

HOOK FARMS SECOND PLAT

Olsson No. B19-4061

January 13, 2021

Property Description

A tract of land in the Southeast Quarter of Section 23, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North $02^{\circ}45'34''$ East, on the East line of said Southeast Quarter, 2,635.08 feet to the Northeast corner of said Southeast Quarter; thence North $87^{\circ}45'24''$ West, on the North line of said Southeast Quarter, 50.00 feet to the Southeast corner of Lot 3, EAGLE CREEK-FIRST PLAT, a subdivision in said Lee's Summit recorded as Instrument Number I10409 in Book I65 at Page 01 in Jackson County Recorder of Deeds Office, also being the Northwest corner of Proposed HOOK FARMS FIRST PLAT; thence continuing North $87^{\circ}45'24''$ West on said North line, also being the Proposed North line of said Proposed HOOK FARMS FIRST PLAT, also being the South line of said EAGLE CREEK-FIRST PLAT, 643.83 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said North and South lines, South $02^{\circ}59'10''$ West, along the PROPOSED Westerly line of Proposed HOOK FARMS FIRST PLAT, 277.38 feet; thence North $87^{\circ}00'50''$ West, along said Proposed Westerly line, 36.00 feet; thence South $02^{\circ}59'10''$ West, along said Proposed Westerly line, 50.00 feet; thence South $42^{\circ}00'50''$ East, along said Proposed Westerly line, 19.80 feet; thence South $02^{\circ}59'10''$ West, along said Proposed Westerly line, 116.00 feet; thence North $87^{\circ}00'50''$ West, along said Proposed Westerly line, 126.12 feet; thence South $07^{\circ}19'52''$ West, along said Proposed Westerly line, 64.17 feet; thence South $29^{\circ}10'47''$ West, along said Proposed Westerly line, 375.17 feet; thence South $15^{\circ}20'56''$ West, along said Proposed Westerly line, 50.00 feet; thence along said Proposed Westerly line, Easterly along a curve to the right having an initial tangent bearing of South $74^{\circ}39'04''$ East with a radius of 275.00 feet, a central angle of $11^{\circ}57'16''$ and an arc distance of 57.38 feet; thence South $27^{\circ}18'12''$ West, along said Proposed Westerly line, 138.17 feet; thence leaving said Proposed Westerly line, North $67^{\circ}11'53''$ West, 61.05 feet; thence South $88^{\circ}21'16''$ West, 1,139.83 feet; thence North $01^{\circ}38'44''$ West, 128.09 feet; thence North $57^{\circ}02'58''$ East, 49.90 feet; thence Northeasterly along a curve to the right having an initial tangent bearing of North $32^{\circ}57'02''$ West with a radius of 50.00 feet, a central angle of $150^{\circ}22'53''$ and an arc distance of 131.23 feet; thence North $27^{\circ}25'51''$ East, 98.75 feet; thence North $88^{\circ}21'16''$ East, 52.12 feet; thence North $29^{\circ}10'47''$ East, 873.51 feet to a point on said North line of said Southeast Quarter, also being the South line of EAGLE CREEK-SECOND PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 200I00058889 in Book I65 at Page 09 in said Jackson County Recorder of Deeds Office; thence South $87^{\circ}45'24''$ East, on said North line and said South line, 682.19 feet to the Southeast corner of said EAGLE CREEK-SECOND PLAT, also being the Southwest corner of said EAGLE CREEK-FIRST PLAT; thence South $87^{\circ}45'24''$ East on said North line, and said South line of EAGLE CREEK-FIRST PLAT, 273.64 feet to the Point of Beginning. Containing 1,157,274 square feet or 26.57 acres, more or less.