



DESCRIPTION:

ALL OF THE PLATTED RIGHT OF WAY OF NE RALPH POWELL ROAD, AS SHOWN ON THE RECORDED PLAT THE ESTATES OF CHAPEL RIDGE - 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 23 OF SAID THE ESTATES OF CHAPEL RIDGE - 1ST PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 6°54'18" W AND A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 31.03 FEET; THENCE S 01°49'33" W, A DISTANCE OF 76.72 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 21.99 FEET; THENCE S 88° 10' 46" E, A DISTANCE OF 78.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 88°10'46" W AND HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 21.99 FEET; THENCE N 01° 49' 33" E, A DISTANCE OF 76.72 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 31.34 FEET; THENCE N 82° 11' 19" W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 7°48'43" W AND A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 5.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LEGAL DESCRIPTION CONTAINS 6,317.85 SQUARE FEET.

ROW Vacation Exhibit

**ROW
Vacation**

SHEET 1 OF 1

DATE:

11/12/2019

PROJECT NUMBER:
Estates of Chapel Ridge
REV. TO DWG.:

N/A

SCALE:

1"=50'

ROW Vacation Exhibit

The Estates of Chapel Ridge - First Plat

The Estates of Chapel Ridge First Plat
Lee's Summit, Jackson County, Missouri



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