

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,
LEES 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 LEES 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 LEES 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 LEES SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PIPES, 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" (I.E.), OR WITHIN ANY STREET OR PARADIGM/DRAINAGE 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 92.138, 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 HEREUNTO 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 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 LEES SUMMIT, PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 5209:

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

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

TRISHA FOWLER ARCIURI
CITY CLERK

VINCENT E. BRICE
JACKSON COUNTY ASSESSOR OFFICE

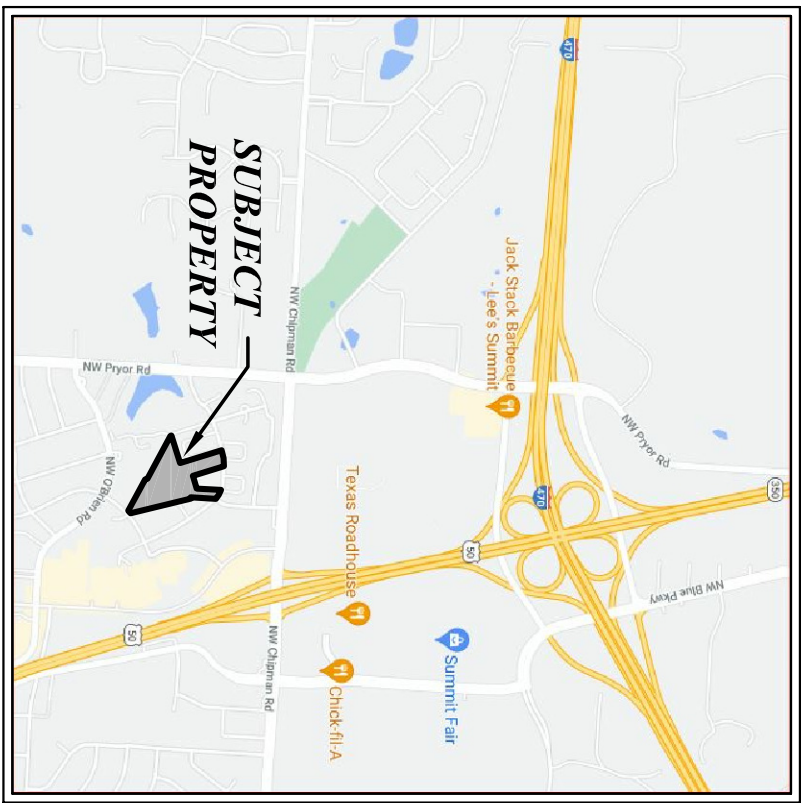
MINOR SUBDIVISION



LEES SUMMIT, MISSOURI 64064

(816) 246-5050

JAMES S. ANDERSON,
P.L.S. #178



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 3

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

LOT 3A

EXISTING 60' UTILITY EASEMENT BY PLAT

EXISTING 30.00' UTILITY EASEMENT BY PLAT

EXISTING 30.00' UTILITY EASEMENT BY PLAT

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