

HAWTHORN RIDGE 3RD PLAT
OLSSON NO. A19-1605
SEPTEMBER 9, 2020

Property Description

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND A PORTION OF TRACT E, HAWTHORN RIDGE 1ST PLAT, A SUBDIVISION OF LAND RECORDED AS DOCUMENT NUMBER 2019E0020897 IN BOOK 182 AT PAGE 83, IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°46'49" EAST, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1,326.64 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 02°27'15" EAST, ON THE WEST LINE OF SAID EAST HALF, 952.35 FEET; THENCE LEAVING SAID WEST LINE, NORTH 82°39'37" EAST, 94.74 FEET; THENCE SOUTH 87°20'50" EAST, 139.56 FEET; THENCE SOUTH 78°11'23" EAST, 258.84 FEET; THENCE SOUTH 87°41'24" EAST, 169.42 FEET TO A POINT ON THE PROPOSED WESTERLY LINE OF PROPOSED HAWTHORN RIDGE 2ND PLAT; THENCE SOUTH 87°41'24" EAST ALONG SAID PROPOSED WESTERLY LINE, 75.58 FEET; THENCE SOUTH 02°18'36" WEST, ALONG SAID PROPOSED WESTERLY LINE, 192.00 FEET; THENCE NORTH 87°41'24" WEST, ALONG SAID PROPOSED WESTERLY LINE, 37.00 FEET; THENCE SOUTH 02°18'36" WEST, ALONG SAID PROPOSED WESTERLY LINE, 596.57 FEET; THENCE SOUTH 87°46'49" EAST, ALONG SAID PROPOSED WESTERLY LINE, 50.79 FEET; THENCE SOUTH 02°13'11" WEST, ALONG SAID PROPOSED WESTERLY LINE, 135.00 FEET TO A POINT ON SAID SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 87°46'49" WEST, ON SAID SOUTH LINE, 749.64 FEET TO THE POINT OF BEGINNING. CONTAINING 673,328 SQUARE FEET OR 15.46 ACRES, MORE OR LESS.