

MINOR SUBDIVISION 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

**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. 28095C0416G & 28095C0417G, 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 PIPES, WIRES, ANCHORS, CONDUTITS, 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 ROAD OR HIGHWAY DEDICATED TO PUBLIC USE ON THIS PLAT, OR ANYWHERE ON BEHALF OF THEMSELVES, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREIN WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 927.180, RSMo, (2009), 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 - 306658.907, EAST - 847091.827, AND A GRID FACTOR OF 0.9989994.

**AREA:**

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

**IN TESTIMONY WHEREOF:**

THE UNDERSIGNED OWNER(S) HAVE HERELUNTO SET THEIR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JOHN KNOX RETIREMENT VILLAGE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.

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 HERELUNTO 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 ARCIURI \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK  
VINCENT E. BRICE \_\_\_\_\_ DATE \_\_\_\_\_  
JACKSON COUNTY ASSESSOR OFFICE

MINOR SUBDIVISION



LEE'S SUMMIT, MISSOURI 64064

DEVELOPER:  
JOHN KNOX RETIREMENT VILLAGE  
ERIC SCOTT & STEVE SEGGERMAN  
800 NW PAVOR ROAD  
LEE'S SUMMIT, MISSOURI 64081  
(816) 314-2139  
(813) 219-5357  
Escott@jkn.org

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

DATE PREPARED: MARCH 11, 2021



VICINITY MAP  
(NOT TO SCALE)

SCALE 1 INCH = 60 FEET  
60 30 0 60 120 180  
SCALE IN FEET

JOHN KNOX RETIREMENT VILLAGE  
13TH PLAT, LOTS 1-3

LOT 2

LOT 2A

LOT 1A

LOT 1B

131,137 SQUARE FEET

LOT 1C

124,429 SQUARE FEET

LOT 3D

140,659 SQUARE FEET

LOT 3B

LOT 3C

LOT 3A

LOT 3  
JOHN KNOX RETIREMENT  
VILLAGE 13TH PLAT,  
LOTS 1-3

TRACT 2  
JOHN KNOX RETIREMENT  
VILLAGE - 2ND PLAT