

MINOR PLAT OF JOHN KNOX RETIREMENT VILLAGE - 15th PLAT, LOTS 1 & 2

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

APPROVED:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "JOHN KNOX RETIREMENT VILLAGE - 15th PLAT, LOTS 1 & 2" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS _____ DAY OF _____, 2025 BY ORDINANCE NO. _____

WILLIAM A. BAIRD
MAYOR

DATE _____

TERRY TRAFTON
PLANNING COMMISSION SECRETARY

DATE _____

AIMEE NASSIF, AICP
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

DATE _____

TRISHA FOWLER ARCURI
CITY CLERK

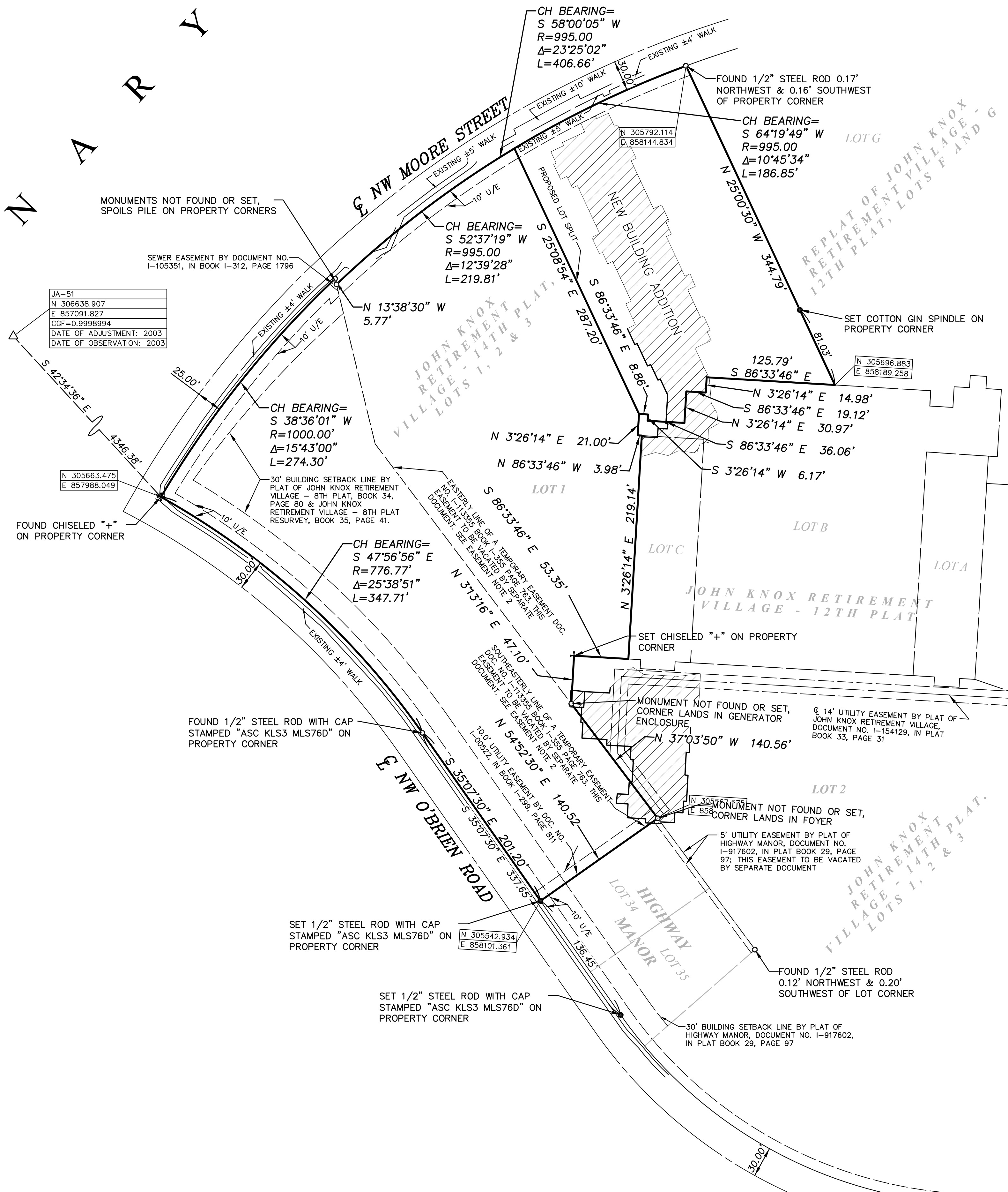
DATE _____

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

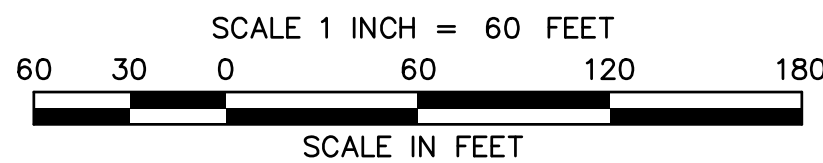
DATE _____

VINCENT E. BRICE
JACKSON COUNTY ASSESSOR OFFICE

DATE _____



THE BEARINGS AND COORDINATES SHOWN HEREON
ARE BASED ON THE MISSOURI COORDINATE
SYSTEM OF 1983, WEST ZONE



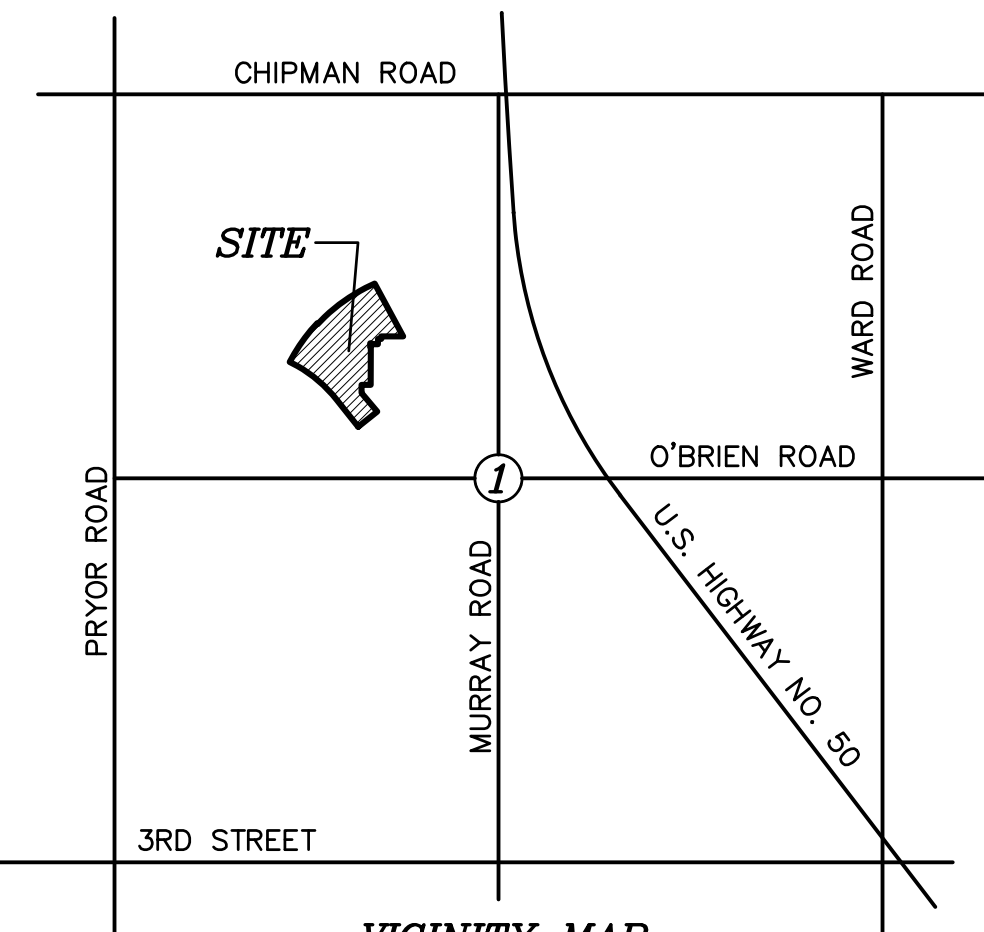
B/L = EXISTING BUILDING SETBACK LINE

U/E = EXISTING UTILITY EASEMENT

+ FOUND CHISELED "+" ON PROPERTY CORNER

o FOUND 1/2" STEEL ROD WITH PLASTIC CAP, STAMPED "ASC MLS76D KLS3", ON PROPERTY CORNER, UNLESS NOTED OTHERWISE

• SET 1/2" STEEL ROD WITH PLASTIC CAP, STAMPED "ASC MLS76D KLS3", ON PROPERTY CORNER, UNLESS NOTED OTHERWISE



VICINITY MAP
SECTION 1-T-47-R-32

DRN. MGM P.C. MRG CK. RJA APP. RJA

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

OWNER/DEVELOPER
JOHN KNOX VILLAGE
ATTENTION: STEVE SEGGERMAN
400 NORTHWEST MURRAY ROAD
LEE'S SUMMIT, MISSOURI 64081
PHONE: (816)347-2589
E-MAIL: sseggerman@jkv.org

COORDINATES:

THE COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE (2003 ADJUSTMENT) BASED ON MONUMENT JA-51 (PID: 095051) HAVING COORDINATES OF NORTH: 306638.907, EAST: 847091.827, AND A GRID FACTOR OF 0.9998994.

DESCRIPTION:

LOT 1, JOHN KNOX RETIREMENT VILLAGE - 14TH PLAT, LOTS 1, 2 & 3, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT 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 - 15th PLAT, LOTS 1 & 2"

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.

EASEMENT INFORMATION:

- THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM PREVIOUS SURVEYS BY ANDERSON SURVEY COMPANY. THIS COMPANY HAS NOT RESEARCHED THE RECORDS OF JACKSON COUNTY, MISSOURI FOR ADDITIONAL EASEMENTS. A CURRENT TITLE SEARCH MAY REVEAL OTHER EASEMENTS, OR IF ANY EXIST, THAT AFFECT THE SUBJECT PROPERTY.
- THIS DOCUMENT APPEARS TO BE A TEMPORARY EASEMENT. IT STATES THAT, "WHEN [THE AREA DESCRIBED] IS DEVELOPED AND FINAL SEWER DRAINAGE LOCATIONS KNOWN, [THE GRANTOR] AGREES TO GIVE PERMANENT EASEMENTS AS REQUIRED BY CITY OF LEE'S SUMMIT'S REGULATIONS AND ORDINANCES, THEREAFTER THE EASEMENT DESCRIBED [IN SAID DOCUMENT] SHALL BE VOID". THIS EASEMENT TO BE VACATED BY SEPARATE DOCUMENT.

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 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.

AREA:

THE SUBJECT PROPERTY CONTAINS 242,582 SQUARE FEET OR 5.569 ACRES, MORE OR LESS.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED OWNER(S) HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2025

BY _____

STATE OF _____) S.S.

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, 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 _____

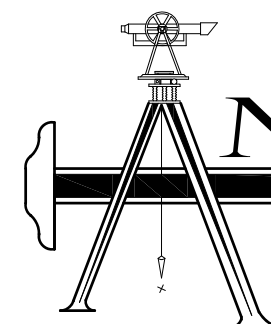
PRINT NAME _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF "JOHN KNOX RETIREMENT VILLAGE - 15TH PLAT, LOTS 1 & 2", IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT 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.

DATE PREPARED: MARCH 11, 2025

MINOR PLAT



ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

ROBERT J. ANDERSON,
PLS #2010000242