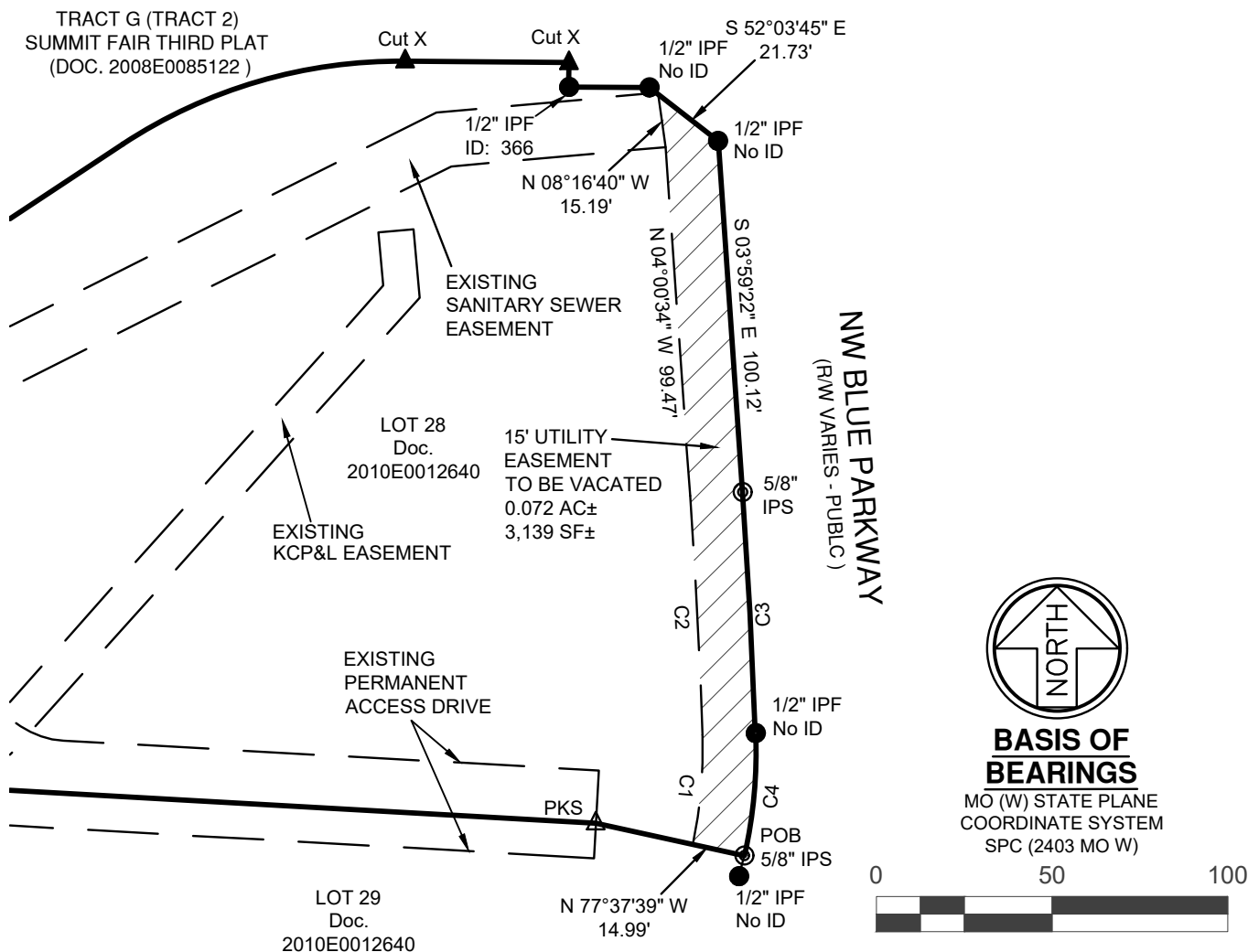


EASEMENT DESCRIPTION

PART OF LOT 28, MINOR PLAT OF SUMMIT FAIR, LOTS 28, 29 AND 30, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 9, 2010, AS DOCUMENT NO. 2010E0012640, IN PLAT BOOK 131 AT PAGE 66, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" IRON PIN SET IN THE WEST RIGHT OF WAY LINE OF NW BLUE PARKWAY, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 29 AND THE SOUTHEAST CORNER OF LOT 28, AS SHOWN ON PLAT BOOK 131 AT PAGE 66; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE COMMON LOT LINES OF SAID LOTS 28 AND 29 N 77°37'39" W A DISTANCE OF 14.99 FEET; THENCE ACROSS SAID LOT 28, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.27 FEET WITH A RADIUS OF 125.00 FEET WITH A CHORD BEARING OF N 05°11'31" E, WITH A CHORD LENGTH OF 31.19 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 68.29 FEET WITH A RADIUS OF 1936.00 FEET WITH A CHORD BEARING OF N 02°59'11" W, WITH A CHORD LENGTH OF 68.29 FEET; THENCE N 04°00'34" W A DISTANCE OF 99.47 FEET; THENCE N 08°16'40" W A DISTANCE OF 15.19 FEET TO A POINT IN TRACT G (TRACT 2) SUMMIT FAIR THIRD PLAT DOCUMENT 2008E0085122; THENCE WITH SAID TRACT G S 52°03'45" E A DISTANCE OF 21.73 FEET TO A 1/2" IRON PIN FOUND IN THE WEST RIGHT OF WAY LINE OF SAID NW BLUE PARKWAY; THENCE WITH SAID RIGHT OF WAY LINE, AS FOLLOWS: S 03°59'22" E A DISTANCE OF 100.12 FEET TO A 5/8" IRON PIN SET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 68.82 FEET WITH A RADIUS OF 1763.73 FEET WITH A CHORD BEARING OF S 02°58'44" E, WITH A CHORD LENGTH OF 68.82 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.02 FEET WITH A RADIUS OF 134.24 FEET WITH A CHORD BEARING OF S 05°11'45" W, WITH A CHORD LENGTH OF 34.92 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 3,139 SQUARE FEET, 0.072 ACRES, MORE OR LESS.



CURVE	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	31.27'	125.00'	N 05°11'31" E	31.19'	14°20'07"
C2	68.29'	1936.00'	N 02°59'11" W	68.29'	2°01'16"
C3	68.82'	1763.73'	S 02°58'44" E	68.82'	2°14'08"
C4	35.02'	134.24'	S 05°11'45" W	34.92'	14°56'42"

EASEMENT VAC. EXHIBIT
15' UTILITY ESMT
SHEET 1 OF 1

DATE: 8/22/2023
JOB# 102-23
SCALE: 1"=50'

EASEMENT VACATION EXHIBIT
15' UTILITY EASEMENT
LOT 28
THE MINOR PLAT OF SUMMIT FAIR, LOTS 28, 29 AND 30
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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