

DRN. CWR P.C. JPW CK. RJA APP.

MINOR PLAT OF
"J. K. V. EAST COMMERCIAL DEVELOPMENT, LOTS 1A, 1B, & 2A"
A MINOR SUBDIVISION IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 32 WEST,
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION:
LOTS 1 & 2, J. K. V. EAST COMMERCIAL DEVELOPMENT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

AND

ALL THAT PART OF SECTION 1, TOWNSHIP 47, RANGE 32, IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING 995 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; AND THENCE EAST 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 360 FEET; THENCE SOUTHEASTERLY ALONG THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 50, A DISTANCE OF 180 FEET; THENCE SOUTHWESTERLY 95 FEET TO A POINT; THENCE SOUTHWESTERLY 111 FEET TO THE POINT OF BEGINNING.

PLAT DEDICATION:
THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS:

"J. K. V. EAST COMMERCIAL DEVELOPMENT, LOTS 1A, 1B, & 2A "

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0416G, 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 ARE NO OIL AND GAS WELLS WITHIN THE PROPERTY SHOWN HEREON.

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:
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" 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.

WATER LINE 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 STRUCTURES FOR WATER UPON, OVER, OR UNDER THE AREA OUTLINED OR DESIGNATED UPON THIS PLAT AS "WATER LINE EASEMENT"

CROSS ACCESS EASEMENT DEDICATION:
AN EASEMENT TO PROVIDE VEHICULAR ACCESS TO AND FROM LOTS 1A, 1B, AND 2A IS HEREBY ESTABLISHED AS SHOWN ON THE PLAT AND DESIGNATED "ACCESS EASEMENT" FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS, THEIR MORTGAGEES, TENANTS, AND BUSINESS INVITEES.

AREA:
THE SUBJECT PROPERTY CONTAINS 156,173 SQUARE FEET OR 3.585 ACRES, MORE OR LESS.

APPROVED:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "J. K. V. EAST COMMERCIAL, LOTS 1A, 1B & 2B" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES:

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

DATE

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

DATE

TRISHA FOWLER ARCURI
CITY CLERK

DATE

JACKSON COUNTY ASSESSOR / GIS DEPARTMENT

DATE

IN TESTIMONY WHEREOF:
THE UNDERSIGNED OWNER(S) HAVE HEREUNTO SET THEIR HANDS THIS ____ DAY OF _____, ____.

BY _____

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

ON THIS ____ DAY OF _____, 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.

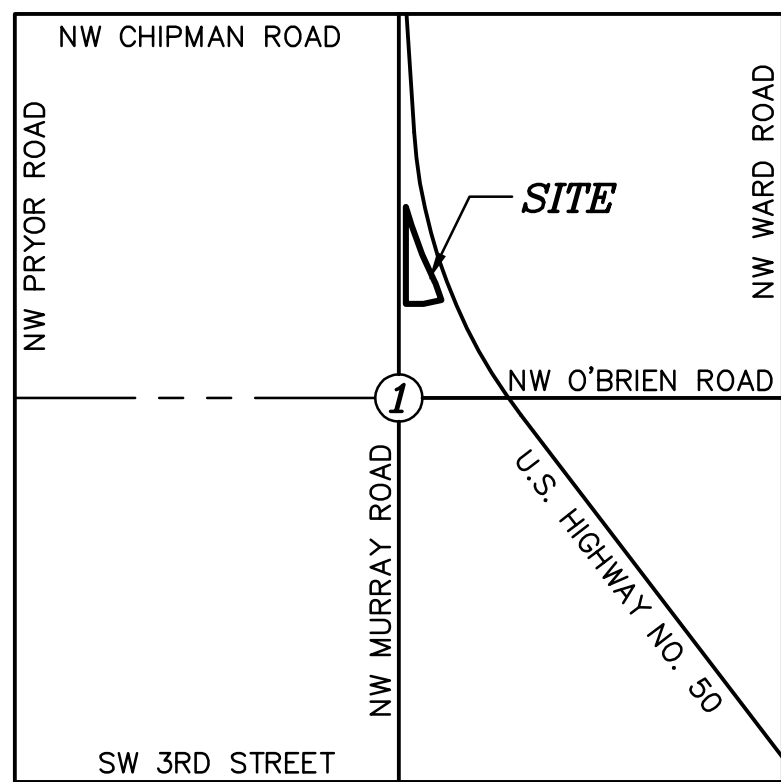
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

PRINT NAME _____

SURVEYOR
ANDERSON SURVEY COMPANY
ATTENTION: JAMES S. ANDERSON, PLS
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816)246-5050
FAX: (816)246-0502
E-MAIL: jsa@andersonsurvey.com

OWNER/DEVELOPER
PREMIERLIFE REAL ESTATE HOLDINGS
451 NW MURRAY ROAD
LEE'S SUMMIT, MISSOURI 64081
JOHN KNOX RETIREMENT VILLAGE
602 NW PRYOR ROAD
LEE'S SUMMIT, MISSOURI 64081



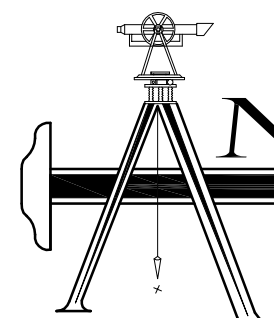
THE BEARINGS AND COORDINATES (IN FEET) SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, WESTERN ZONE BY GPS OBSERVATIONS FROM KANSAS CITY METRO CONTROL MONUMENT JA-51 (2003 ADJUSTMENT) USING A GRID FACTOR OF 0.9998994.

SCALE 1 INCH = 30 FEET
30 15 0 30 60 90
SCALE IN FEET

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF "J. K. V. COMMERCIAL DEVELOPMENT, LOTS 1A, 1B, & 2A" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

DATE PREPARED: OCTOBER 14, 2021

MINOR SUBDIVISION



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