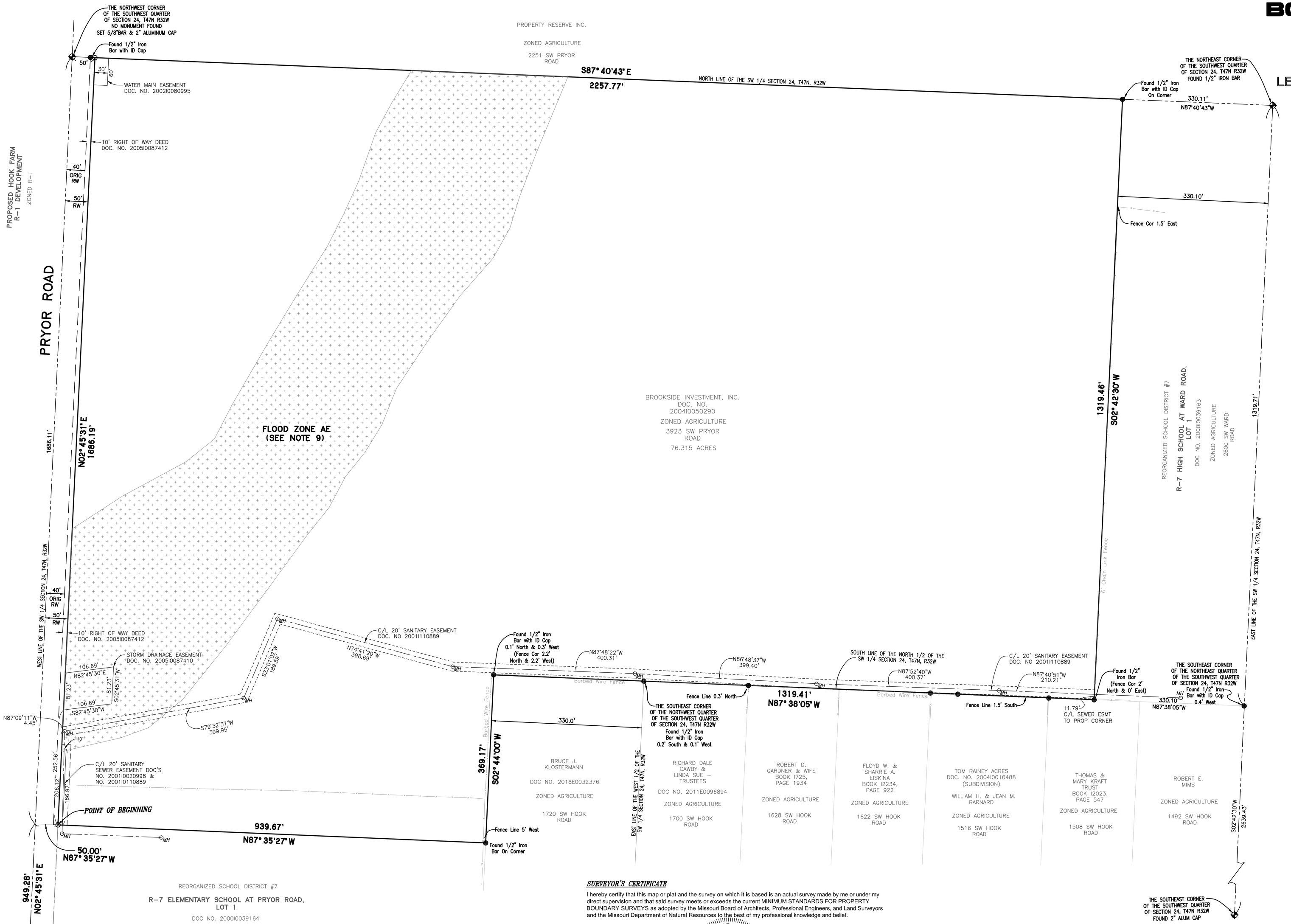
BOUNDARY SURVEY

PART OF THE SW 1/4 OF SECTION 24, T 47 N, R 32 W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION

Part of the Southwest Quarter of Section 24, Township 47 North of the Baseline, Range 32 West of the Fifth Principal Meridian, Lee's Summit, Jackson County, Missouri, described as follows: COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 949.28 feet to the Westerly Prolongation of the North Line of Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1", a Subdivision recorded in Plat Book I-67, Page 68 at the Jackson County Recorder's Office; THENCE South 87°35'27" East on said Westerly Prolongation, 50.00 feet to the East Right-of-Way Line of Pryor Road, and the POINT OF BEGINNING; THENCE North 2°45'31" East on said East Right-of-Way Line, being 50.00 feet East from, and parallel with, the West line of said Southwest Quarter, 1686.19 feet to the North Line of said Southwest Quarter; THENCE South 87°40'43" East on said North Line, 2257.77 feet to the Northwest Corner of Lot 1, "R-7 HIGH SCHOOL AT WARD ROAD, LOT 1", a Subdivision recorded in Plat Book I-67, Page 67 at the Jackson County Recorder's Office; THENCE South 2°42'30" West on the West Line of said Lot 1, 1319.46 feet to the South Line of the North Half of said Southwest Quarter; THENCE North 87°38'05" West on said South Line, 1319.41 feet to the Northwest Corner of a Tract described in the Warranty Deed recorded as Document No. 2016-E-0032376 in the Jackson County Recorder's Office; THENCE South 2°44'00" West on the West Line of said Tract, 369.17 feet to the Northeast Corner of said Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1"; THENCE North 87°35'27" West on the North Line of said Lot 1, 939.67 feet to the POINT OF BEGINNING, containing 76.315 acres more or less. All bearings herein are referenced to the Missouri State Plane Coordinate System of 1983, West Zone.

NOTES

1. This document was prepared from information provided by and the land referred to in Kansas City Title (Agent for Old Republic National Title Insurance Company) commitment for title insurance, File number KCT-198922 effictive June 6, 2016.

2. Item No. 8 of the above referenced title commitment schedule B II refers to a water line easement, recorded as document number 98-I-71614, in book I3272 at page 190. Said easement is shown hereon.

3. Item No. 9 of the above referenced title commitment schedule B II refers to sanitary sewer easement set forth in document number 2000I0016455. Said easement is blanket in nature and references sewer and utilities. Said blanket easement was amended by easement documents recorded as document numbers 200110110889 and 200110020998.

4. Item No. 10 of the above referenced title commitment schedule B II refers to a sanitary sewer easement as set forth in document number 200110020998. Said easement is shown hereon.

5. Item No. 11 of the above referenced title commitment schedule B II refers to a water main easement set forth in document number 2002I0080995. Said easement is shown hereon.

6. Item No. 12 of the above referenced title commitment schedule B II refers to a storm drainage easement as set forth in document number 2005I0087410. Said easement is shown hereon.

7. Item No, 13 of the above referenced title commitment schedule B II refers to right of way granted to the City of Lee's Summit as set forth in document number 2005I0087412. This is the additional ten feet of right of way along Pryor Road as shown hereon.

8. The subject tract is zoned Agriculture and is subject to the regulations set forth by the City of Lee's Summit, Missouri.

9. The subject property lies within Zone X (unshaded) an area determined to be outside the 0.2% annual chance floodplain (500 year), Zone X (shaded) an area located within the 0.2% annual chance floodplain (500-yr), and Zone AE an area determined to be within the 1% annual chance floodplain (100-yr) per FEMA FIRM map number 29095C0293F and FEMA FIRM map number 29095C0406F, both having an effective date of September 29, 2006.

10. Bearings shown are referenced to the Missouri State Plane Coordinate System of 1983, West Zone by utilization of Metro Control Point JA47.

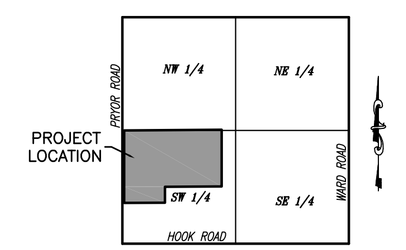
11. The subject tract contains 76.315 acres more or less.

LEGEND

- ● Found 1/2" Iron Bar (or as noted)
- ◆ Section Corner Found As Noted
- ○ Set 1/2" Iron Bar W/ ID Cap
- RW Right of Way
- C/L Centerline
- ○MH Sewer Manhole

100 0 100

SCALE IN FEET: 1"=100'



SECTION 24, T47N, R32W VICINITY MAP

SURVEYOR'S CERTIFICATE

I hereby certify that this map or plat and the survey on which it is based is an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board of Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources to the best of my professional knowledge and belief.

STATE OF MISSOURI LS-2184 WESLEY SCROGHAM REGISTERED LAND SURVEYOR 6/22/16

WESLEY SCROGHAM PLS 2184 — JUNE 21, 2016
AS AGENT OF PHOENIX ENGINEERING & SURVEYING, LLC — DATE OF SURVEY
LS MO2000151303

PREPARED FOR:

Whispering Woods Land, LLC
803 P.C.A. Road
Warrensburg, MO 64093

Agent: Rick Frye
Phone 816-564-2230
Fax 660-429-1801

PHOENIX ENGINEERING & SURVEYING, LLC
3925 S. NORTHERN BLVD., INDEPENDENCE, MO 64052
(816) 748-8000 FAX: (816) 748-8700

PROJECT NO. 04078	DRAWN: WES	LAST REVISION 06-21-16
PROJECT NAME	WHISPERING WOODS	
DIR/ DWG	H:\PROJECTS\04078 – WHISPERING WOODS\DWG\04078-BOUNDARY.dwg	

M4732-24 SHEET 1 of 1