

DATE: AUGUST 5, 2021

PROJECT: EASEMENT VACATIONS

PROPERTY OWNER: JOHN KNOX RETIREMENT VILLAGE

LOCATION: NW O'BRIEN & NW MOORE

TRACT 1 DESCRIPTION:


ALL THAT PART OF LOT 3B OF THE MINOR PLAT OF "**JOHN KNOX RETIREMENT VILLAGE 3RD PLAT, LOTS 3A, 3B, AND 3C**", A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3B; THENCE NORTH 72°-47'-30" EAST ALONG THE SOUTH LINE OF SAID LOT 3B, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 72°-47'-30" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 67.50 FEET; THENCE NORTH 17°-12'-30" WEST, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF AN EXISTING 15.00 FOOT UTILITY EASEMENT; THENCE SOUTH 72°-47'-30" WEST ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 67.53 FEET; THENCE SOUTH 17°-18'-14" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,013 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.

TRACT 2 DESCRIPTION:

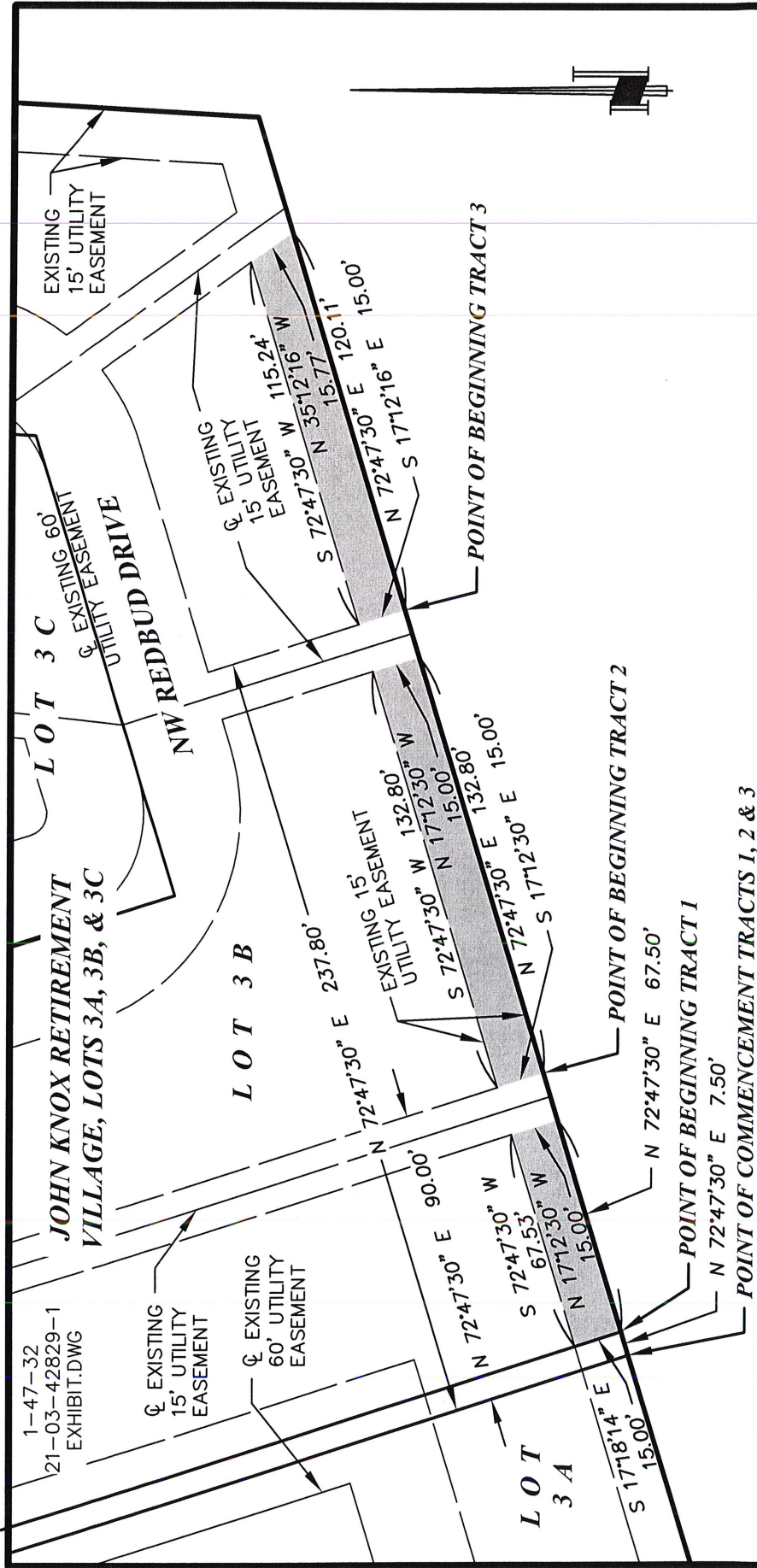
ALL THAT PART OF LOT 3B OF THE MINOR PLAT OF "**JOHN KNOX RETIREMENT VILLAGE 3RD PLAT, LOTS 3A, 3B, AND 3C**", A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3B; THENCE NORTH 72°-47'-30" EAST ALONG THE SOUTH LINE OF SAID LOT 3B, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 72°-47'-30" EAST ALONG THE SOUTH LINE OF SAID LOT 3B, A DISTANCE OF 132.80 FEET; THENCE NORTH 17°-12'-30" WEST, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF AN EXISTING 15.00 FOOT UTILITY EASEMENT; THENCE SOUTH 72°-47'-44" WEST ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 132.80 FEET; THENCE SOUTH 17°-12'-30" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,992 SQUARE FEET OR 0.046 ACRES, MORE OR LESS.


TRACT 3 DESCRIPTION:

ALL THAT PART OF LOT 3B OF THE MINOR PLAT OF "**JOHN KNOX RETIREMENT VILLAGE 3RD PLAT, LOTS 3A, 3B, AND 3C**", A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3B; THENCE NORTH 72°-47'-30" EAST ALONG THE SOUTH LINE OF SAID LOT 3B, A DISTANCE OF 237.80 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 72°-47'-30" EAST ALONG THE SOUTH LINE OF SAID LOT 3B, A DISTANCE OF 120.11 FEET; THENCE NORTH 35°-12'-16" WEST, A DISTANCE OF 15.77 FEET TO THE NORTH LINE OF AN EXISTING 15.00 FOOT UTILITY EASEMENT; THENCE SOUTH 72°-47'-30" WEST ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 115.24 FEET; THENCE SOUTH 17°-12'-16" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,765 SQUARE FEET OR 0.041 ACRES, MORE OR LESS.


JAMES S. ANDERSON, PLS #1726
ANDERSON SURVEY COMPANY
1270 N. E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
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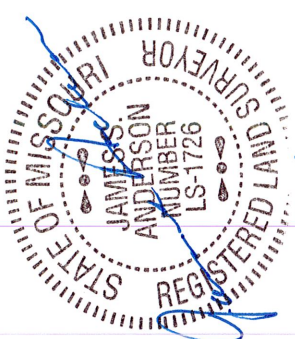
 <p>ANDERSON SURVEY COMPANY 203 N. W. EXECUTIVE WAY LEE'S SUMMIT, MISSOURI 64063 (816) 246-5050</p>		<p>MISSOURI CERTIFICATE OF AUTHORITY, 000076</p>	
<p>EXHIBIT A - EASEMENT VACATION</p>		<p>PROJECT LOCATION: LEE'S SUMMIT, JACKSON COUNTY, MISSOURI</p>	
<p>FOR: JOHN KNOX VILLAGE 602 NW PRYOR ROAD LEE'S SUMMIT, MISSOURI 64081</p>		<p>DATE: AUGUST 5, 2021</p>	

THE BEARING SYSTEM SHOWN
HEREON IS BASED ON THE
MISSOURI COORDINATE SYSTEM
OF 1983, WEST ZONE.

SCALE 1" = 50 FEET

50 25 0 50

SCALE IN FEET



8/9/21

JAMES S. ANDERSON,
PLS #1726