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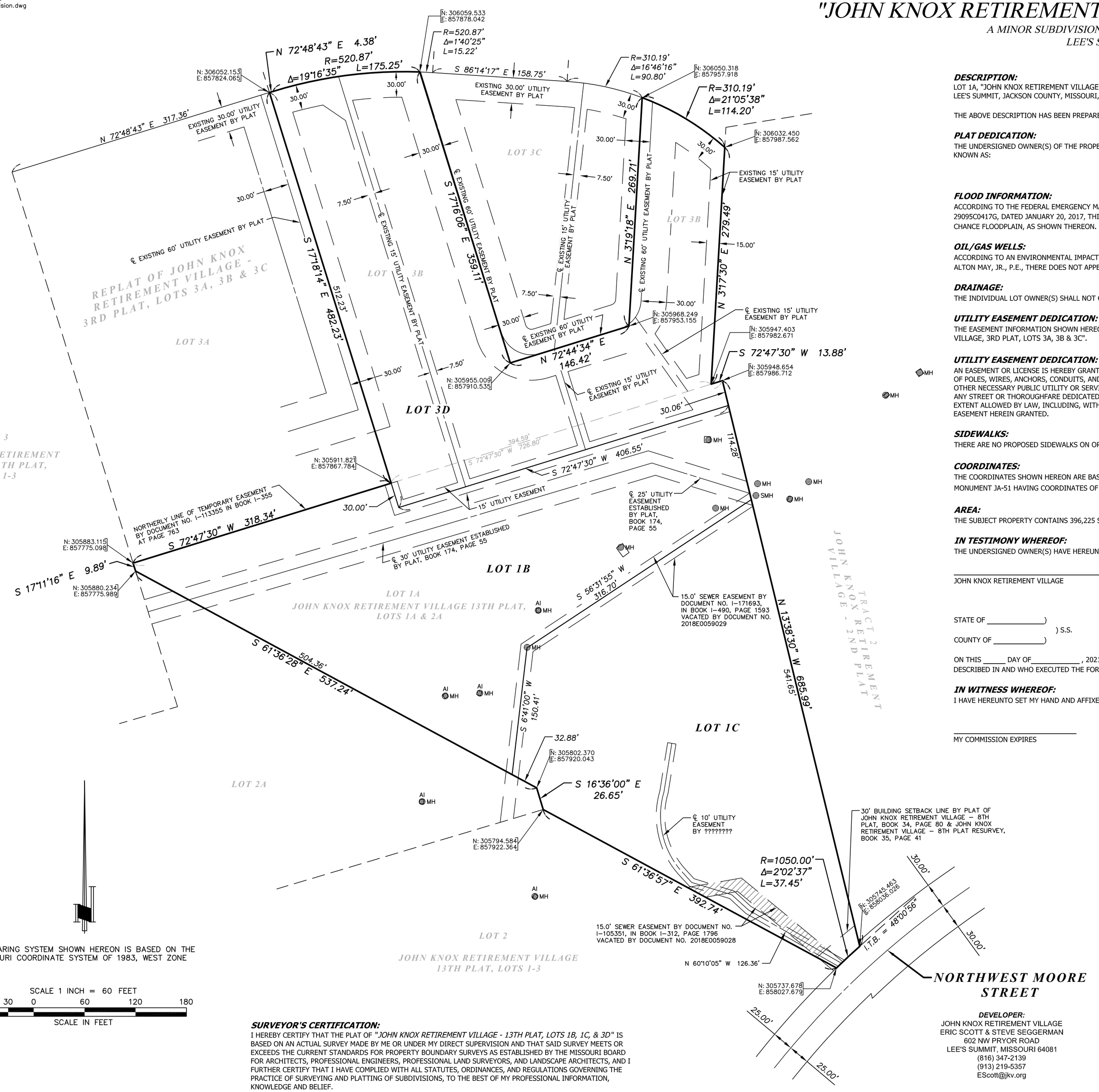
MINOR SUBDIVISON OF

"JOHN KNOX RETIREMENT VILLAGE -13TH PLAT, LOTS 1B, 1C, & 3D"

A MINOR SUBDIVISION IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 32 WEST,
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE

SCALE 1 INCH = 60 FEET

60 30 0 60 120 180

SCALE IN FEET

DESCRIPTION:
LOT 1A, "JOHN KNOX RETIREMENT VILLAGE 13TH PLAT, LOTS 1A & 2A", AND LOT 3B, "JOHN KNOX RETIREMENT VILLAGE, 3RD PLAT, LOTS 3A, 3B & 3C", BOTH BEING SUBDIVISIONS IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLATS THEREOF.

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 - 13TH PLAT, LOTS 1B, 1C, & 3D***"

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0416G & 29095C0417G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

OIL/GAS WELLS:
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 DOES NOT APPEAR TO BE ANY OIL AND GAS WELLS ON THE SUBJECT PROPERTY.

DRAINAGE:
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.

UTILITY EASEMENT DEDICATION:
THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE PLAT OF "JOHN KNOX RETIREMENT VILLAGE 13TH PLAT, LOTS 1A & 2A", AND FROM THE PLAT OF "JOHN KNOX RETIREMENT VILLAGE, 3RD PLAT, LOTS 3A, 3B & 3C".

UTILITY EASEMENT DEDICATION:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. 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, SECTION 527.188, RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

SIDEWALKS:
THERE ARE NO PROPOSED SIDEWALKS ON OR ADJACENT TO THE SUBJECT PROPERTY.

COORDINATES:
THE COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE (2003 ADJUSTMENT) BASED ON MONUMENT JA-51 HAVING COORDINATES OF NORTH - 306638.907, EAST - 847091.827, AND A GRID FACTOR OF 0.9998994.

AREA:
THE SUBJECT PROPERTY CONTAINS 396,225 SQUARE FEET OR 9.096 ACRES, MORE OR LESS.

IN TESTIMONY WHEREOF:
THE UNDERSIGNED OWNER(S) HAVE HEREUNTO SET THEIR HAND THIS _____ DAY OF_____, 2021.

_____
JOHN KNOX RETIREMENT VILLAGE

STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF_____, 2021, 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 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

APPROVED:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "1012 NE BRYANT DRIVE, 1ST PLAT" 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. DATE
CITY ENGINEER

_____ _____
RYAN A. ELAM, P.E. DATE
DIRECTOR OF DEVELOPMENT SERVICES

_____ _____
TRISHA FOWLER ARCURI DATE
CITY CLERK

_____ _____
VINCENT E. BRICE DATE
JACKSON COUNTY ASSESSMENT DEPARTMENT

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF "*JOHN KNOX RETIREMENT VILLAGE - 13TH PLAT, LOTS 1B, 1C, & 3D*" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND 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 INFORMATION, KNOWLEDGE AND BELIEF.

DEVELOPER:
JOHN KNOX RETIREMENT VILLAGE
ERIC SCOTT & STEVE SEGGERMAN
602 NW PRYOR ROAD
LEE'S SUMMIT, MISSOURI 64081
(816) 347-2139
(913) 219-5357
EScott@jkv.org

SURVEYOR:
JAMES S. ANDERSON, PLS
ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050
jsa@andersonsurvey.com

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DATE PREPARED: *MARCH 11, 2021*

MINOR SUBDIVISION

ANDERSON
SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

JAMES S. ANDERSON, PLS #1726

DRN. RMC	P.C.	CK. RJA	APP.