

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

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 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.

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

_____ Date
George M. Binger III PE City Engineer

_____ Date
Robert G. McKay AICP
Director of Planning and Special Projects

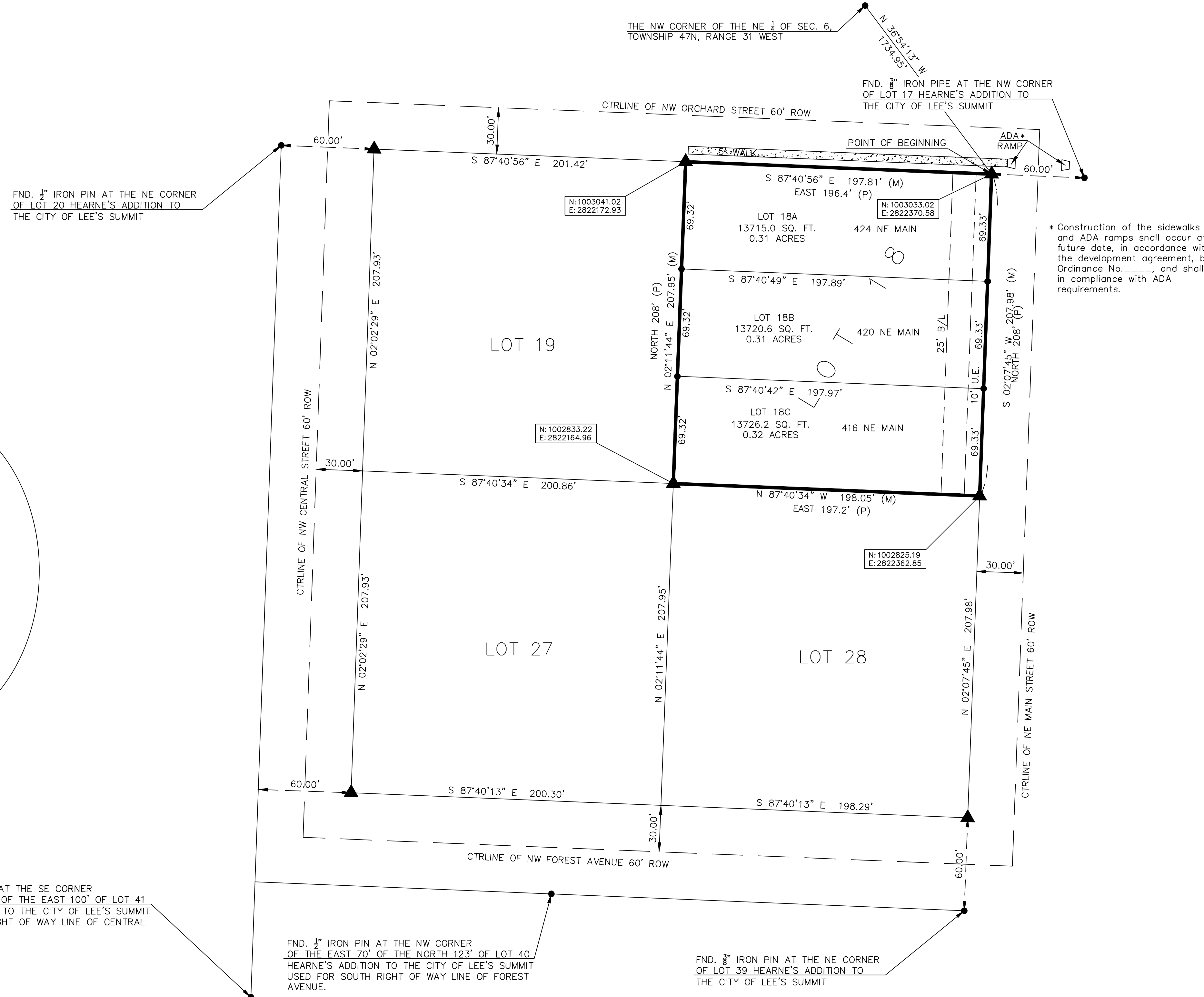
_____ Date
Trisha Fowler Arcuri City Clerk

_____ Date
Jackson County Assessor/GIS Dept.

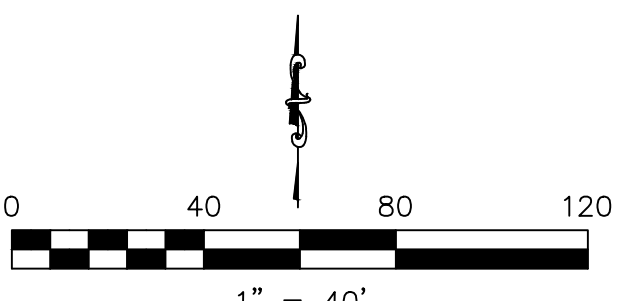
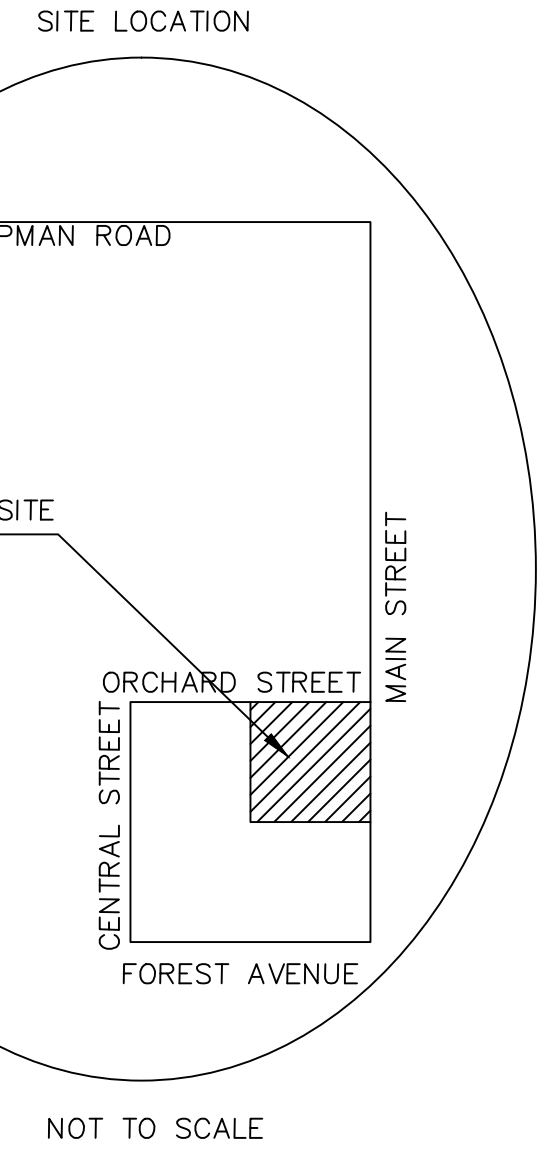
SURVEYOR'S CERTIFICATE
I hereby certify that the within survey is based on an actual survey made by me or under my direct supervision and that said survey was performed in accordance with the minimum requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, 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
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* 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
 - ▲ = 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
- 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.

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

FND. 1/2" IRON PIPE AT THE SE CORNER OF THE NORTH 75' OF THE EAST 100' OF LOT 41 HEARNE'S ADDITION TO THE CITY OF LEE'S SUMMIT USED FOR WEST RIGHT OF WAY LINE OF CENTRAL STREET

FND. 1/2" IRON PIN AT THE NW CORNER OF THE EAST 70' OF THE NORTH 123' OF LOT 40 HEARNE'S ADDITION TO THE CITY OF LEE'S SUMMIT USED FOR SOUTH RIGHT OF WAY LINE OF FOREST AVENUE.

FND. 3/8" IRON PIPE AT THE NE CORNER OF LOT 39 HEARNE'S ADDITION TO THE CITY OF LEE'S SUMMIT