

JOHN KNOX RETIREMENT VILLAGE - 14TH PLAT
MINOR PLAT OF
A MINOR SUBDIVISION IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 32 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

APPROVED: THIS IS TO CERTIFY THAT THE MINOR PLAT OF "JOHN KNOX RETIREMENT VILLAGE 13th PLAT, LOTS 1A & 2A" 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

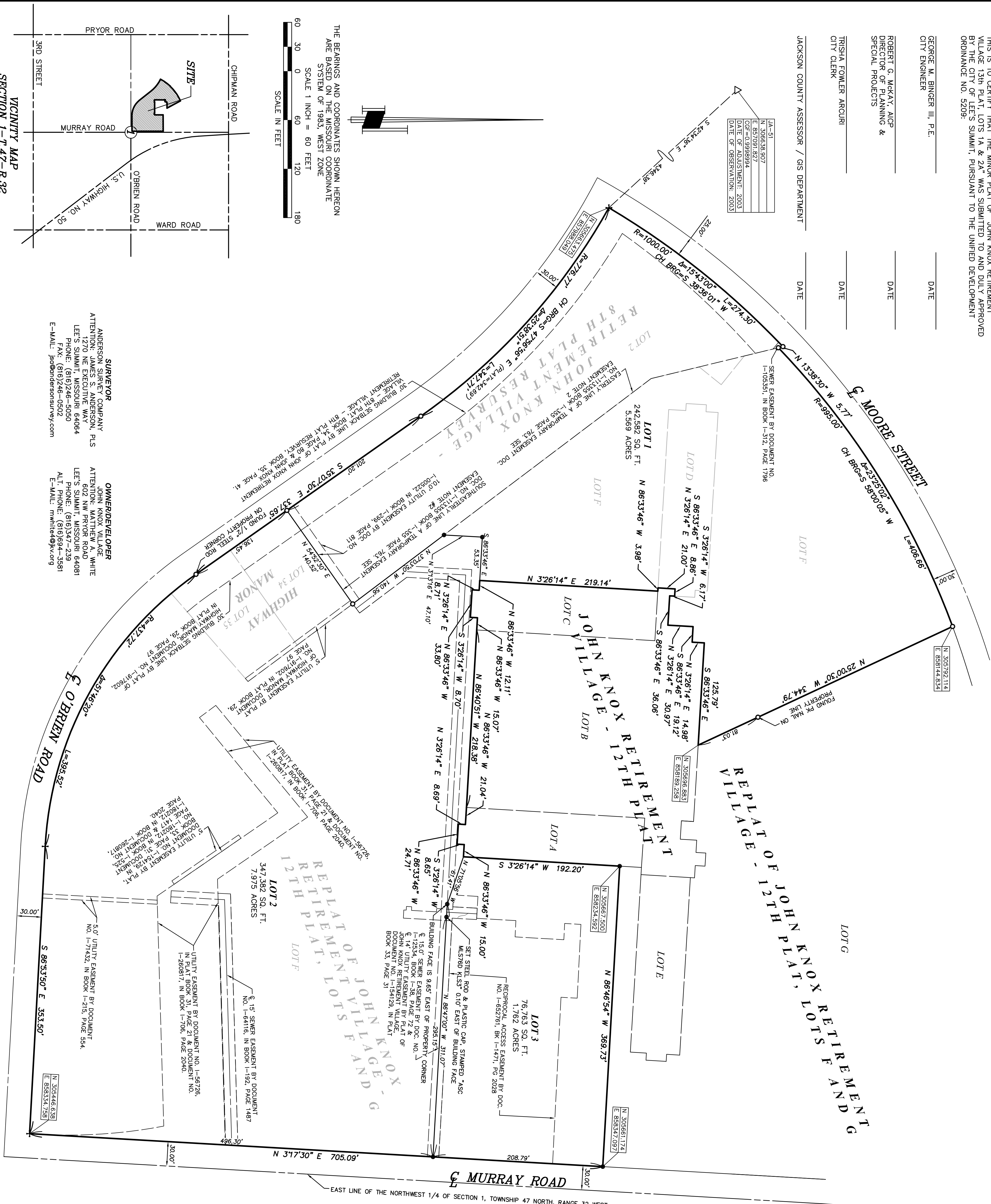
	DATE
ROBERT G. MCKAY, AICP DIRECTOR OF PLANNING & SPECIAL PROJECTS	

TRISHA FOWLER ARCURI
CITY CLERK

DATE

JACKSON COUNTY ASSESSOR / GIS DEPARTMENT

JA-51
N 306638.907
E 857091.827
CGF=0.9998994
DATE OF ADJUSTMENT: 2003
DATE OF OBSERVATION: 2003



DESCRIPTION
LOT 2, JOHN KNOX RETIREMENT VILLAGE - 8TH PLAT RESURVEY, LOT D, JOHN KNOX
RETIRED VILLAGE - 12th PLAT, LOT F, REPLAT OF JOHN KNOX RETIREMENT VILLAGE - 12th
PLAT, LOTS F AND G, & LOTS 34, 35, HIGHLAND MANOR, ALL SUBDIVISIONS IN THE CITY OF
LEES SUMMIT, JACKSON COUNTY, MISSOURI, CONTAINING 666.727 SQUARE FEET OR 15.306 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"

FLOOD INFORMATION: ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS, MAP NUMBERS 290500A16G & 290500A17G, BOTH DATED JANUARY 20, 2017, THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

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.

1: 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. THIS DOCUMENT ATTENDS TO BE A TENTATIVE EASEMENT, IT STATES THAT, "WHERE 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".

IN TESTIMONY WHEREOF:

BY _____,

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 FREED 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 _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____ PRINT NAME _____

- FOUND CHISELED "+" ON PROPERTY CORNER
- FOUND 1/2" STEEL ROD WITH PLASTIC CAP, STAMPED "ASC M15760 KLS3"
- ON PROPERTY CORNER, UNLESS NOTED OTHERWISE
- SET 1/2" STEEL ROD WITH PLASTIC CAP, STAMPED "ASC M15760 KLS3"
- ON PROPERTY CORNER, UNLESS NOTED OTHERWISE

DATE PREPARED: OCTOBER 15, 2018

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: OCTOBER 15, 2018	PROJECT LOC.
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FOR: **JOHN KNOX VILLAGE**
1001 N.W. CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64081

ATTN.: MATTHEW A. WHITE	
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(816) 246-5050

JAMES S. ANDERSON
DIS #4726

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