

PROPERTY DESCRIPTION

A tract of land in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 35 and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 36, Township 48 North of the Base line, Range 32 West of the 5th Principal Meridian, Lee's Summit, Jackson County, Missouri and being more particularly described as follows: Beginning at the Northwest corner of Section 36-48-32; thence with the North line of Section 36-48-32 S85°22'43"E, 480.37'; thence leaving said North line S03°31'32"W, 1010.14'; thence S65°53'51"W, 191.70'; thence N86°06'53"W, 300.00' to a point on the East line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 35-48-32; thence with said East line S02°59'05"W, 210.00' to the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 35-48-32; thence with the South line of said  $\frac{1}{4}$  section N86°31'27"W, 1344.52' to the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 35-48-32; thence with the West line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 35-48-32 N02°41'22"E, 1319.19' to the Northwest corner of aforesaid  $\frac{1}{4}$  section; thence with the North line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 35-48-32 S86°24'29"E, 1351.35' back to the Point of Beginning and containing 52.6 (Gross) Acres.

DEDICATION: The undersigned proprietors of the ABOVE DESCRIBED tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: "HARRIETT HILL 2nd PLAT"

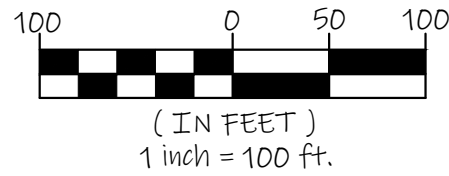
EASEMENTS: An easement of license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain of to authorize the location, construction and maintenance of poles, wires, anchors, conduits and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, of under those areas outlined or designated upon this plat as "UTILITY EASEMENT" (U.E.) of within any street or thoroughfare dedicated to public use on this plat.

STREETS: The roads and streets shown hereon that are not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and NO building or portion thereof shall be constructed between said building lines and the street Right-of-Way lines.

STORM WATER: All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the property owners' association in accordance with the standards set forth in the "COVENANTS, CONDITIONS, and RESTRICTIONS". Refer to the "Covenants, Conditions and Restrictions" associated with this development for requirements.

GRAPHIC SCALE



Legend

- = Found Iron Bar (I.B.) as noted
- = Set 1/2" Iron Bar w/cap
- R = Record Distance
- M = Measured Distance
- C = Calculated
- L = Curve Length
- r = Radius

SURVEYOR'S GENERAL NOTES

- This Survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this property.
- NO TIME Report was provided by the CLIENT at the time of this survey.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

DATE: \_\_\_\_\_  
Bill Baird- Mayor

DATE: \_\_\_\_\_  
Marcia L. Rosenquist,  
Planning Commission Secretary.

DATE: \_\_\_\_\_  
Joshua Johnson, AICP  
Director of Planning and Development

This Plat was prepared by  
Eagle Pointe Surveying, LLC  
1216 NE Applewood St.  
Lee's Summit, MO 64086

DATE: \_\_\_\_\_  
Mark Holt, PLS 2001015251

IN TESTIMONY WHEREOF:  
JOEL WORCESTER, MANAGER, WI PRYOR CROSSING, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

JOEL WORCESTER, MANAGER

NOTARY CERTIFICATION:  
STATE OF MISSOURI )  
) SS:  
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JOEL WORCESTER, MANAGER OF WI PRYOR CROSSING, LLC TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:  
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

This is to certify that the within plat of "HARRIETT HILL 2nd PLAT" was submitted to and duly approved by the Mayor and City Council of the City of Lss's Summit, Missouri this \_\_\_\_ day of \_\_\_\_\_ 2024 by ORDINANCE No. \_\_\_\_\_

# HARRIETT HILL 2nd PLAT

a replat of Harriett Hill, Lots 1 and 2  
and the Northeast 1/4 of the Northeast 1/4  
Section 35, Township 48 North, Range 32 West  
Lee's Summit, Jackson County, Missouri

The North  $\frac{1}{4}$  corner  
Section 35-48-32  
Found  $\frac{1}{2}$ " iron bar  
as per Doc.#600-6088  
N:1010265.18  
E:2811443.05

The Southwest corner  
of the Northeast  $\frac{1}{4}$   
of the Northeast  $\frac{1}{4}$ ,  
Section 35-48-32  
N:1010180.69  
E:2812788.97

The Northeast corner  
Section 35-48-32  
Found  $\frac{1}{2}$ " rod  
Doc.#600-59593  
N:1010096.03  
E:2814137.66

Found  $\frac{1}{2}$ "  
iron bar

The West line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 35-48-32  
S 02°41'22" W 1319.19'

The North line of the Northeast 1/4, Section 35-48-32  
947.07' 1351.35' S 86°24'29" E 2699.92'

S 86°24'29" E

2699.92'

LOT 1  
44555A Sq. Feet  
10.2 Acres (GROSS)  
435614 Sq. Feet  
10.0 Acres (NET)

TRACT A  
1706469 Sq. Feet  
39.2 Acres (GROSS)  
1695729 Sq. Feet  
38.9 Acres (NET)

S 85°22'43" E 480.37'

The North line of Section 36-48-32

450.37'

39'

LOT 2  
140557 Sq. Feet  
3.2 Acres (GROSS)  
130689 Sq. Feet  
3.0 Acres (NET)

329.21'

1026.41'

329.21'

1026.41'

Northwest Pryor Road

S 03°31'32" W

1010.14'

S 03°31'32" W

1010.14'

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1010.14'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: that this Plat of Survey is based on an actual Survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Agriculture, Land Survey Division of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Date: 5/29/2024  
Mark B. Holt- PLS No. 2001015251  
Eagle Point Surveying, LLC. No. 2009006804



The East  $\frac{1}{4}$  corner  
Section 35-48-32  
Doc.#600-89369  
N:1007461.21  
E:2814000.22

The East line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 35-48-32  
N 02°59'05" E 1318.86'

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This Survey was prepared for:

WI PRYOR CROSSING, LLC  
c/o Joel Worcester

NO.	DATE	DESCRIPTION	BY

HARRIETT HILL, 2nd PLAT

Lee's Summit  
Jackson County, Missouri

DATE OF SURVEY: May, 2024  
CLASS OF PROPERTY: SUBURBAN  
SURVEY CREW: MBH  
DRAWING NAME: 202403-1870

EAGLE POINTE SURVEYING, LLC  
1216 NE Applewood St.  
Lee's Summit, Missouri 64086  
(816) 456-0156  
markholtpls@gmail.com