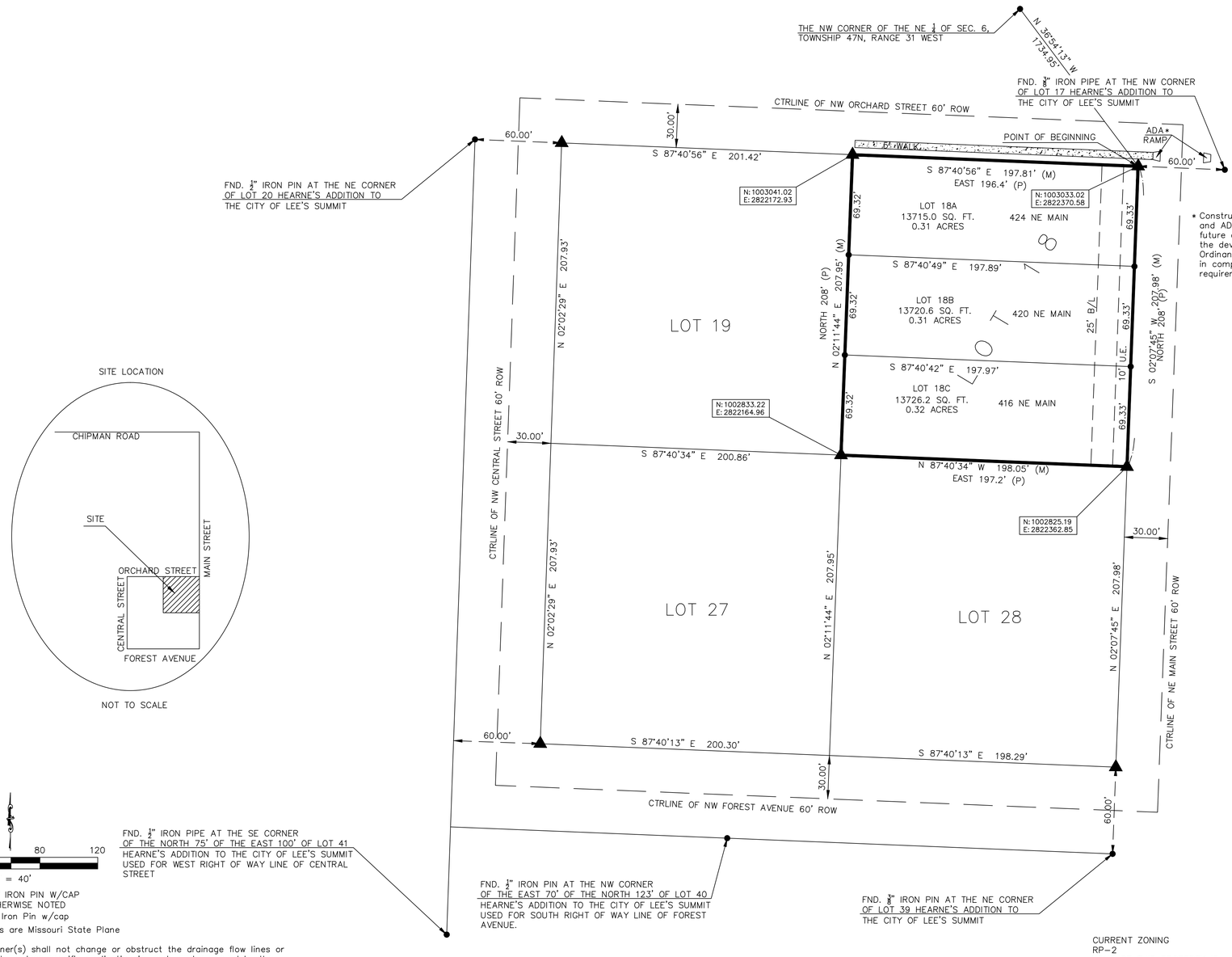
HEARNE'S ADDITION LOTS 18A, 18B, & 18C

A MINOR SUBDIVISION LOCATED IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MO.

A REPLAT OF LOT 18 OF HEARNE'S ADDITION TO THE CITY OF LEE'S SUMMIT



* Construction of the sidewalks and ADA ramps shall occur at a future date, in accordance with the development agreement, by Ordinance No.____, and shall be in compliance with ADA requirements.

● = SET 1/2" IRON PIN W/CAP UNLESS OTHERWISE NOTED

⊙ = Fnd. 1/2" Iron Pin w/cap

Basis of bearings are Missouri State Plane Western Zone

Individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lots, unless specific application is made and approved by the City Engineer.

▲ = Set 5/8" BAR W/ALMN. CAP

T	Township
R	Range
Sec.	Section
Fnd.	Found
——x——	Fence
W/cap	With cap
Ref.	Reference

(P) = Plat
(M) = Measured

CURRENT ZONING
RP-2
NONE OF THIS PROPERTY IS LOCATED IN THE 1% FLOOD HAZARD ACCORDING TO FEMA MAP 29095C0417G DATED 1/20/2017
NO OIL OR GAS WELLS DETECTED ON THIS PROPERTY ACCORDING TO FIG. B-4 FROM THE ABANDONED OIL AND GAS WELL STUDY PERFORMED BY EDWARD ALTON MAY JR. PE DATED MAY 1995

LEGAL DESCRIPTION: A replat of Lot 18 of HEARNE'S ADDITION, a subdivision located in Lee's Summit, Jackson County, MO., more particularly described as follows: BEGINNING at the NE corner of said Lot 18, said corner being on the Southerly right of way line of Orchard Street and the Westerly right of way line of Main Street, as they now exist; thence S02°07'45"W along the East line of said Lot 18 and said Westerly right of way line, a distance of 207.98 feet (North 208' plat) to the SE corner thereof; thence N87°40'34"W along the South line of said Lot 18, a distance of 198.05 feet (East 197.2' plat) to the SW corner thereof; thence N02°11'44"E along the West line of said Lot 18, a distance of 207.95 feet (North 208' plat) to the NW corner thereof, said corner being on the Southerly right of way line of Orchard Street, as it now exists; thence S87°40'56"E along said North line and said Southerly right of way line, a distance of 197.81 feet (East 196.4' plat) to the POINT OF BEGINNING, containing 0.94 acres, more or less, all being subject to easements, restrictions, and rights of way.

Dedication: The undersigned owner of the property described herein has caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "Hearne's Addition Lots 18A, 18B, and 18C".

Easements: An easement of 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 s "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.

Building Lines: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

Common Area: No tracts are dedicated on this plat as common areas.

In testimony whereof, the undersigned owner, Dymon Wood, has hereunto set his hand this _____day of_____, 2018.

_____
Dymon Wood

_____

STATE OF

COUNTY OF

On this _____ day of _____, 2018, before personally appeared the above person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State the date and year last written above>

_____
Notary Public

My Commission Expires_____

This is to certify that the minor plat of "Hearne's Addition Lots 18A, 18B, and 18C" 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 PE City Engineer	Date
Robert G. McKay AICP Director of Planning and Special Projects	Date
Trisha Fowler Arcuri City Clerk	Date
Jackson County Assessor/GIS Dept.	Date

SURVEYOR'S CERTIFICATE

I hereby certify that the within survey is based on an actual survey made by me or under my direct supervision and that said survey was performed in accordance with the minimum requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

_____
Ronald H. Henley PLS 2005019211

HENLEY SURVEY CO.
RONALD H. HENLEY
SOLE PROPRIETOR
PO BOX 257
PLEASANT HILL, MO 64080
816-716-3254
PLS #2005019211
DATE PREPARED:
01/23/18

PREPARED FOR AND OWNED BY:
DYMON WOOD
732 SW WINTERGARDEN
LEE'S SUMMIT, MO.
64081
816-419-8596