SUMMIT MILL 1ST PLAT
LOT 76
LEES SUMMIT R-VII SCHOOL DISTRICT

SUMMIT MILL 2ND PLAT
TRACT "D"
SUMMIT MILL HOME OWNERS ASSOC.

SUMMIT MILL 2ND PLAT

JOE & ANNIE TIMMONS

JOE HUDSON

60' R/W

SE Milestone Avenue

SE Stillwater Drive
60' R/W

20' U/E

30' B/L

10' U/E

R/W

185.00'
NOTICE

24.36'

U/E (PLAT)

50' ELECTRICAL ESMT

S 87°55'32" E
658.12'

Robbins Trust
ZONED AG
UNDEVELOPED

Lot 2

CASE - CONTRACT
PART OF NW/4 SECTION 11
TOWNSHIP 47 NORTH RANGE 31 WEST
ZONED AG
PROPOSED ZONING: RP-4

Huff, Carl & Althea
UNDEVELOPED
ZONED AG

N 2°22'33" E
1901.52'

2514.22'
S 2°19'29" W

Lot 1

ITB-N19°38'48"W
D-10°24'58"
R-784.50'
L-142.62'

185.00'
NOTICE

ITB-N32°56'12"W
D-13°17'24"
R-739.50'
L-171.53'

S 57°03'48" W
31.00'

ITB-N80°16'58"W
D-47°20'45"
R-708.50'
L-585.46'

Robbins Trust
ZONED AG
UNDEVELOPED

DATE OF PREPARATION: July 18, 2018

OWNER:
Artisan Point, LP
Entity Type
4200 East Skelly Drive
Tulsa, Oklahoma 74135
Phone: (918)492-1983
Contact: Scott Case

ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.E. NO. 21427
MO STATE CA 2007025524 EXP. 12/31/2019
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Site Information:

GROSS SITE AREA = 35.361 ACRES

TOTAL NUMBER OF LOTS = 2

NET LOT AREA AREA = 35.137 ACRES
LOT 1 BLOCK 1 AREA = 17.704 ACRES
LOT 2 BLOCK 1 AREA = 17.657 ACRES

EXISTING ZONING = AGRICULTURAL (AG) UNDEVELOPED
PROPOSED ZONING = P-4

Re-Zoning Map

Legal Description

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF LEE'S SUMMIT, JACKSON COUNTY, STATE OF MISSOURI; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 2°19'29" WEST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 2514.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF "NORTH OUTER ROAD OF EXISTING EAST BOUND HIGHWAY NO. 50 AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED AUGUST 14, 2014 AT INSTRUMENT NO. 2014E0067092, COUNTY OF JACKSON RECORDS; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES; ALONG A 708.42 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 80°20'23 WEST, A CENTRAL ANGLE OF 47°23'52", A CHORD BEARING AND DISTANCE OF NORTH 56°38'27" WEST FOR 569.47 FEET, FOR AN ARC DISTANCE OF 586.04 FEET; THENCE SOUTH 57°03'29" WEST FOR A DISTANCE OF 31.00 FEET; THENCE ALONG A 739.42 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 32°56'31" WEST, A CENTRAL ANGLE OF 13°17'26", A CHORD BEARING AND DISTANCE OF NORTH 26°17'48" WEST FOR 171.14 FEET, FOR AN ARC DISTANCE OF 171.52 FEET; THENCE ALONG A 784.43 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°21'18", A CHORD BEARING AND DISTANCE OF NORTH 24°49'44" WEST FOR 141.58 FEET, FOR AN ARC DISTANCE OF 141.77 FEET; THENCE NORTH 2°22'33" EAST AN DEPARTING SAID RIGHT OF WAY LINE FOR A DISTANCE OF 1959.46 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°55'32" EAST FOR A DISTANCE OF 658.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,540,331 SQUARE FEET OR 35.361 ACRES.

NORTH

0 50 100 150
Scale: 1"= 100'
Tanner Consulting

R 31 W

SITE

US HWY 50

11

T 47 N

Location Map
SCALE: 1"=2000'

Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929
MISSOURI PROFESSIONAL ENGINEERING CORPORATION
CERTIFICATE NO. 2007025524 EXP. 12/31/2019

P:\2017\17086\CIVIL\17086_ZONING_MAP.DWG, ZONING MAP, 8/30/2018 11:11:00 AM, LPATTERSON, :|, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2019