FINAL PLAT OF

## HIGHLAND MEADOWS 5TH PLAT LOTS 134-159 AND TRACTS G, H, & I

A SUBDIVISION OF LAND IN SECTION 10, TOWNSHIP 47, RANGE 32 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10. TOWNSHIP 47 NORTH

RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983,

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 87°10'35" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A

DISTANCE OF 747.13 FEET TO THE SOUTHEAST CORNER OF LOT 114, HIGHLAND MEADOWS,

FOURTH PLAT, RECORDED AS DOCUMENT NO. 2017E0104888; THENCE ALONG THE EAST LINE

NORTH 02°48'00" EAST, A DISTANCE OF 170.17 FEET TO THE SOUTHEAST CORNER OF LOT 116;

THENCE NORTH 01°49'29" EAST, A DISTANCE OF 121.61 FEET TO THE NORTHEAST CORNER OF LOT 115; THENCE NORTH 73°08'56" WEST, A DISTANCE OF 76.31 FEET TO THE NORTHWEST

CORNER OF SAID LOT 115; THENCE NORTH 87°51'19" WEST, A DISTANCE OF 74.00 FEET TO THE

NORTHWEST CORNER OF LOT 116; THENCE SOUTH 88°54'43" WEST, A DISTANCE OF 149.12 FEET TO THE SOUTHEAST CORNER OF LOT 119; THENCE NORTH 02°48'00" EAST, A DISTANCE

OF 120.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 119 AND BEING ON THE SOUTH RIGHT OF WAY LINE OF S.W. 12 TH STREET, AS PREVIOUSLY ESTABLISHED AND BEING ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A

CHORD BEARNG OF SOUTH 86°33'11" EAST, A RADIUS OF 425.00 FEET FOR AN ARC DISTANCE

OF 9.84 FEET: THENCE NORTH 03°06'24" EAST, A DISTANCE OF 177.15 FEET TO THE NORTHEAST CORNER OF LOT 120; THENCE LEAVING SAID EAST PLAT BOUNDARY LINE, NORTH 86°26'23'

EAST, A DISTANCE OF 69.45 FEET; THENCE NORTH 76°44'00" EAST, A DISTANC OF 71.81 FEET THENCE NORTH 84°55'00" EAST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 85°27'00" EAST, A DISTANCE OF 63.03 FEET; THENCE SOUTH 76°24'00" EAST, A DISTANCE OF 63.62 FEET; THENCE

SOUTH 66°08'25" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 54°30'00" EAST, A DISTANCE

OF 95.58 FEET; THENCE SOUTH 41°38'00" EAST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 38°07'00" EAST, A DISTANCE OF 88.00 FEET; THENCE SOUTH 51°55'00" EAST, A DISTANCE OF 35.90 FEET; THENCE SOUTH 70°29'47" EAST, A DISTANCE OF 74.91 FEET; THENCE SOUTH

65°33'30" EAST, A DISTANCE OF 23.00 FEET: THENCE SOUTH 24°26'30" WEST, A DISTANCE OF 94.81 FEET; THENCE SOUTH 65°33'30" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH

24°26'30" EAST, A DISTANCE OF 318.03 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 02°58'26" EAST, A RADIUS OF 1155.00 FEET, FOR AN ARC

DISTANCE OF 865.52 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 11 TH

STREET, AS PREVIOUSLY ESTABLISHED BY HIGHLAND MEADOWS, THIRD PLAT, RECORDED AS DOCUMENT NO. 2014E0053988; THENCE NORTH 70°15'52" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 11 TH STREET, A DISTANCE OF 28.08 FEET TO THE NORTHWEST

CORNER OF LOT 92 OF SAID HIGHLAND MEADOWS, THIRD PLAT; THENCE SOUTH 14°13'00' EAST, ALONG THE WEST LINE OF SAID LOT 92, A DISTANCE OF 127.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 92; THENCE SOUTH 87°00'00" EAST, ALONG THE SOUTH

LINE OF SAID LOT 92, A DISTANCE OF 65..73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 92 AND BEING ON THE WEST LINE OF LOT 130, THE GLEN AT THE MEADOWS OF WITNERSET THIRD PLAT, LOTS 118-184, RECORDED AS DOCUMENT NO. 2003I0024858; THENCE SOUTH 03°06'46" WEST, ALONG THE WEST LINE OF SAID GLEN AT THE MEADOWS OF WINTERSET THIRD PLAT, THE WEST LINE OF THE GLEN AT THE MEADOWS OF WINTESET, FIFTH PLAT, LOTS 212-233 & TRACT E, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID

SECTION 10, A DISTANCE OF 1260.55 FEET TO THE POINT OF BEGINNING. CONTAINING

O = FOUND SURVEY MONUMENT AS NOTED.

= SET 5/8" IRON BAR WITH 1" PLASTIC

CAP STAMPED A/E INC LC 62 @ PLAT EXTERIOR CORNÉRS AND CENTERLINE INTERSECTIONS, PC'S & PT'S

OF SAID HIGHLAND MEADOWS, FOURTH PLAT THE FOLLOWING EIGHT (8) COURSES:

HIGHLAND MEADOWS 5TH PLAT BOUNDARY DESCRIPTION

WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEDICATION: THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS HIGHLAND MEADOWS FIFTH PLAT, LOTS 134THRU 159, AND TRACTS G, H & I.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS UTILITY EASEMENTS (U/E), OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF STORM SEWER, UPON OVER OR UNDER THE AREAS OUTLINED OR DESIGNATED AS DRAINAGE EASEMENTS (D/E).

GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMO. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STREETS: ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

COMMON AREA: TRACTS G, H & I IS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HIGHLAND MEADOWS HOMES ASSOCIATION.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_\_

MANAGING MEMBER, SUMMIT HOMES STATE OF

\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSONS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

DATE

NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HIGHLAND MEADOWS THIRD PLAT, LOTS 79 THRU 87, 90 THRU 92 AND TRACT E, WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS DAY OF

DATE WILLIAM A. BAIRD - MAYOR

TRISHA FOWLER ARCURI - CITY CLERK

GEORGE M. BINGER III, P.E. – CITY ENGINEER

RYAN A ELAM, P.E. - DIRECTOR OF PLANNING AND DEVELOPMENT

VINCENT E BRILL - JACKSON COUNTY ASSESSOR/GIS DEPT. DATE SURVEYOR'S GENERAL NOTES

SEMI-PERMANENT MONUMENTS AND CAPS (LC-62).

NOTE: BEARINGS & COORDINATES SHOWN ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE (NSRS 2011). THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR

492,148.60 SQ. FEET (11.30 ACRES).

PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.040) REAR LOT CORNERS AND CENTERLINE INTERSECTIONS, ROAD PC'S & PT'S, EXCEPT PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH 1/2" REBA

SCALE IN U.S. FEET

U/E = UTILITY EASEMENT

= DRAINAGE EASMENT

= BUILDING SETBACK LINE

9,080 SQ. FT.

153

10,806 SQ. FT.

L=6.02'

14,842 SQ. FT. N18°15'06"W

**136** 16,145 SQ. FT.

PLAT BOUNDARY CORNERS WILL BE MONUMENTED WITH 5/8" REBAR PERMANENT MONUMENTS AND CAPS (LC-62).

139

**135** 12,212 SQ. FT.

107.09'

12,371 SQ. FT.

20' U/E

134

95.30'

FOUND  $\frac{1}{2}$ " IRON BAR W/ PLASTIC CAP HDR

S 0.16' E 0.63'

9,882 SQ. FT.

S0°08'03"W

ALL LOTS, PARCELS AND PROPERTIES IN THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR HIGHLAND MEADOWS AS FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 29095C0418G, DATED JANUARY 19, 2017. THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NO ABANDONED OIL OR GAS WELL ARE IDENTIFIED ON THIS DRAWING. LOCATIONS IF SHOW ARE PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020 SETBACKS: EACH LOT TO HAVE 5' SIDE YARD SETBACK AND 20' REAR YARD SETBACK DEVELOPER: SUMMIT HOMES, 120 SE 30TH STREET, LEE'S SUMMIT, MO 64082 (816) 246-6700 121 S85°27'00"E S76°24'00"E N86°26'23"E N76°44'00"E FOUND 1/2" IRON BAR -DISTURBED 10,236 SQ. FT. 8,995 SQ. FT. 9,601 SQ. FT. 149 145 10,150 SQ. FT. 9,399 SQ. FT. 150 9,951 SQ. FT. 9,844 SQ. FT. 9.84' R=425.00' /8 72.08 CORD=S86°33'11"E S51°55'00"E

10,238 SQ. FT. 11,564 SQ. FT. 140 8,948 SQ. FT. 8,753 SQ. FT. 11,713 SQ. FT 5' U/E -

- 74.00' S88°54'43"W-149.12' N87°51'19"W FOUND 1/2" IRON BAR W/ PLASTIC CAP HDR FOUND 1/2" IRON BAR W/ PLASTIC CAP HDR FOUND ½" IRON BAR N86°38'46"E S 0.18' W 0.38' W/ PLASTIC CAP HDR S0.19' W 0.28' W/ PLASTIC CAP HDR S 0.18' W 0.28' FOUND 1/2" IRON BAR S 0.2' W 0.25' W/ PLASTIC CAP HDR S0.13' W 0.26' N1°49'29" 121.61'

SW 12TH TERR 2017E0104888 HIGHLAND MEADOWS, FOURTH PLAT, LOTS 93 - 133 & TRACT F

FOUND ½" IRON BAR — 2 W/ PLASTIC CAP HDR LONGVIEW RD PROJECT

**VICINITY MAP** SECTION 10, TOWNSHIP 47, RANGE 32

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

(NOT TO SCALE)

DRAWING NO.

20KC10057PLAT.DWG

SHEET NUMBER

OF ]

LOCATION

**SUMMIT HOMES** 120 SE 30TH STREET LEE'S SUMMIT, MO 64082

N 1.06' W 0.29'

FINAL PLAT HIGHLAND MEADOWS 5TH PLAT LOTS 134-159 AND TRACTS G, H, & I

PART OF E 1/2 - SE 1/4 SEC.10, TWP.47, RNG.32 LEE'S SUMMIT, JACKSON COUNTY, MO

	REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION BY		DATE	FIELD BY:	
				DRAWN BY:	MJE
				CHECK BY:	KRB
				DATE:	11/11/2020
				FIELD BOOK:	
				JOB NUMBER:	20KC10057
	©COPYRIGHT ANDERSON ENGINEERING,	INC. 2020			

35.90'

**154** 9,257 SQ. FT.

178 WALVEW BLI

N87°10'35"W-747.13' SOUTH LINE OF THE SE 1/4 SEC. 10, TWP. 47 RNG. 32

S23°45'51"E 37.00'

KIRK R. BALDWIN, MO PLS 2001015227

ANDERSON ENGINEERING, INC., LC-62



DATE

SITAL P. A. A.C. COOKERA I P. S. COOKER I P. S. COO			HIGHL LOT	S 79 - 87,	0053988 00WS, THIR 00 - 92 & TR		90	
STATE FLANC COORDINATED GRID FACTOR = 689696470  Where I Manue.								
STATE FLANC COORDINATED GRID FACTOR = 689696470  Where I Manue.					cw 1	1TH S	<u>r</u> .	
STATE FLANC COORDINATED GRID FACTOR = 689696470  Where I Manue.				<b>N</b>	170°15'57"E	3		
### CONTROL OF PRINCE OF P					28.01			
### CONTROL OF PRINCE OF P						14°13'C 127.8	N87°(	N"OO'OO
STATE PARTY CONTROL OF						127.83 127.83	65.90	' (M)
### CASE PACIFICATION OF SUBMINISTRY    PROPERTY   RESPONSE   PROPERTY   PROP	QTATI		OPDINATES			<del>)</del>	W/	2" ALUMINUM CAP LS
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TRACT G 113,921 SQ. FT. STORMWATER DETENTION FACILITY  10 UE 587-43/37'E  73.47'  10 UE 587-43/37'E  73.47'  227  25 B/L  15 UE  71.02' 15 U/E  13.00'  15 U/E  15 U/E			, c <sub>0</sub> 3,	<u>/26</u>		EAST LINE OF THE SE 1/4 SEC. 10, TWP. 47 RNG. 32	225	510000668 THE MEADOWS OF ET, FIFTH PLAT
FACILITY    10' U/E S87*43'37"E   73.47'   73.47		E	30"F.378					一二二
\$30°E	00'	E ATTED	113,9 STOF	21 SQ. FT. MWATER			TRACT	THE GLE
S18°46′45″E 36.44″ 36.44″ 36.44″ 36.30°00° 33.50° R=150.00° 15° U/E 139.02″  S87°44′02″E 139.02″  SW 12TH S  SW 12TH S  S65°33′29″E 25° B/L  71.02′ 15′ U/E 13.00° 15° U/E 15°	UNPL	E ATTED	113,9 STOF DET	21 SQ. FT. MWATER ENTION	10' U/E \$87°4;	3'37"E	TRACT	THE GLE WIN
33 360 00 E	00' UNPL		113,9 STOF DET	21 SQ. FT. MWATER ENTION	13.	3'37"E 47'	TRACT	THE GLE
SW 12TH S  R=300.00' L=116.11'	00' UNPL	\$18°46 36.44'	113,9 STOF DET FA	21 SQ. FT. MWATER ENTION CILITY	73.   JO, D	725.0	TRACT	THE GLE
SW 12TH ST.    13.00'	UNPL	\$18°46 36.44'	113,9 STOF DET FA 5'45"E	21 SQ. FT. MWATER ENTION CILITY	N2°16'23"   120.32'   120.32'   120.32'   150.	,zg:021		THE GLE
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28.19' N24°26'31"E 17.89' 123.41' 70.01' 70.85' 69.46'	00' UNPL R=151, L=34.0	S18°46' 36.44'  \$62°00'00' 33.58',  R=300.00'	71.02' 71.02' 71.02' 71.02' 71.02' 71.02' 71.02'	21 SQ. FT. RMWATER ENTION CILITY  62.26' <u>S87</u> 70.75'	73.6 150 150 150 150 150 150 150 150	.FT	227	
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05.46	R=151, L=34.0 155,539 SQ. FT S65°33'2 28.19'	S18°46' 36.44' \$62°00'00' \$358' \$8,4' \$17.94 \$8,4' \$29"E	71.02' T1.02' T1.02' T1.02' T1.02' T1.02' T1.02' T1.02' T1.02' T1.02'	21 SQ. FT. RMWATER ENTION CILITY  62.26'	73.6 150 150 150 150 150 150 150 150	120.32	227 SW	日 12TH ST
N 0.65' W 0.48'	R=151, L=34.0 155,539 SQ. FT S65°33'2 28.19' N24°26 17.89'	\$18°46' 36.44' \$62°00'00'  \$7.00'	71.02' 15' U/E 118.64 1	21 SQ. FT. RMWATER ENTION CILITY  62.26'	73.5 159 8,733 SQ 25' B 15' U/E 71.69' 71.25' 71.25' 71.25' 71.25' 8,419 SQ. F	120.021	227 SW	日 12TH ST
SE. COR. SE. 1/4 SEC. 10, TWP. 47, RNG. 32 JACKSON COUNTY, MISSOURI FOUND USCE MONUMENT SLSA DOC. 600-55721	R=151, L=34.0 155,539 SQ. FT S65°33'2 28.19' N24°26 17.89'	\$18°46' 36.44' \$62°00'00'  \$7.00'	71.02' 15' U/E 118.64 1	21 SQ. FT. RMWATER ENTION CILITY  62.26'	73.5 159 8,733 SQ 25' B 15' U/E 71.69' 71.25' 71.25' 71.25' 71.25' 8,419 SQ. F	750.01 FOUNT FOUNT FOUNT FO.65'	227 SW 228	当 12TH ST 229