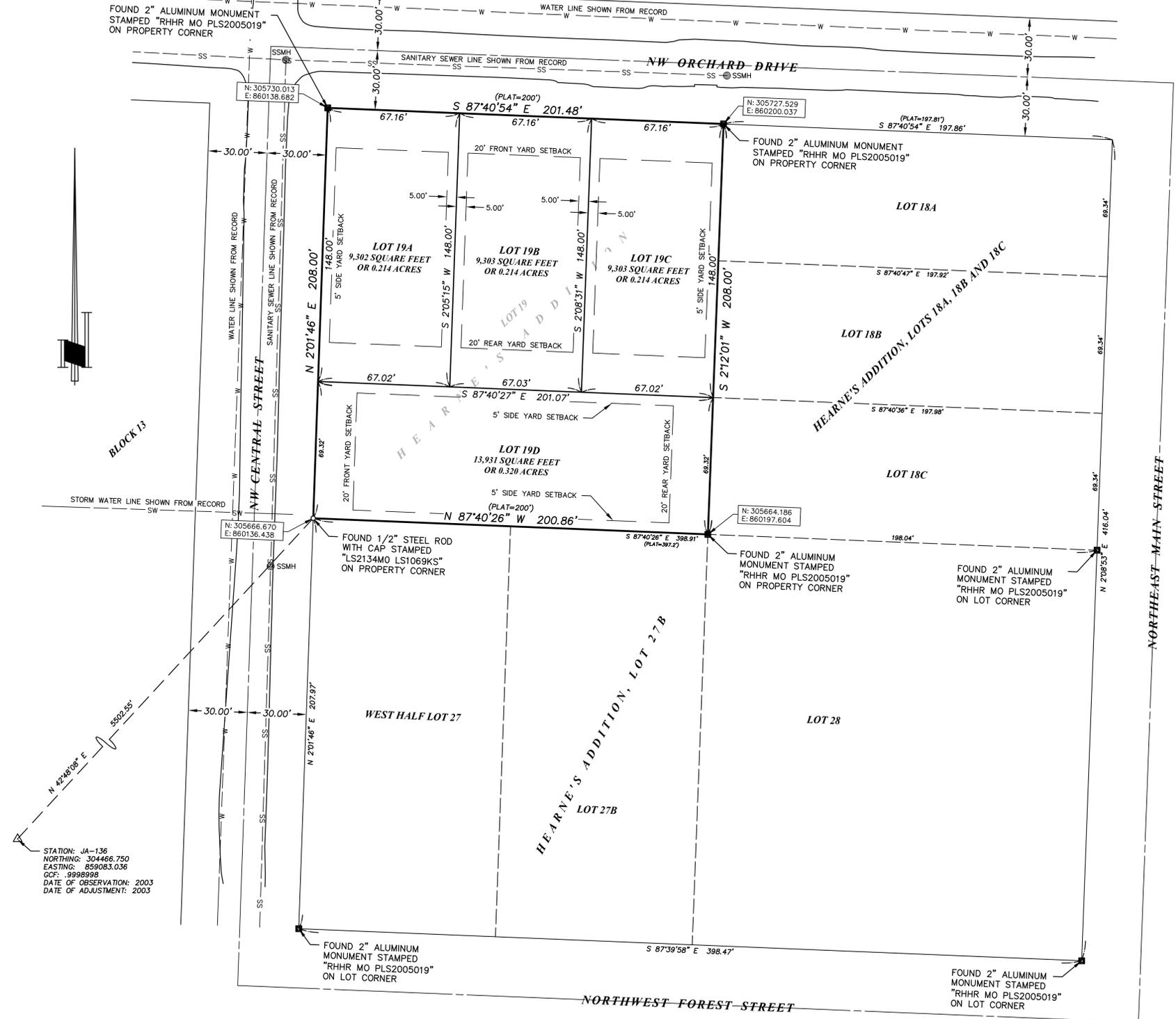


FINAL PLAT OF "HEARNE'S ADDITION, LOTS 19A thru 19D"

A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
PART OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST



DESCRIPTION:
ALL OF LOT NINETEEN (19), IN HEARNE'S ADDITION TO LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIPTION WAS TAKEN FROM A MISSOURI WARRANTY DEED, RECORDED AS INSTRUMENT NO. 2020E0038009.

THE ABOVE DESCRIBED PROPERTY CONTAINS 41,839 SQUARE FEET OR 0.961 ACRES, MORE OR LESS.

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 : "HEARNE'S ADDITION, LOTS 19A thru 19D"

UTILITY EASEMENTS 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 "SANITARY SEWER EASEMENT" (S.E.), "STORM SEWER EASEMENT" (S.W.E.), "UTILITY EASEMENTS" (U.E.), AND "WATER EASEMENT" (W.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.

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 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 THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL - WELLS DOCUMENT, DATED FEBRUARY 2, 2018, THERE ARE NO OIL OR GAS WELLS ON THE SUBJECT PROPERTY SHOWN HEREON.

UTILITY INFORMATION:
THE UTILITY INFORMATION SHOWN HEREON WAS TAKEN FROM CITY OF LEE'S SUMMIT RECORDS (VIA ARCGIS).

ZONING:
ACCORDING TO THE CITY OF LEE'S SUMMIT, MISSOURI ZONING MAP FOUND AT <https://www.arcgis.com/apps/mapviewer/index.html?webmap=bf28ffa7cfa41cd9ffa5d39811a9bf6>, THE SUBJECT PROPERTY AND ALL SURROUNDING PARCELS SHOWN HEREON ARE ZONED RP-2 (PLANNED TWO FAMILY RESIDENTIAL).

DRAINAGE:
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS COVERED BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

SIDEWALKS:
THERE ARE NO EXISTING OR PLANNED SIDEWALKS ON THE SUBJECT PROPERTY.

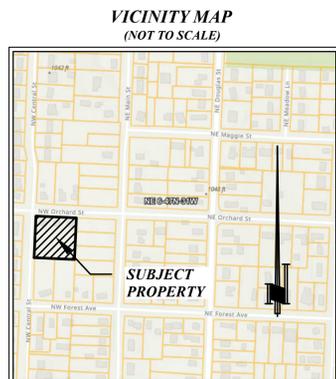
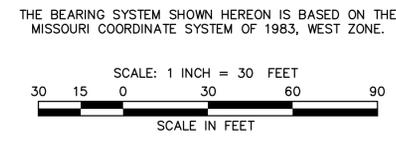
IN WITNESS WHEREOF:
THE UNDERSIGNED PROPRIETOR HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2025.

RYAN MELVIN _____
KRISTEN D. MELVIN _____
NOTARY CERTIFICATION:
STATE OF _____)
COUNTY OF _____) S.S.
ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RYAN MELVIN, WHOM HAS ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED.
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE, THE DAY AND YEAR LAST WRITTEN ABOVE.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED NAME _____

APPROVED:
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "REPLAT OF LOT 19, HEARNE'S ADDITION, LOTS 19A thru 19D" 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. _____

TRISHA FOWLER ARCURI CITY CLERK	DATE _____	WILLIAM A. BAIRD - MAYOR	DATE _____
GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE _____	CHARLES E. TOUZINSKY III PLANNING COMMISSION SECRETARY	DATE _____
TRACY L. ALBERS DIRECTOR OF DEVELOPMENT SERVICES	DATE _____	JACKSON COUNTY ASSESSOR / GIS DEPARTMENT	DATE _____



LEGEND

● SSMH	SANITARY SEWER MANHOLE FROM RECORD
---SS---	SANITARY SEWER LINE FROM RECORD
---SW---	STORM WATER LINE FROM RECORD
---W---	WATER LINE FROM RECORD

OWNER
RYAN MELVIN
11 NW ORCHARD STREET
LEE'S SUMMIT, MO 64063
PHONE: (616)582-1742
E-MAIL: melvinryan@outlook.com

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

I HEREBY CERTIFY THAT THE PLAT OF "HEARNE'S ADDITION, LOTS 19A thru 19D" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID 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, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.

F I N A L P L A T

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

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

PRELIMINARY

ROBERT J. ANDERSON,
PLS #201000242