

LOCATION MAP Sec. 2, Twp. 47 N., Rge. 32 W. (N.T.S.)

PROJECT TEAM & UTILITY CONTACT LIST <u>UTILITY SERVICE NUMBERS</u> NAME: DEVELOPMENT SERVICES OWNER / DEVELOPER CLAYTON PROPERTIES GROUP, LLC, DBA PHONE: 816-969-1200 SUMMIT HOMES 120 SE 30TH STREET NAME: LEE'S SUMMIT WATER & SERVICES LEE'S SUMMIT, MO 64082 DEPARTMENT CONTACT: VINCENT WALKER PHONE: 816-969-1940 PHONE: 816.246.6700 FAX: 816.246.2662 NAME: SPIRE (MGE) PHONE: 314-342-0500 **ENGINEER** NAME: AT&T 1301 BURLINGTON, SUITE 100 PHONE: 800-286-8313 NORTH KANSAS CITY, MO 64116 CONTACT: NICHOLAS D. HEISER, P.E. NAME: KCP&L PHONE: 816.361.1177 PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253 SURVEYOR OLSSON NAME: GOOGLE FIBER 1301 BURLINGTON, SUITE 100 PHONE: 877-454-6959 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH, PLS PHONE: 816.361.1177 GEOTECHNICAL ENGINEER 1700 E. 123RD ST. OLATHE, KS 66061 CONTACT: CHRISTY WILSON PHONE: 816.829.0078

NOT FOR CONSTRUCTION	
REVIEWED FOR CONSTRUCTION	

ACCEPTED

11/19/2019 DATE

NICHOLAS D. HEISER, P.E. **CIVIL ENGINEER** MO# 2015000555

1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 PHONE: 816.361.1177

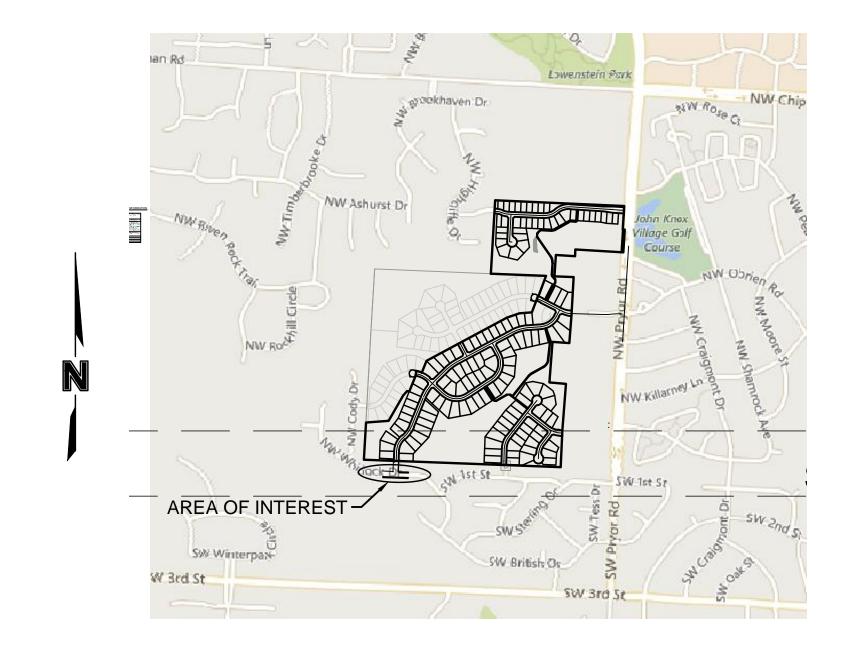
REVIEW BY:

CITY OF LEE'S SUMMIT, MISSOURI

DATE

WOODSIDE RIDGE FIRST PLAT WATER LINE RELOCATION

SECTION 2, TOWNSHIP 47 N, RANGE 32 W IN LEE'S SUMMIT, JACKSON COUNTY, MO



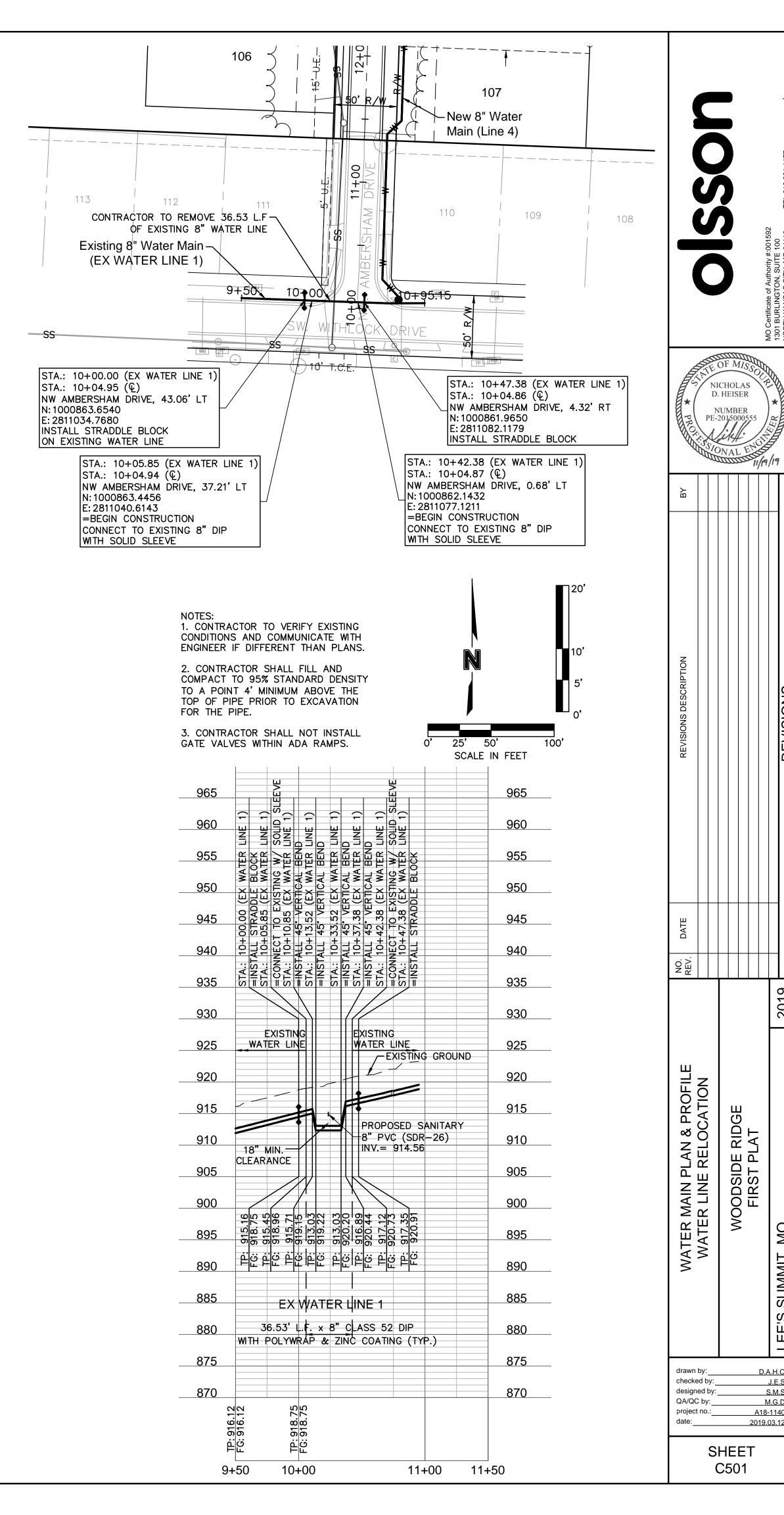
PROPERTY DESCRIPTION:

ALL OF JOHN KNOX RETIREMENT VILLAGE—10TH PLAT, A SUBDIVISION RECORDED AS INSTRUMENT NUMBER 1279980 IN BOOK 35 AT PAGE 61 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE, AND ALL OF FOREST LAKE AT JOHN KNOX VILLAGE -1ST PLAT A SUBDIVISION RECORDED AS INSTRUMENT NUMBER E0051292 IN BOOK I106 AT PAGE 42 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE, BOTH SUBDIVISIONS OF LAND IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32, WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND ALSO AN UNPLATTED TRACT OF LAND IN SAID NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 2, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 02°53'56" EAST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 1,328.34 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER ALSO BEING THE NORTHEAST CORNER OF STERLING HILLS 1ST PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 11188888 IN BOOK 153 AT PAGE 22 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE: THENCE NORTH 87°49'43" WEST, 580,01 FEET ON THE SOUTH LINE OF SAID NORTH HALF OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID STERLING HILLS 1ST PLAT TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 87°49'43" WEST ON SAID SOUTH LINE OF SAID NORTH HALF OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID STERLING HILLS 1ST PLAT AND ALSO ON THE NORTH LINE OF STERLING HILLS 3RD PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 11221580 IN BOOK 153 AT PAGE 96 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING A POINT TO THE EAST LINE OF STERLING HILLS 5TH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 11273788 IN BOOK 154 AT PAGE 88 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE 2,048.69 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 03°05'41" EAST ON SAID EAST LINE OF STERLING HILLS 5TH PLAT, ALSO BEING THE WEST LINE OF SAID SOUTHEAST QUARTER, 389.26 FEET: THENCE NORTH 85°54'26" EAST, 236.75 FEET: THENCE NORTH 29°55'27" EAST, 306.11 FEET: THENCE NORTH 41"11'03" EAST, 60.06 FEET; THENCE SOUTH 75"51'31" EAST, 21.43 FEET; THENCE NORTH 22"12'04" EAST, 173.03 FEET; THENCE WESTERLY, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 81°09'01" WEST WITH A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 15°28'14" AND AN ARC DISTANCE OF 60.75 FEET; THENCE NORTH 06°37'15" WEST, 50.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 83°22'45" EAST WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 28°01'47" AND AN ARC DISTANCE OF 134.53 FEET; THENCE NORTH 21°24'31" EAST, 135.10 FEET; THENCE NORTH 61°49'26" EAST, 951.56 FEET; THENCE NORTH 70°59'24" EAST, 137.47 FEET; THENCE NORTH 85°52'23" EAST, 130.41 FEET; THENCE NORTH 19°50'07" EAST, 128.42 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 70°09'53" WEST WITH A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 08°59'37" AND AN ARC DISTANCE OF 58.86 FEET; THENCE NORTH 10°50'30" EAST, 50.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 79°09'30" EAST WITH A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 09°42'06" AND AN ARC DISTANCE OF 71.96 FEET; THENCE NORTH 20°32'36" EAST, 229.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 87'37'42" WEST, ON SAID NORTH LINE OF SAID SOUTH HALF OF SAID NORTHEAST QUARTER, 574.95 FEET TO THE SOUTHEAST CORNER OF THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 11198645 IN BOOK 153 AT PAGE 46 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 03°27'53" EAST, ON THE EAST LINE OF SAID THE FORESTS OF BROOKRIDGE ESTATES - THIRD PLAT, 765.70 FEET TO THE SOUTHWEST CORNER OF LOT 1, VILLAGE CARE CENTER PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 1736897 IN BOOK 143 AT PAGE 122 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 87'23'49" EAST, ON THE SOUTH LINE OF SAID LOT 1, ALSO A PORTION BEING ON THE NORTH LINE OF SAID JOHN KNOX RETIREMENT VILLAGE-10TH PLAT AND SAID FOREST LAKE AT JOHN KNOX VILLAGE-1ST PLAT 1,343.71 FEET TO THE NORTHEAST CORNER OF SAID FOREST LAKE AT JOHN KNOX VILLAGE 1ST PLAT, ALSO BEING A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF NW PRYOR ROAD, AS NOW ESTABLISHED; THENCE SOUTH 03°27'53" WEST, ON SAID EXISTING WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF FOREST LAKE AT JOHN KNOX VILLAGE-1ST PLAT FOR THE NORTH 243.74 FEET, 481.43 FEET; THENCE NORTH 86°32'07" WEST, 479.89 FEET; THENCE SOUTH 03°27'53" WEST, 70.20 FEET; THENCE NORTH 86°32'07" WEST, 200.00 FEET; THENCE SOUTH 03°27'53" WEST, 221.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 87°37'42" EAST ON SAID NORTH LINE OF SAID SOUTH HALF OF SAID SOUTH HALF OF SAID NORTHEAST QUARTER, 200.04 FEET TO THE NORTHWEST CORNER OF LOT 1, JOHN KNOX RETIREMENT VILLAGE 9TH PLAT, A SUBDIVISION IN LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 1274676 IN BOOK 35 AT PAGE 42 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 03°27'53" WEST, ON THE WEST LINE OF SAID JOHN KNOX RETIREMENT VILLAGE 9TH PLAT 400.00 FEET TO THE SOUTHWEST CORNER OF SAID JOHN KNOX RETIREMENT VILLAGE 9TH PLAT; THENCE SOUTH 04°27'07" WEST, 289.53 FEET; THENCE NORTH 85°32'53" WEST, 175.00 FEET; THENCE SOUTH 04°27'07" WEST, 425.00 FEET; THENCE SOUTH 85°32'53" EAST, 175.00 FEET; THENCE SOUTH 04°27'07" WEST, 484.59 FEET; THENCE SOUTH 02°53'56" WEST, 385.97 FEET TO THE POINT OF BEGINNING. CONTAINING 3,360,308 SQUARE FEET OR 77.14 ACRES, MORE OR LESS.

BENCHMARK

BMK #5 CHISELED SQUARE ON THE S.E. CORNER OF A CONCRETE PAD FOR A TRAFFIC SIGNAL BOX AT THE S.W. CORNER OF PRYOR ROAD AND O'BRIEN ROAD.

ELEVATION: 979.24



A18-1140