

2 & 3  
MISSOURI

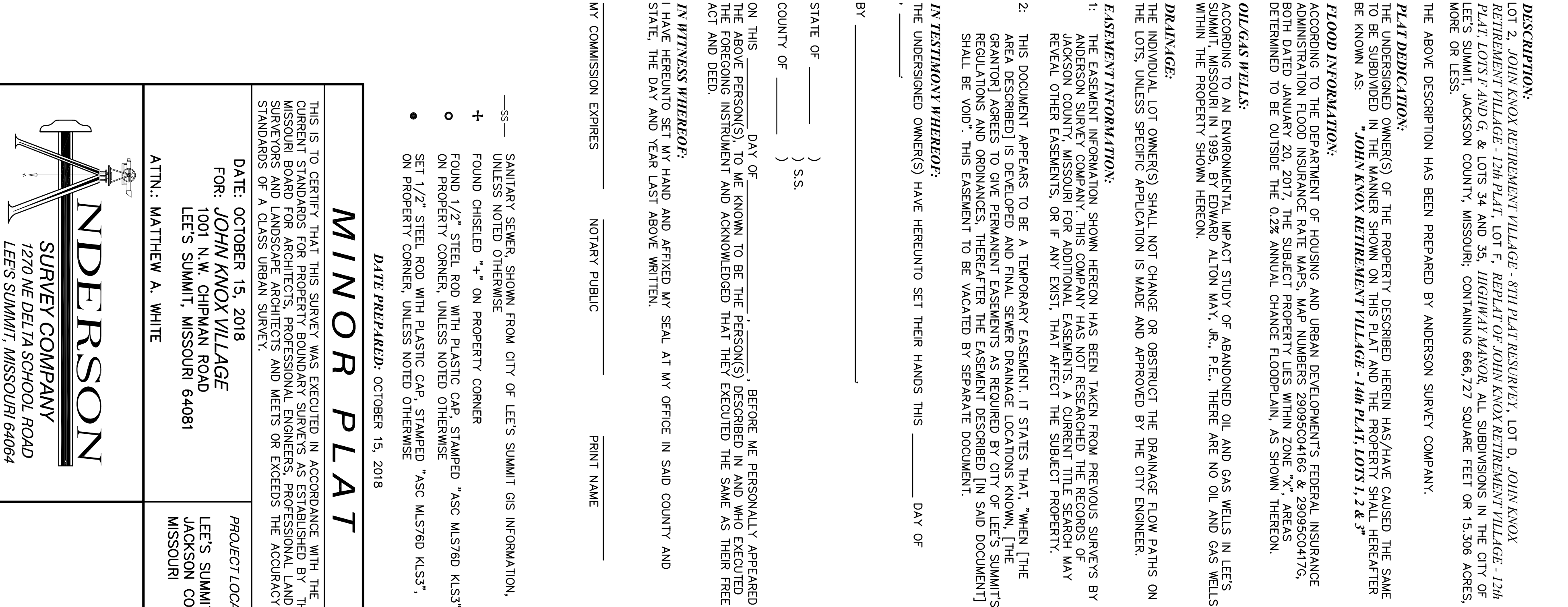
**UTILITY EASEMENTS DEDICATION:**

ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 32.7.05, KSMO. (2009), AND RIGHT TO REDUCE RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

LOIG  
ETIRE AND

# THE

REPLACEMENT OF 12TH VILLAGE



**DESCRIPTION:** LOT 2, JOHN KNOX RETIREMENT VILLAGE - 8TH PLAT RESERVEY, LOT D, JOHN KNOX RETIREMENT VILLAGE - 12th PLAT, LOT F, REPLAT OF JOHN KNOX RETIREMENT VILLAGE - 12th PLAT, LOTS F AND G, & LOTS 34 AND 35, HIGHWAY MAJOR, ALL SUBDIVISIONS IN THE CITY OF LEE'S 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 HEREFTER BE KNOWN AS:  
**"JOHN KNOX RETIREMENT VILLAGE - 14th PLAT, LOTS 1, 2 & 3"**

**FLOOD INFORMATION:** ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS, MAP NUMBERS 2909500416G & 2909500417G, 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.

**EASEMENT INFORMATION:** THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM PREVIOUS SURVEYS BY JACKSON COUNTY, MISSOURI. 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 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." THIS EASEMENT TO BE VACATED BY SEPARATE DOCUMENT.

**IN TESTIMONY WHEREOF:**  
THE UNDERSIGNED OWNER(S) HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY 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.

**IN WITNESS WHEREOF:**  
I HAVE HERETO 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 \_\_\_\_\_

SANITARY SEWER, SHOWN FROM CITY OF LEE'S SUMMIT GIS INFORMATION,  
UNLESS NOTED OTHERWISE

SET 1/2" STEEL ROD WITH PLASTIC CAP, STAMPED "ASC ML576D 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.

2018

HN KNOX VILLAGE  
1 N.W. CHIPMAN ROAD  
S SUMMIT, MISSOURI 64081

ATTN: MATTHEW A. WHITE

**PROJECT LOCATION:**

JACKSON COUNTY  
MISSOURI

MISSOURI



**ANDERSON**  
SURVEY COMPANY  
1270 NE DELTA SCHOOL ROAD  
LEES SUMMIT, MISSOURI 64084  
(816) 246-5050

(816) 246-5050

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

JAMES S. ANDERSON  
PLS #1726