

2 & 3  
MISSOURI

**UTILITY EASEMENTS DEDICATION:**  
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

SEWER EASEMENT BY DOCUMENT NO. I-105351, IN BOOK I-312, PAGE 1796

**DESCRIPTION:** LOT 2, JOHN KNOX RETIREMENT VILLAGE - 8TH PLAT RESURVEY, 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

**\*GOOD INFORMATION:**  
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 & 3\****

ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS, MAP NUMBERS 2909SC04166 & 2909SC0417G, BOTH DATED JANUARY 20, 2017, THE SUBJECT PROPERTY LIES WITHIN PROZONE "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.

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 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.

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DIRECTOR OF OPERATIONS & DEVELOPMENT  
JOHN KNOX VILLAGE

) 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.

BEFORE ME PERSONALLY APPEARED DESCRIBED IN AND WHO EXECUTED THE SAME AS THEIR FREE

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

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PRINT NAME

- + FOUND CHISELED "+" ON PROPERTY CORNER
- o FOUND 1/2" STEEL ROD WITH PLASTIC CAP, STAMPED "ASC ML576D KL53" ON PROPERTY CORNER, UNLESS NOTED OTHERWISE
- o SET 1/2" STEEL ROD WITH PLASTIC CAP, STAMPED "ASC ML576D KL53", ON PROPERTY CORNER, UNLESS NOTED OTHERWISE

**DATE PREPARED:** OCTOBER 15, 2018

## MINOR PLAY

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

FOR: **JOHN KNOX VILLAGE**  
1001 N.W. CHIPMAN ROAD  
LEE'S SUMMIT, MISSOURI 64081

ATTN: MATTHEW A. WHITE

OBJECT LOCATION:

E'S SUMMIT  
CKSON COUNTY  
COUNTY

3-10-4210-1  
10\_JKV 14th.dwg

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

JAMES S. ANDERSON,  
PLS #1726