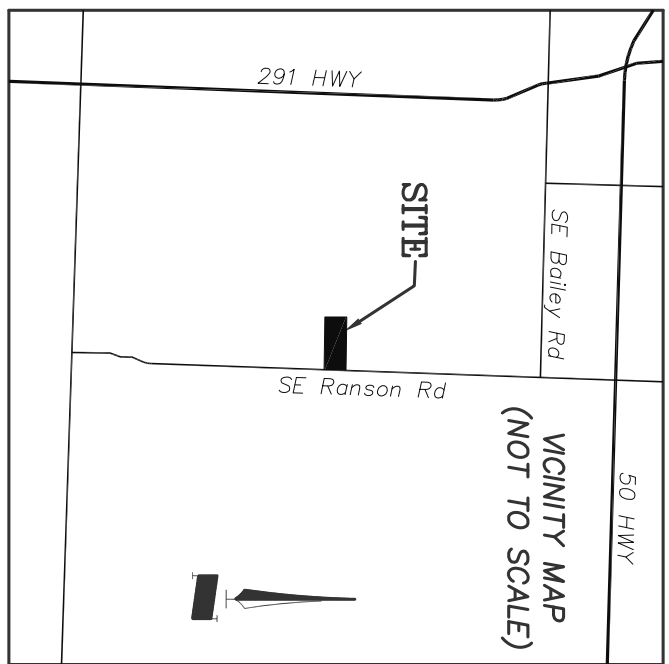


MINOR PLAT OF
OLD WINDBURN ACRES
PART OF THE NE 1/4 OF
SECTION 21, TOWNSHIP 47 NORTH, RANGE 31 WEST,
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



POINT OF COMMENCING
NE CORNER NE 1/4,
SEC. 21, T47N, R31W
2824 SADDLEWOOD DR
PER MNR DCC 600-63989

CITY OF LEE'S SUMMIT APPROVED:

This is to Certify that the minor plat of OLD WINDBURN ACRES was submitted to and duly approved by the City of Lee's Summit, Missouri, pursuant to the United Development Ordinance No. _____

TRISHA FOWLER ARDURI, CITY CLERK

DATE _____

APPROVED: PUBLIC WORKS/ENGINEERING

GEORGE M. BINGER III, P.E. - CITY ENGINEER

DATE _____

APPROVED: PLANNING AND SPECIAL PROJECTS

ROBERT G. MCKAY AICP

DATE _____

DIRECTOR OF PLANNING AND SPECIAL PROJECTS

JACKSON COUNTY APPROVED: COUNTY ASSESSOR OR GS DEPARTMENT

DATE _____

IN TESTIMONY WHEREOF: Thomas Hardin and Martha Gayle Hardin, has caused these presents to be signed on this ____ day of _____, 2021.

Thomas Hardin

Martha Gayle Hardin

My commission Expires _____

Notary Public in and for said County & State

NOTARY CERTIFICATION:

STATE OF MISSOURI)
COUNTY OF JACKSON) SS

On this ____ day of _____, 2021, before me the undersigned Notary Public, personally appeared Thomas Hardin and Martha Gayle Hardin, who being by me sworn did say this is a free act and deed.

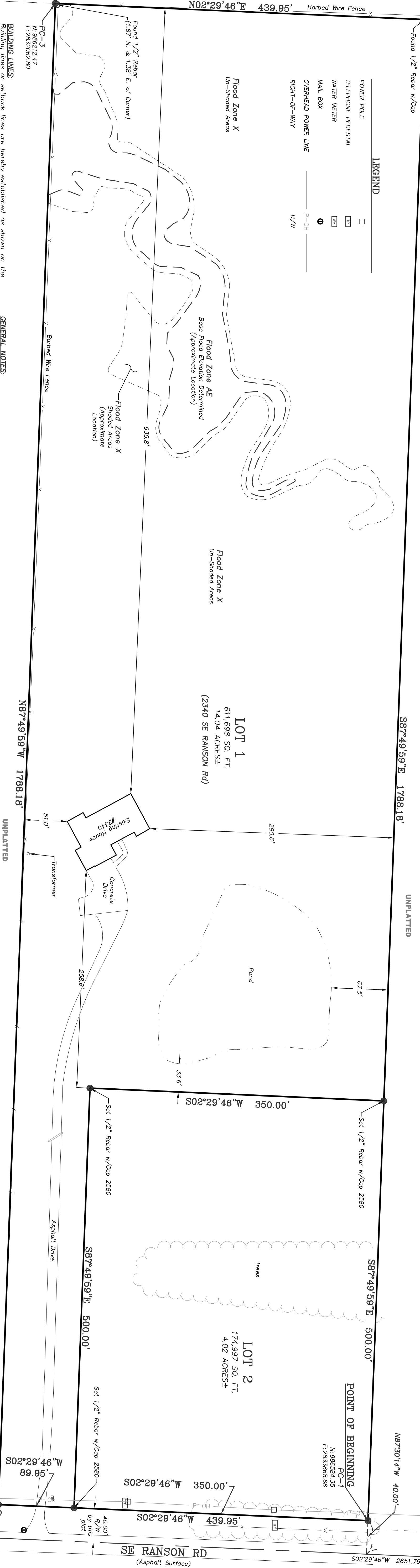
IN TESTIMONY THEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

PROPERTY DESCRIPTION: PLAT BOUNDARY

Containing: .786,594.97 square feet or 18.06 Acres More or Less
All that part of the Northeast Quarter of section 21, Township 47 North, Range 31 West of the Fifth Principal Meridian, situated in the City of Lee's Summit, Jackson County, Missouri and more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 21; thence South 02°29'46" West, along the East line of said Northeast Quarter, a distance of 1601.28 feet; thence North 87°30'14" West, a distance of 40.00 feet, to the West right-of-way line of SE Ranson Road as now established and the POINT OF BEGINNING; thence South 02°29'46" West, along said West right-of-way line, a distance of 439.95 feet; thence North 87°49'59" West departing said right-of-way line and parallel to the North line of the Southeast Quarter of said Northeast Quarter, a distance of 1788.18 feet; thence North 02°29'46" West, parallel to said East line, a distance of 439.95 feet to the Southeast corner of said Northeast Quarter with said North line, a distance of 1788.18 feet to the POINT OF BEGINNING.

- LEGEND
- POWER POLE
 - TELEPHONE FEDESTAL
 - WATER METER
 - MAIL BOX
 - OVERHEAD POWER LINE
 - RIGHT-OF-WAY
 - P-OH
 - R/W



GENERAL NOTES:

- A current Title Commitment had not been provided by the owners as of the date of issuance of this plat. The plat is based on the current title records and the current title search may disclose.
- The Record Source Trustee's Warranty Deed filed for record with the Jackson County Recorder of Deeds office as instrument Number 2003014444.
- Beings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983, (West Zone) at Jackson County Control Monument JA-95 (2003 Adjustment) using a Grid Factor of 0.9999920.
- Coordinates shown hereon are Grid Coordinates in Feet based on the above referenced Control Monument JA-95.
- Record Owner: Thomas Hardin and Martha Gayle Hardin Husband and Wife

Found 1/2" Rebar (207' N. & 0.92' E. of Corner)

EASEMENTS:
An easement or license is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage and all or any of them over, under and along strips of land designated as "utility easement" or by the abbreviation "U/E". 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, any and all claims, demands, rights and claims to request restoration of rights previously transferred and vacation of the easements herein granted.

FLOOD NOTES:

- This property is situated within three different FEMA's.
- According to the Community Panel No. 29095C04386 of the Flood Insurance Rate Map for Lee's Summit, Jackson County, Missouri, dated January 20, 2017, a portion of the subject property is in Zone "AE", i.e., Base Flood Elevations determined to be within the 0.2% annual chance floodplain, i.e., areas determined to be outside the 0.2% annual chance floodplain."
 - According to the Community Panel No. 29095C04396 of the Flood Insurance Rate Map for Lee's Summit, Jackson County, Missouri, dated January 20, 2017, the subject property is in Zone "X" (un-shaded), i.e., areas determined to be outside the 0.2% annual chance floodplain."
 - According to the Community Panel No. 29095C05526 of the Flood Insurance Rate Map for Lee's Summit, Jackson County, Missouri, dated January 20, 2017, the subject property is in Zone "X" (un-shaded), i.e., areas determined to be outside the 0.2% annual chance floodplain."
 - Location of Flood Zone "AE" and Flood Zone "X" (shaded) shown hereon represents the approximate horizontal extent of the flood boundary as shown on said map.

SURVEYORS CERTIFICATION:

I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current standards for property boundary surveys (type urban) in the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

By: Jeffrey B. Lovelace, MO-PLS#2580

DATE _____

SE CORNER NE 1/4,
SEC. 21, T47N, R31W
FND 5/8" IRON BAR
PER MNR DCC 600-63989

MINOR PLAT
OLD WINDBURN ACRES
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PREPARED FOR:

STEVE HARDIN
2824 SADDLEWOOD DR
LEE'S SUMMIT, MO 64081

Project No: 21070
Drawn By: BDH
Checked By: JBL
Date: 3/31/2021
Scale: 1"=60'
File Name: 21070
Certificate of Authority:
Missouri - 2002026538
Kansas - LS-154

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

