

EAGLE CREEK VILLAS - FIRST PLAT (LOTS 1 THRU 52, INCLUSIVE, AND TRACTS A THRU E)  
Olsson No. A20-2467  
October 31, 2023

#### Property Description

A tract of land in the Northeast 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 Northeast Quarter; thence North 02°46'08" East, on the East line of said Northeast Quarter 1,323.83 feet to the Southeast corner of the North half of said Northeast Quarter, also being the Northeast corner of EAGLE CREEK - FIFTH PLAT, a subdivision of land in said Lee's Summit recorded October 9, 2001 as Instrument Number 2001I0082127 in Book 70 at Page 14 in said Office of Recorder of Deeds, Jackson County, Missouri; thence leaving said East line, North 87°41'31" West, on the South line of said North half of said Northeast Quarter, also being the North line of said EAGLE CREEK - FIFTH PLAT, 497.77 feet to the Point of Beginning of the tract of land to be herein described; thence North 87°41'31" West on said South line and said North line, 730.87 feet to the Northwest corner of said EAGLE CREEK - FIFTH PLAT, also being the Northeast corner of EAGLE CREEK - SIXTH PLAT, a subdivision in said Lee's Summit recorded October 9, 2001 as Instrument Number 2001I00082129 in Book 70 at Page 15 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 87°41'31" West on said South line, also being the North line of said EAGLE CREEK - SIXTH PLAT, 704.45 feet to the Northwest corner of said EAGLE CREEK - SIXTH PLAT, also being the Easterly line of Tract C of EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C, a subdivision of land in said Lee's Summit recorded April 25, 2003 as Instrument Number 2003I0049132 in Book 76 at Page 12 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 87°41'31" West on said South line and said Easterly line, 81.41 feet; thence leaving said South line, North 02°46'08" East, on said Easterly line, 197.92 feet to the Northeast corner of said Tract C, also being a point on the Existing Southerly right-of-way line SW EAGLE VIEW DRIVE, as established by said EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C; thence Easterly, on said Existing Southerly right-of-way line, on a curve to the left having an initial tangent bearing of South 86°54'35" East with a radius of 830.00 feet, a central angle of 29°39'14" and an arc distance of 429.57 feet; thence North 63°26'11" East, on said Existing Southerly right-of-way line, 285.62 feet; thence Easterly, on said Existing Southerly right-of-way line, on a curve to the right being tangent to the last described course with a radius of 1,270.00 feet, a central angle of 31°03'25" and an arc distance of 688.40 feet; thence South 85°30'24" East, on said Existing Southerly right-of-way line, 195.10 feet; thence leaving said Existing Southerly right-of-way line, South 07°16'29" East, 161.05 feet; thence South 02°46'08" West, 259.61 feet; thence South 02°31'58" West, 50.00 feet; thence Westerly on a curve to the right having an initial tangent bearing of North 87°41'31" West with a radius of 1,025.00 feet, a central angle of 01°34'36" and an arc distance of 28.21 feet; thence South 02°18'29" West, 120.39 feet to the Point of Beginning. Containing 676,096 square feet or 15.52 acres, more or less.