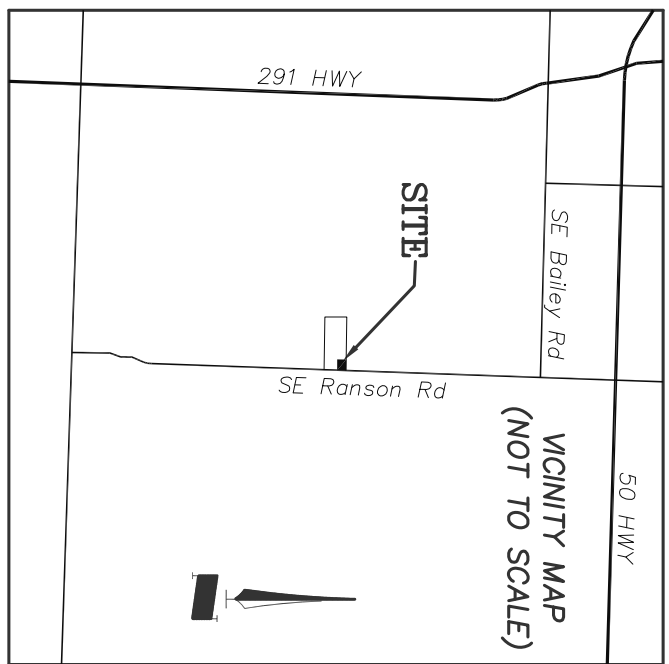


MINOR PLAT OF
OLD WINDBURN ACRES, LOT 1
PART OF THE NE 1/4 OF
SECTION 21, TOWNSHIP 47 NORTH, RANGE 31 WEST,
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



POINT OF COMMENCING

NE CORNER NE 1/4,
SEC 21, T47N, R31W
2002.538 ACRES
PER MNR DCC 600-63989

CITY OF LEE'S SUMMIT APPROVED:

This is to Certify that the minor plat of OLD WINDBURN ACRES, LOT 1 was submitted to and duly approved by the City of Lee's Summit, Missouri, on this 13th day of May, 2021, in accordance with the Development Ordinances of the City of Lee's Summit Code of Ordinances.

TRISHA FOWLER ARCURI, CITY CLERK

DATE

APPROVED: PUBLIC WORKS/ENGINEERING

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

DATE

APPROVED: DEVELOPMENT SERVICES

RYAN A. ELAM PE,
DIRECTOR OF DEVELOPMENT SERVICES

DATE

JACKSON COUNTY APPROVED: ASSESSOR-MAPPING

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, 2330 SE RANSON RD

Containing: 174,997.11 Square Feet or 4.02 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 350.00 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 500.00 feet; thence North 02°29'46" East, parallel to said East line, a distance of 350.00 feet to the North line of a tract of land described in instrument #20030144414; thence South 87°49'59" East, along the North line of said tract of land and parallel with the North line of said Southeast Quarter, a distance of 500.00 feet to the POINT OF BEGINNING.

DEDICATION: The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown, which plat and subdivision shall hereafter be known as:

OLD WINDBURN ACRES, LOT 1*

LEGEND

POWER POLE
TELEPHONE PEDESTAL
WATER METER
MAIL BOX
OVERHEAD POWER LINE
RIGHT-OF-WAY

P-OH
R/W

Found 1/2" Rebar
(1.87' N. & 1.36' E. of Corner)

GENERAL NOTES:

1. A current Title Commitment had not been provided by the owners as of the date of issuance of this Plat of Survey. This company has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The Record Source Trustee's Warranty Deed filed for record with the Jackson County Recorder of Deeds office as Instrument Number 20030144414.
3. Bearings 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 0.9999020.
4. Coordinates shown hereon are Grid Coordinates in Feet based on the above referenced Control Monument JA-95.
5. Record Owner: Thomas Hardin and Martha Gayle Hardin Husband and Wife

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

BUILDING LINES:

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

DEMAISE NOTE:

Individual lot owner(s) shall not change or obstruct the drainage flow lines or pits on the lots, unless specific application is made and approved by the City Engineer.

OIL-GAS WELLS:

According to The Missouri Department of Natural Resources State Oil and Gas Conservation Commission (DNR), there are no oil or gas wells on the property shown hereon.

SANITARY SEWER NOTE:

A sanitary sewer connection is not available for Lot 1, should a sanitary sewer connection to Lot 1 be required in the future, an easement across adjacent property to south will need to be obtained by the owner of Lot 1.

EASEMENTS:

An easement or license is hereby granted to the City of Lee's Summit to locate, install, maintain, repair, replace, remove, and relocate any and all utility lines, conduits, pipes, cables, wires, 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 agrees to the fullest extent allowed by law, including, without limitation, Section 47.02 RSMo, to grant, convey, release, and assign all rights previously transferred and vacation of the easements herein granted.

FLOOD NOTE:

According to the Community Panel No. 290950439C 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".

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

| DATE | NUMBER | REVISION | BY: | APPROVED: |
|-----------|--------|----------------------|-----|-----------|
| 6/8/2021 | 1 | REVISED PER COMMENTS | BDH | JBL |
| 6/18/2021 | 2 | REVISED PER COMMENTS | BDH | JBL |
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| | | | | |
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LA

LOVELACE & ASSOCIATES

Land Surveying - Land Planning

929 SE 3rd Street Lee's Summit, Missouri 64063

Phone: (816) 347-9997 Fax: (816) 347-9979

MINOR PLAT

SH 1 OF 1

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