

LEGAL DESCRIPTION PROVIDED BY OWNER

TRACT 1:
THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47, RANGE 31, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN ROADS.

FURTHER DESCRIBING THE FOLLOWING:

THAT PART CONVEYED TO MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION BY THE QUIT CLAIM DEED RECORDED 08/09/14 AS DOCUMENT NO. 2014080948.

THAT PART CONVEYED TO W. R. ROBBINS, TRUSTEE OF THE W. R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1985, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/09/14 AS DOCUMENT NO. 2014080948.

THAT PART CONVEYED TO YVONNE R. ROBBINS, TRUSTEE OF THE YVONNE R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1985, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/09/14 AS DOCUMENT NO. 2014080948.

THAT PART CONVEYED TO W. R. ROBBINS, TRUSTEE OF THE W. R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1985, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/09/14 AS DOCUMENT NO. 2014080948.

THAT PART CONVEYED TO YVONNE R. ROBBINS, TRUSTEE OF THE YVONNE R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1985, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/09/14 AS DOCUMENT NO. 2014080948.

THAT PART CONVEYED TO W. R. ROBBINS, TRUSTEE OF THE W. R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1985, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/09/14 AS DOCUMENT NO. 2014080948.

THAT PART CONVEYED TO YVONNE R. ROBBINS, TRUSTEE OF THE YVONNE R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1985, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/09/14 AS DOCUMENT NO. 2014080948.

THAT PART CONVEYED TO MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION BY THE WARRANTY DEED RECORDED 08/14/04 AS DOCUMENT NO. 2014080948 AND AS DOCUMENT NO. 2014080948.

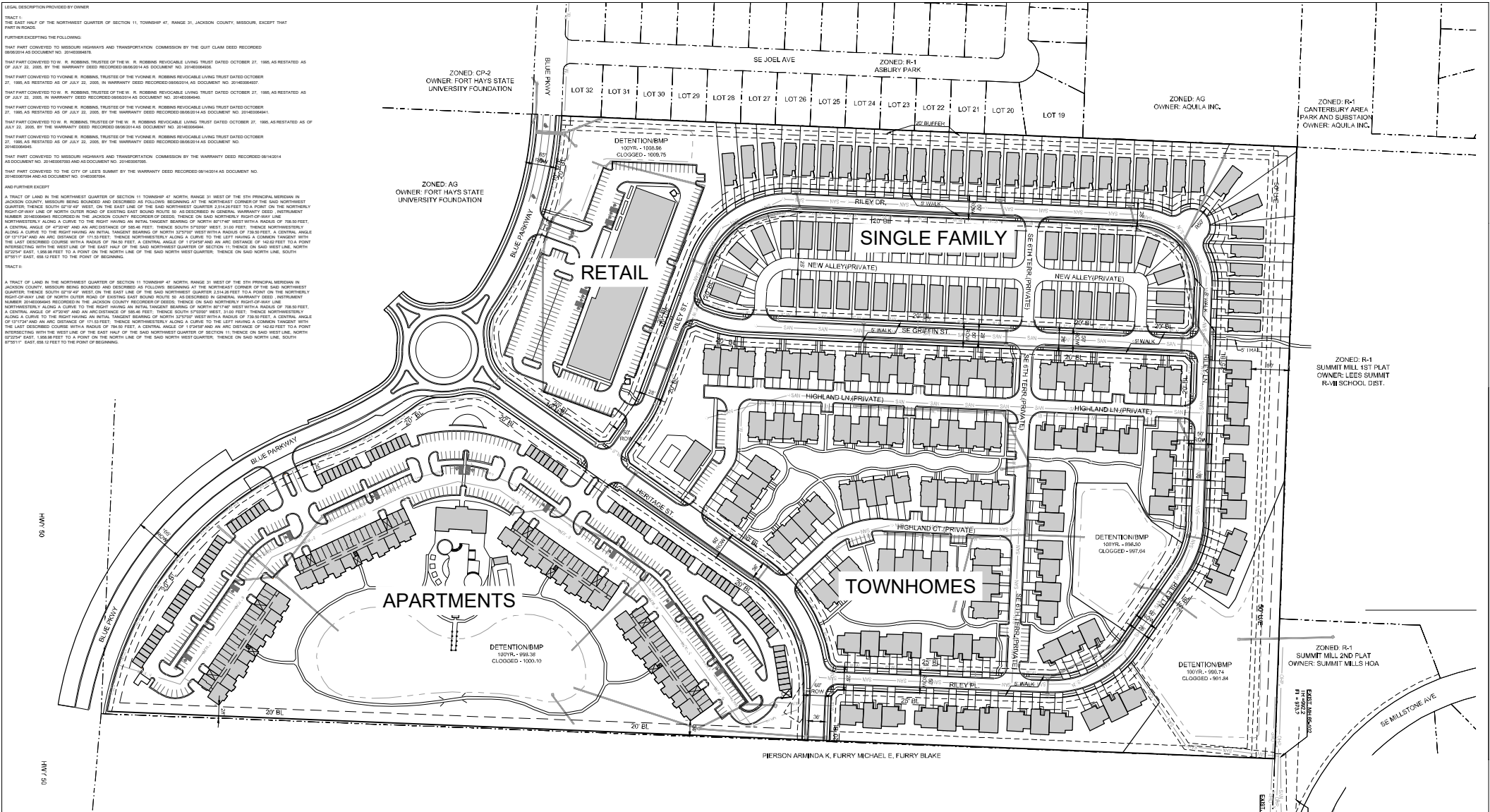
THAT PART CONVEYED TO THE CITY OF LEES SUMMIT BY THE WARRANTY DEED RECORDED 08/14/04 AS DOCUMENT NO. 2014080948 AND AS DOCUMENT NO. 2014080948.

ADJACENT TRACTS:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47, NORTH, RANGE 31, WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER, THENCE SOUTH 0°47'49" WEST, ON THE EAST LINE OF THE SAID NORTHWEST QUARTER 2.242 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH OUTER ROAD OF EXISTING EAST BOUND ROUTE 50 AS DESCRIBED IN GENERAL WARRANTY DEED, INSTRUMENT NUMBER 2014080948 RECORDED IN THE JACKSON COUNTY RECORDS OF DEEDS, THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN RADIUS TANGENT BEARING OF NORTH 89°54' WEST WITH A RADIUS OF 798.16 FEET, A CENTRAL ANGLE OF 47°09'49" AND AN ARC DISTANCE OF 565.46 FEET, THENCE SOUTH 89°54' WEST WITH A RADIUS OF 798.16 FEET, A CENTRAL ANGLE OF 47°09'49" AND AN ARC DISTANCE OF 565.46 FEET, THENCE SOUTH 89°54' WEST WITH A RADIUS OF 798.16 FEET, A CENTRAL ANGLE OF 47°09'49" AND AN ARC DISTANCE OF 565.46 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN RADIUS TANGENT BEARING OF NORTH 89°54' WEST WITH A RADIUS OF 798.16 FEET, A CENTRAL ANGLE OF 47°09'49" AND AN ARC DISTANCE OF 565.46 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVE WITH A RADIUS OF 798.16 FEET, A CENTRAL ANGLE OF 1°07'09" AND AN ARC DISTANCE OF 142.02 FEET TO A POINT INTERSECTING WITH THE WEST LINE OF THE EAST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 11, THENCE ON SAID WEST LINE, NORTH 89°54' EAST, 1.988 FEET TO A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER, THENCE ON SAID NORTH LINE, SOUTH 89°54' EAST, 65.12 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47, NORTH, RANGE 31, WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER, THENCE SOUTH 0°47'49" WEST, ON THE EAST LINE OF THE SAID NORTHWEST QUARTER 2.242 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH OUTER ROAD OF EXISTING EAST BOUND ROUTE 50 AS DESCRIBED IN GENERAL WARRANTY DEED, INSTRUMENT NUMBER 2014080948 RECORDED IN THE JACKSON COUNTY RECORDS OF DEEDS, THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN RADIUS TANGENT BEARING OF NORTH 89°54' WEST WITH A RADIUS OF 798.16 FEET, A CENTRAL ANGLE OF 47°09'49" AND AN ARC DISTANCE OF 565.46 FEET, THENCE SOUTH 89°54' WEST WITH A RADIUS OF 798.16 FEET, A CENTRAL ANGLE OF 47°09'49" AND AN ARC DISTANCE OF 565.46 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN RADIUS TANGENT BEARING OF NORTH 89°54' WEST WITH A RADIUS OF 798.16 FEET, A CENTRAL ANGLE OF 47°09'49" AND AN ARC DISTANCE OF 565.46 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVE WITH A RADIUS OF 798.16 FEET, A CENTRAL ANGLE OF 1°07'09" AND AN ARC DISTANCE OF 142.02 FEET TO A POINT INTERSECTING WITH THE WEST LINE OF THE EAST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 11, THENCE ON SAID WEST LINE, NORTH 89°54' EAST, 1.988 FEET TO A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER, THENCE ON SAID NORTH LINE, SOUTH 89°54' EAST, 65.12 FEET TO THE POINT OF BEGINNING.



SITE DATA

EXISTING ZONING
PROPOSED ZONING
RP-1 GROSS SITE AREA
RP-3 GROSS SITE AREA
RP-4 GROSS SITE AREA
TOTAL RESIDENTIAL GROSS SITE AREA
CP-2 GROSS SITE AREA
TOTAL GROSS SITE AREA

PROJECT DATA (See 8.002 Table 8.2)

RP-1 PROPOSED NUMBER OF UNITS
RP-3 PROPOSED NUMBER OF UNITS
RP-4 PROPOSED NUMBER OF UNITS
TOTAL NUMBER OF UNITS
RESIDENTIAL DENSITY

AG - AGRICULTURAL
RP-1, RP-3, RP-4, CP-1
12.46 ACRES (542,792.39 S.F.)
24.55 ACRES (1,069,432.46 S.F.)
19.21 ACRES (836,787.60)
55.22 ACRES (2,440,012.45 S.F.)
6.18 ACRES (269,200.80 S.F.)
62.40 ACRES

78 UNITS
118 UNITS
252 UNITS
448 UNITS
7.18 DU/AC

SECTION 11-47N-31W

LOCATION MAP

SCALE 1" = 2000'

0 100 200

SCALE: 1" = 100'

PROJECT LOCATION

NW1/4 NE1/4
SW1/4 SE1/4

US 50 HWY 11

SE SMART RD

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