

DESCRIPTION:
LOT 1, JOHN KNOX RETIREMENT VILLAGE 13th PLAT, LOTS 1-3, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, CONTAINING 382,973 SQUARE FEET OR 8.792 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.

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 14th PLAT, LOTS 1 & 2"

"JOHN KNOX RETIREMENT VILLAGE 14th PLAT, LOTS 1 & 2"

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 290995C04166, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN HEREON.

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.

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.

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.

2. DRAINAGE EASEMENT GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI AS DESCRIBED IN THE INSTRUMENT RECORDED IN DOCUMENT NO. 1-11333583 IN BOOK 1-355, PAGE 763. THIS DOCUMENT APPEARS TO BE A TEMPORARY EASEMENT. IT STATES THAT "WHEN [THE AREA DESCRIBED] IS DEVELOPED AND FINAL SEWER DRAINAGE LOCATIONS KNOWN, [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".
3. THE VACATION PENDING FOR NW SHAAROOK AVENUE ORDINANCE NO. 5206 RECORDED AS DOCUMENT NO. 20080103392 & 201705071989 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 HERON NW SHAAROOK 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 SHAAROOK AVENUE IS INDEED VACATED AT THIS TIME.

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, ANCHORS, CONDUCES, 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.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 527.186, RSMo. (2006), ANY RIGHT TO REELECT RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATING OF THE EASEMENT HEREIN GRANTED.

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

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

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

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.

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 _____

[illegible]

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "JOHN KNOX RETIREMENT VILLAGE 14th PLAT, LOTS 1 & 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

DATE _____

DATE _____

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

<u>TRISHA FOWLER ARCURI</u> <u>CITY CLERK</u>	<u>DATE</u>
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JACKSON COUNTY ASSESSOR / GIS DEPARTMENT	DATE
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OWNER/DEVELOPER
JOHN KNOX VILLAGE
ATTENTION: JON SPEARS
1001 N.W. CHIPMAN ROAD
E.S. SUMMIT, MISSOURI 6408
PHONE: (816)347-2063
T. PHONE: (816)447-4286
E-MAIL: jspears@kv.org

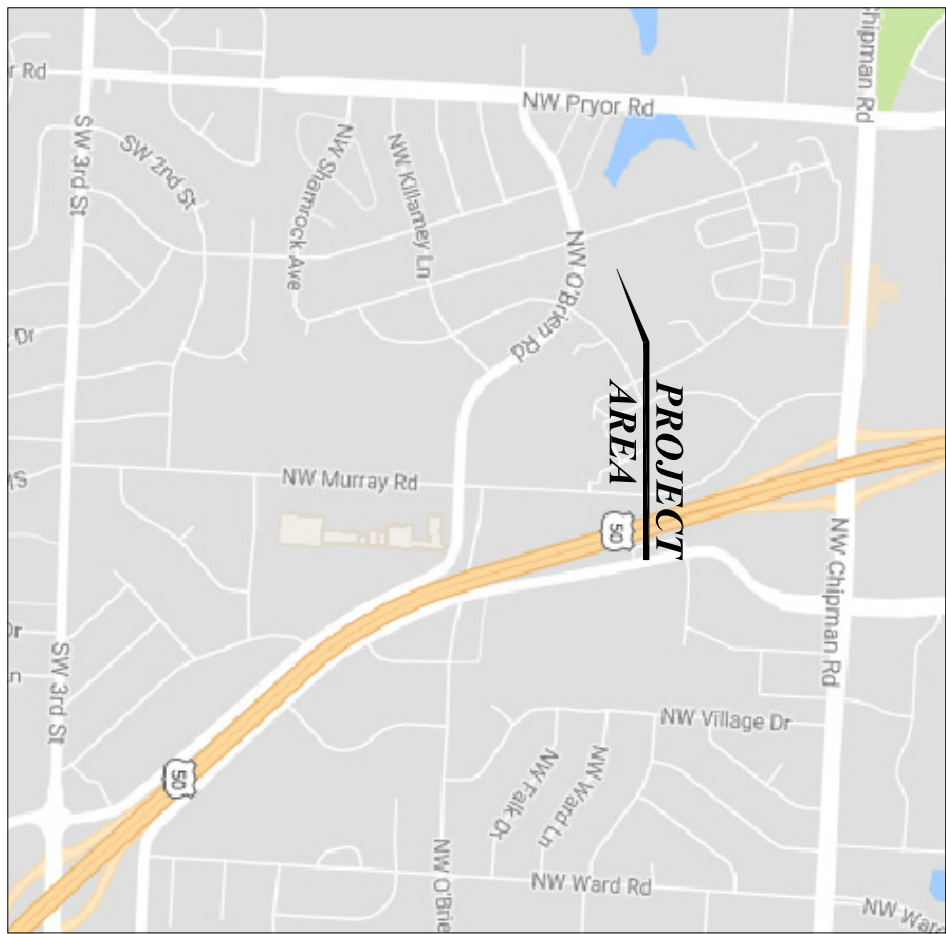
SURVEYOR
ANDERSON SURVEY COMPANY
ATTENTION: JAMES S. ANDERSON, P.L.S.
203 N.W. EXECUTIVE WAY
LEE'S SUMMIT, MISSOURI 64063
PHONE: (816)246-5050
FAX: (816)246-0502
E-MAIL: jso@andersonsurvey.com

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

SCALE 1 INCH = 100 FEET

00 50 0 100 200 300

SCALE IN FEET



LOCINITY MAP
NOT TO SCALE

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: FEBRUARY 1, 2018
FOR: **JOHN KNOX VILLAGE**
1001 N.W. CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64081
ATTN.: JON SPEARS

LEE'S SUMMIT,
JACKSON COUNTY,
MISSOURI



(816) 246-5050

JAMES S. ANDERSON