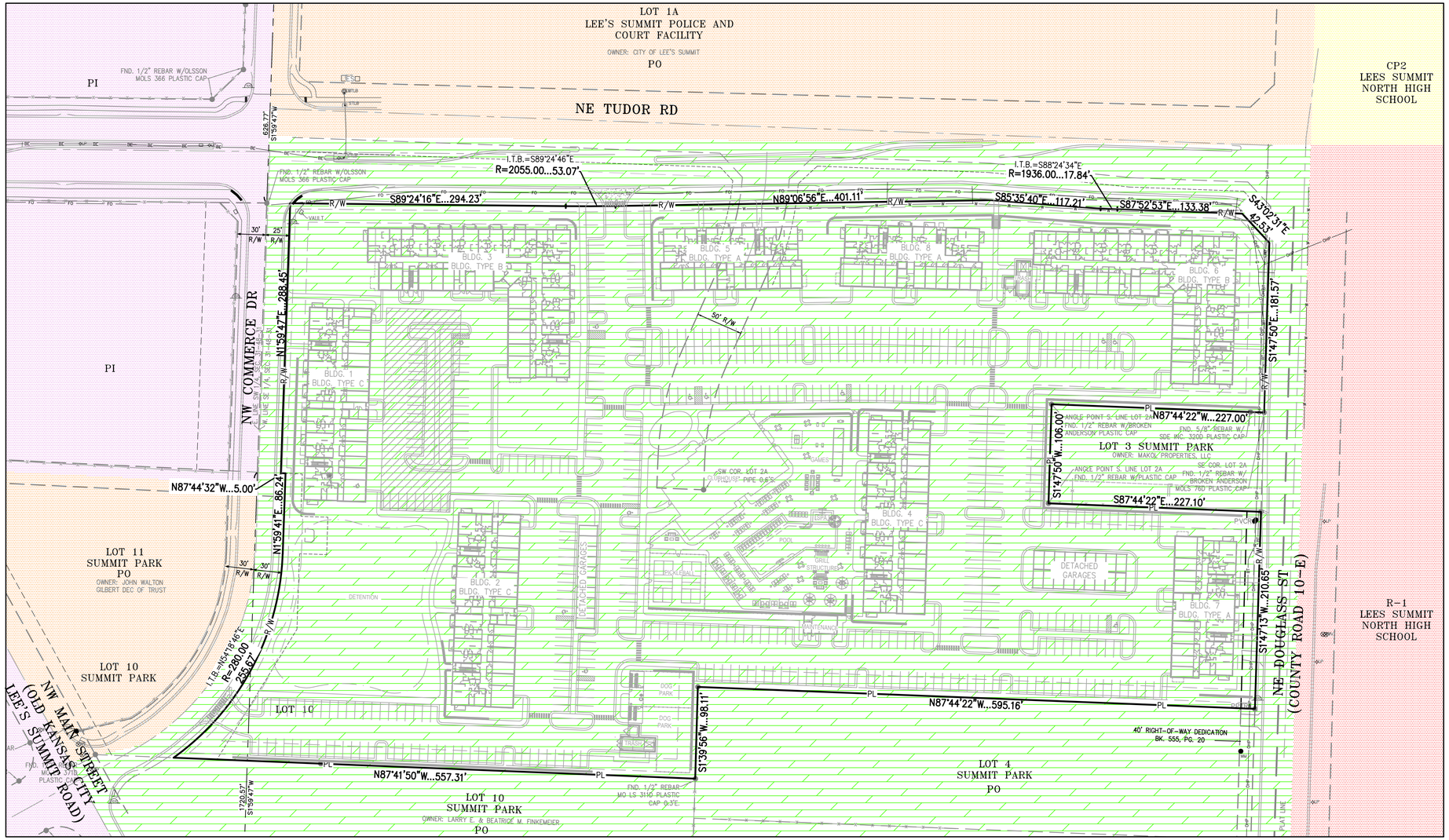


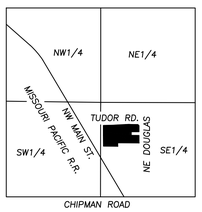


SCALE: 1"=2000'

VICINITY MAP
SEC. 31–48N–31W

Know what's **below.**
**Call** before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

## LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Southeast corner of Lot 2A, NEW LEE'S SUMMIT POLICE AND COURT FACILITY, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence N 87°44'22" W, a distance of 227.00 feet; thence S 01°47'50" W, a distance of 106.00 feet; thence S 87°44'22" E, a distance of 227.10 feet, to a point on the West Right-of-Way line of NE Douglas Street, as now established,; thence S 01°47'13" W, along said West Right-of-Way line, a distance of 210.65 feet; thence N 87°44'22" W, a distance of 595.16 feet; thence S 01°39'56" W, a distance of 98.11 feet; thence N 87°41'50" W, a distance of 557.31 feet, to a point on the East Right-of-Way line of NW Commerce Drive, as now established; thence along said East Right-of-Way line for the following four (4) courses; thence Northeasterly on a curve to the left, said curve having an initial tangent bearing of N 54°18'46" E, and a radius of 280.00 feet, an arc distance of 255.67 feet; thence N 01°59'41" E, a distance of 86.24 feet; thence N 87°44'32" W, a distance of 5.00 feet; thence N 01°59'47" E, a distance of 288.45 feet, to a point on the South Right-of-Way line of NE Tudor Road, as now established; thence along said South Right-of-Way line for the following seven (7) courses ; thence S 89°24'16" E, a distance of 294.23 feet,; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 89°24'46" E, and a radius of 2055.00 feet, an arc distance of 53.07 feet; thence N 89°06'56" E, a distance of 401.11 feet; thence S 85°35'40" E, a distance of 117.21 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 88°24'34" E and a radius of 1936.00 feet, an arc distance of 17.84 feet; thence S 87°52'53" E, a distance of 133.38 feet; thence S 43°02'31" E, a distance of 42.53 feet, to a point on the West Right-of-Way line of NE Douglas Street, as now established; thence S 01°47'50" W, along said West Right-of-Way, a distance of 181.57 feet; to the Point of Beginning, containing 567,567 square feet or 13.0295 acres, more or less, of unplatted land.

**GROSS AREA = ±13.0295 ACRES / ±567,567 SQ.FT.**

**SITE DATA TABLE:**

| | |
|---|---|
| EXISTING ZONING | PO |
| PROPOSED ZONING | RP-4 |

**LEGEND:**

= PROPOSED RP-4 (PLANNED APARTMENT RESIDENTIAL)

= EXISTING R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

= EXISTING PI (PLANNED INDUSTRIAL DISTRICT)

= EXISTING PO (PLANNED MIXED USE DISTRICT)

= EXISTING CP2 (PLANNED COMMUNITY COMMERCIAL DISTRICT)

N

SCALE: 1"=60'
0' 60' 120'

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

# ZONING EXHIBIT
TUDOR MULTIFAMILY

| No. | Date | Revisions: | By | App. |
|---|---|---|---|---|
| | | | | |

PROJECT NO. 220231
DATE: 06-23-2022 | DRAWN: BJG
CHECKED: DEJ | APPROVED: DEJ
CERTIFICATE OF AUTHORIZATION
KANSAS STATE BOARD OF ENGINEERING - E-961
CERTIFICATE OF AUTHORIZATION
MISSOURI STATE BOARD OF LAND SURVEYING-2007001128
ENGINEERING-2007002598

SHEET
1

\\PHELPS-SERVER\Projects\P\220231\dwg\Preliminary\ZONING-EXHIBIT.dwg Layout:1 Jun 23, 2022 - 3:55pm Bradley Gust