

FINAL PLAT OF LOTS 18A, 18B, & 18C OF HEARNE'S ADDITION

A MINOR SUBDIVISION LOCATED IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MO.

A REPLAT OF LOT 18 OF HEARNE'S ADDITION TO THE CITY OF LEE'S SUMMIT

LEGAL DESCRIPTION: A replat of Lot 18 of HEARNE'S ADDITION, a subdivision located in Lee's Summit, Jackson County, MO., more particularly described as follows: BEGINNING at the NE corner of said Lot 18, said corner being on the Southerly right of way line of Orchard Street and the Westerly right of way line of Main Street, as they now exist; thence S02°07'45"W along the East line of said Lot 18 and said Westerly right of way line, a distance of 207.98 feet (North 208' plat) to the SE corner thereof; thence N87°40'34"W along the South line of said Lot 18, a distance of 198.05 feet (East 197.2' plat) to the SW corner thereof; thence N02°11'44"E along the West line of said Lot 18, a distance of 207.95 feet (North 208' plat) to the NW corner thereof, said corner being on the Southerly right of way line of Orchard Street, as it now exists; thence S87°40'56"E along said North line and said Southerly right of way line, a distance of 197.81 feet (East 196.4' plat) to the POINT OF BEGINNING, containing 0.94 acres, more or less, all being subject to easements, restrictions, and rights of way.

Dedication: The undersigned owner of the property described herein has caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "Lots 18A, 18B, and 18C of Hearne's Addition to Lee's Summit".

Easements: An easement of 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, anchors, 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 s "Utility Easements" (U.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 vocation of the easement herein granted.

Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

Building Lines: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

Common Area: No tracts are dedicated on this plat as common areas.

In testimony whereof, the undersigned owner has hereunto set his hand this _____ day of _____, 2018.

STATE OF
COUNTY OF

On this _____ day of _____, 2018, before personally appeared the above person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State the date and year last written above>

Notary Public

My Commission Expires _____

This is to certify that the minor plat of "Lots 18S, 18B, and 18C of Hearne's Addition to the City of Lee's Summit" 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 PE City Engineer

Date

Bob McKay Director of Planning and Special Projects

Date

Trisha Fowler Arcuri City Clerk

Date

Jackson County Assessor/GIS Dept.

Date

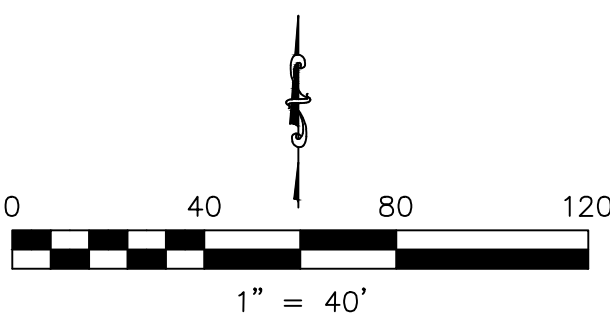
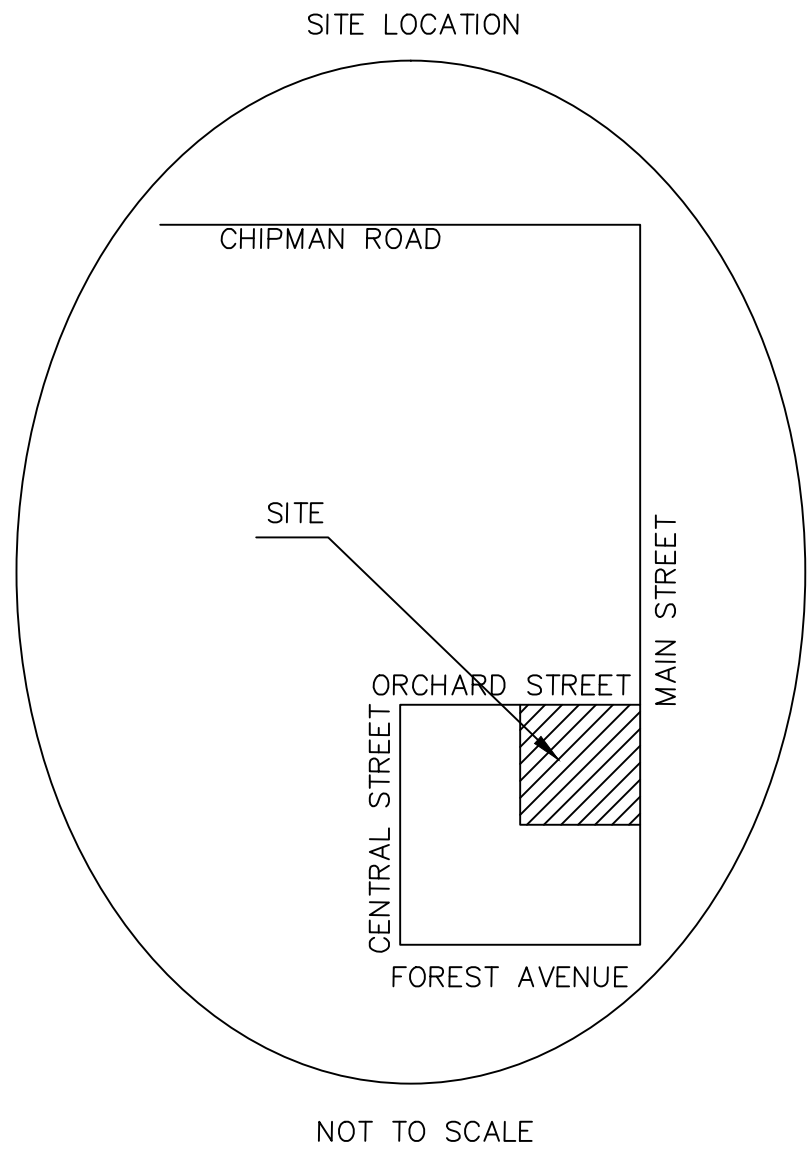
SURVEYOR'S CERTIFICATE

I hereby certify that the within survey is based on an actual survey made by me or under my direct supervision and that said survey was performed in accordance with the minimum requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

Ronald H. Henley PLS 2005019211

HENLEY SURVEY CO.
RONALD H. HENLEY
SOLE PROPRIETOR
PO BOX 257
PLEASANT HILL, MO 64080
816-716-3254
PLS #2005019211
DATE PREPARED:
01/23/18

PREPARED FOR:
DYMON WOOD
732 SW WINTERGARDEN
LEE'S SUMMIT, MO.
64081
816-419-8596



FND. 1/2" IRON PIPE AT THE SE CORNER OF THE NORTH 75' OF THE EAST 100' OF LOT 41 HEARNE'S ADDITION TO THE CITY OF LEE'S SUMMIT USED FOR WEST RIGHT OF WAY LINE OF CENTRAL STREET

FND. 1/2" IRON PIPE AT THE NW CORNER OF THE EAST 70' OF THE NORTH 123' OF LOT 40 HEARNE'S ADDITION TO THE CITY OF LEE'S SUMMIT USED FOR SOUTH RIGHT OF WAY LINE OF FOREST AVENUE.

FND. 3/8" IRON PIPE AT THE NE CORNER OF LOT 39 HEARNE'S ADDITION TO THE CITY OF LEE'S SUMMIT

FND. 3/8" IRON PIPE AT THE NW CORNER OF LOT 17 HEARNE'S ADDITION TO THE CITY OF LEE'S SUMMIT

POINT OF BEGINNING

N:1003033.02
E:2822370.58

N:1003041.02
E:2822172.93

N:1002833.22
E:2822164.96

N:1002825.19
E:2822362.85

- = SET 1/2" IRON PIN W/CAP UNLESS OTHERWISE NOTED
- = Fnd. 1/2" Iron Pin w/cap
- Basis of bearings are Missouri State Plane Western Zone
- ▲ = Set 5/8" BAR W/ALMN. CAP
- T Township
- R Range
- Sec. Section
- Fnd. Found
- x— Fence
- W/cap With cap
- Ref. Reference
- (P) = Plat
- (M) = Measured

CURRENT ZONING
RP-2
NONE OF THIS PROPERTY IS
LOCATED IN THE 1% FLOOD
HAZARD ACCORDING TO FEMA
MAP 29095C0417G DATED
1/20/2017
NO OIL OR GAS WELLS
DETECTED