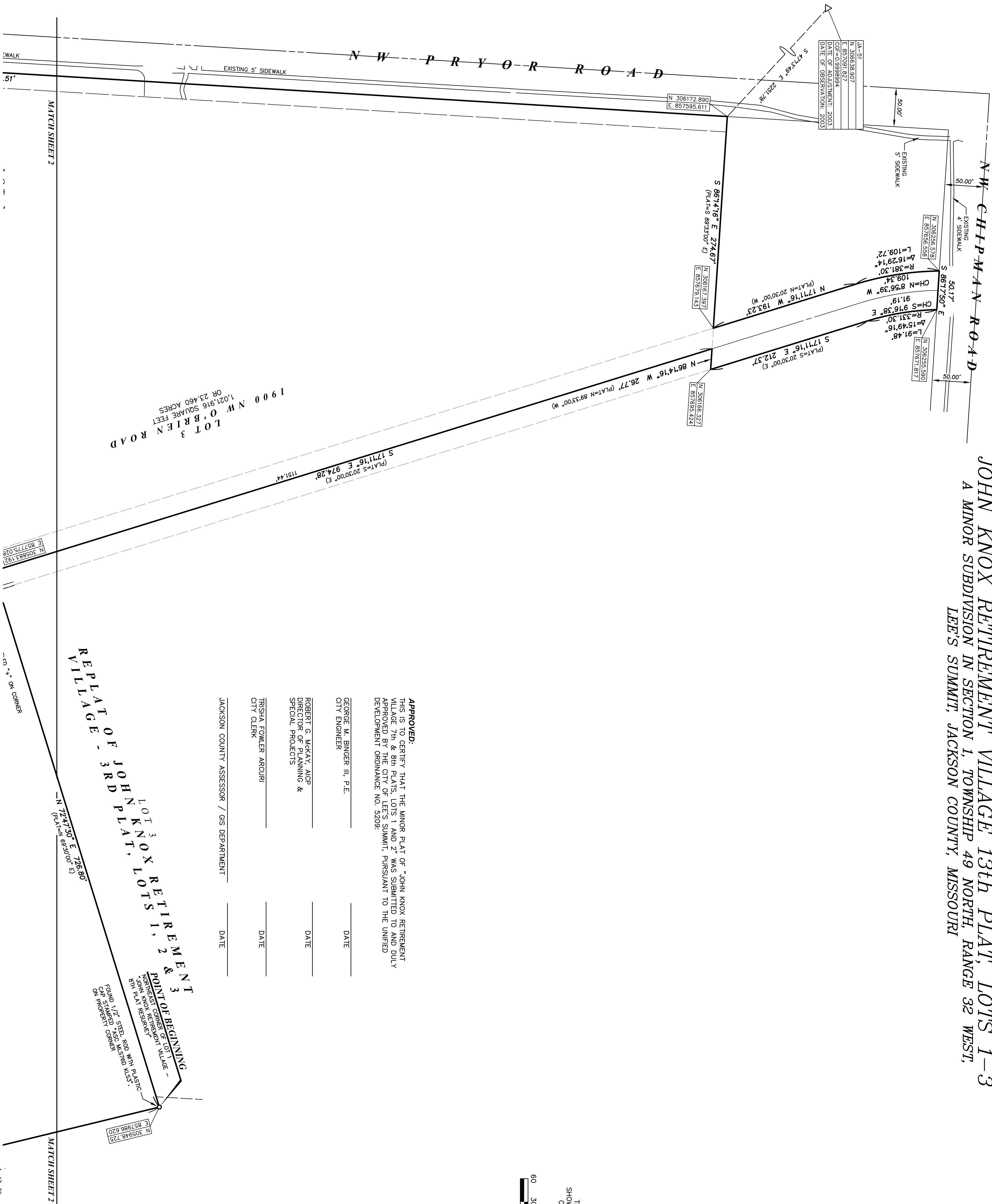
THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE
CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE
MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND
SURVEYORS AND LANDSCAPE ARCHITECTS AND MEETS OR EXCEEDS THE ACCURACY
STANDARDS OF A CLASS URBAN SURVEY.

DATE: JUNE 26, 2017
FOR: JOHN KNOX VILLAGE
1001 N.W. CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64081
ATTN.: JON SPEARS

PROJECT LOCATION:
LEE'S SUMMIT
JACKSON COUNTY
MISSOURI



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| | | | |
|---|-------|------|-------|
| <u>GEORGE M. BINGER III, P.E.</u> CITY ENGINEER | _____ | DATE | _____ |
| <u>ROBERT G. MCKAY, AICP</u> DIRECTOR OF PLANNING & SPECIAL PROJECTS | _____ | DATE | _____ |
| <u>TRISHA FOWLER ARCURI</u> CITY CLERK | _____ | DATE | _____ |
| <u>JACKSON COUNTY ASSESSOR / GIS DEPARTMENT</u> | _____ | DATE | _____ |

LOT 3
JOHN KNOX RETIREMENT & 2
REPLAT OF 3RD PLAT, LOTS 1, 2
POINT OF BEGINNING
FOR THE JOHN KNOX RETIREMENT VILLAGE -
8TH PLAT RESURVEY
FOUND 1/2" STEEL ROD WITH PLASTIC CAP STAMPED "F&C M&S 190" AND "K&S 1"
ON PROPERTY CORNER

SHEET 3 OF 5

MINOR PLAT

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1001 N.W. CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64081
ATTN.: JON SPEARS

PROJECT LOCATION:

LEE'S SUMMIT
JACKSON COUNTY
MISSOURI



203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64083
(816) 246-5050
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

JAMES S. ANDERSON,
P.L.S. #1726

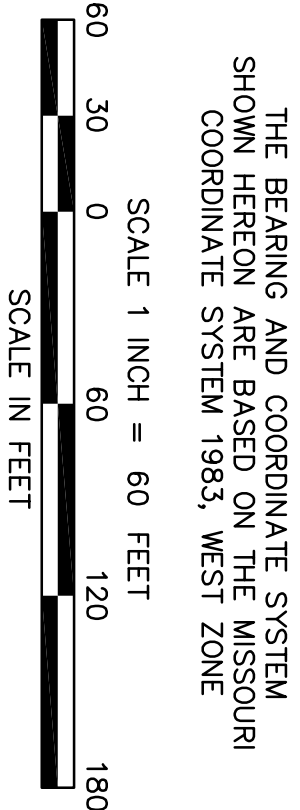
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| | |
|---|------|
| GEORGE W. BINGER III, P.E. CITY ENGINEER | DATE |
| ROBERT G. MAKAY, AICP DIRECTOR OF PLANNING & SPECIAL PROJECTS | DATE |
| TRISHA FOWLER ARCURI CITY CLERK | DATE |
| JACKSON COUNTY ASSESSOR / GIS DEPARTMENT | DATE |



SHEET 5 OF 5

MINOR PLAT

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| | |
|--|---|
| DATE: JUNE 26, 2017 FOR: JOHN KNOX VILLAGE 1001 N.W. CHIPMAN ROAD LEE'S SUMMIT, MISSOURI 64081 | PROJECT LOCATION: LEE'S SUMMIT JACKSON COUNTY MISSOURI |
|--|---|

ATTN.: JON SPEARS



203 N. W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64083
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MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

JAMES S. ANDERSON,
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