

File No. 018-0330  
MCPL – Colbern Road  
March 11, 2020  
Revised May 4, 2020  
V\_FP\_80330-COLBERN

#### Final Plat Property Description

All of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri, together with all that part of an unplatted tract of land, all lying in the Northeast Quarter of Section 29, Township 48 North, Range 31 West, described by Timothy Blair Wiswell, MO-PLS 2009000067, of Olsson, Inc. LC-366, as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of Section 29, Township 48 North, Range 31 West; thence North 88 degrees 28 minutes 52 seconds West, on the South line of said Northeast Quarter, a distance of 755.18 feet to a point on the Southerly extension of the West line of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 01 degree 23 minutes 04 seconds East, departing said South line, on said Southerly extension, a distance of 55.66 feet to the Southwest corner of said Lot 1, the POINT OF BEGINNING; thence North 01 degree 23 minutes 04 seconds East, on said West line, a distance of 436.21 feet to the Northwest corner of said Lot 1; thence South 88 degrees 38 minutes 41 seconds East, on the North line of said Lot 1, a distance of 300.00 feet to the Northeast corner of said Lot 1; thence North 01 degree 23 minutes 04 seconds East, departing said North line, on the Northerly extension of the East line of said Lot 1, a distance of 211.89 feet to a point; thence South 87 degrees 24 minutes 11 East, departing said Northerly extension, a distance of 458.31 feet to a point on the East line of said Northeast Quarter; thence South 01 degree 38 minutes 04 seconds West, on said East line, a distance of 638.18 feet to a point on the North line of NE Colbern Road right of way, as established in Documents 1999i0056409 and 1999i056412; thence North 88 degrees 38 minutes 41 seconds West, on said North line and on the South line of said Lot 1, a distance of 755.43 feet to the POINT OF BEGINNING, containing 424,667 Square Feet or 9.7490 Acres, more or less.

