

PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

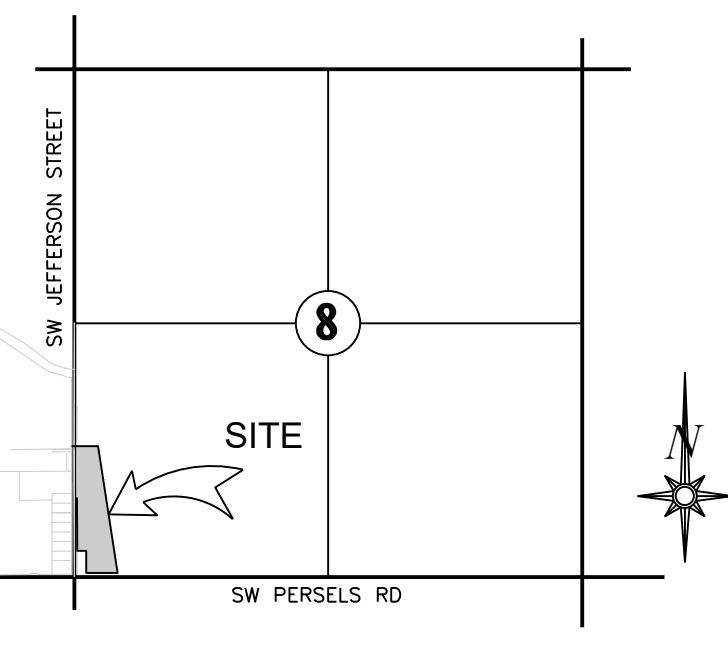
COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, RESURVEY LOT 4, SIMONIN ADDITION, RECORDED AS DOCUMENT NO. 198710800018; THENCE N2°23'15"E, A DISTANCE OF 12.78 FEET TO THE POINT OF BEGINNING; THENCE S2°23'15"E, A DISTANCE OF 232.18 FEET; THENCE N87°56'48"W, A DISTANCE OF 95.00 FEET; THENCE N2°23'15"E, A DISTANCE OF 67.79 FEET; THENCE S87°47'52"E, A DISTANCE OF 271.29 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 12.09 FEET; THENCE ALONG A REVERSE CURVE HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 86.67 FEET; THENCE S87°47'52"E, A DISTANCE OF 18.78 FEET; THENCE S6°07'34"E, A DISTANCE OF 304.59 FEET; THENCE N87°30'25"W, A DISTANCE OF 327.07 FEET TO THE POINT OF BEGINNING.

AND;

COMMENCING AT SAID SOUTHWEST CORNER; THENCE S87°30'25"E, A DISTANCE OF 327.07 FEET; THENCE N6°07'34"W, A DISTANCE OF 463.87 FEET TO THE POINT OF BEGINNING; THENCE N6°07'34"W, A DISTANCE OF 149.79 FEET; THENCE N87°49'29"W, A DISTANCE OF 305.39 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.10 FEET; THENCE S2°32'34"W, A DISTANCE OF 123.30 FEET; THENCE S87°48'35"E, A DISTANCE OF 352.81 FEET TO THE POINT OF BEGINNING.

AND;

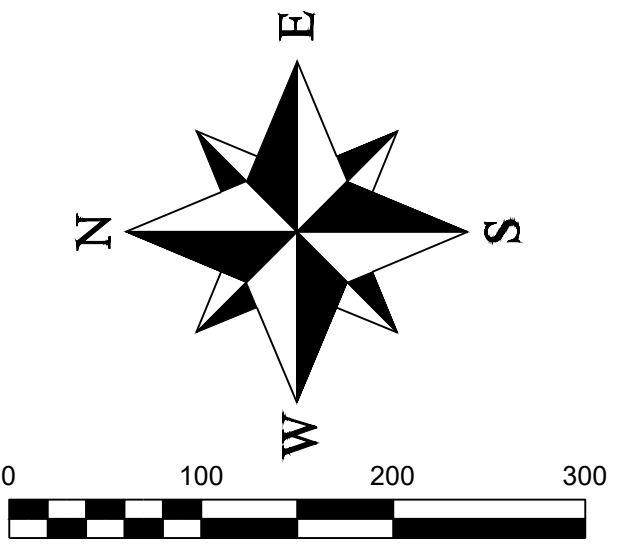
COMMENCING AT SAID SOUTHWEST CORNER; THENCE S87°30'25"E, A DISTANCE OF 327.07 FEET; THENCE N6°07'34"W, A DISTANCE OF 674.29 FEET TO THE POINT OF BEGINNING; THENCE N6°07'34"W, A DISTANCE OF 581.43 FEET; THENCE N87°44'19"W, A DISTANCE OF 280.16 FEET; THENCE S2°43'33"W, A DISTANCE OF 370.13 FEET; THENCE S2°32'06"W, A DISTANCE OF 85.67 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S32°34'12"E AND A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 202.23 FEET; THENCE S2°32'32"W, A DISTANCE OF 99.23 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.10 FEET; THENCE S87°49'29"E, A DISTANCE OF 295.93 FEET TO THE POINT OF BEGINNING.



LOCATION MAP SECTION 8-T47N-R31W

LEGEND

- ⊙ Found Survey Monument (As Noted)
- ⊙ Set 3" Bar and Cap (2005008319-D)
- ⊙ State Plane Coordinate Identification
- U.E. Utility Easement
- S.E. Sanitary Sewer Easement
- P.C.A.E. Public Common Area Easement
- BL Building Line
- (###) Address



**Preliminary Plat
Oldham Village
Lots 14 - 18
Section 7, Township 47, Range 31
Lee's Summit, Jackson County, Missouri**

REVISIONS	
DATE	DESCRIPTION

Preliminary Plat
Oldham Village, Lots 1 - 11A & Tract A
Lee's Summit, Jackson County, Missouri

Preliminary Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	7	47	31	JACKSON	04888
DRAWN BY	DATE OF PREPARATION	SCALE			
M. Schlicht, PLS., PE	June 24, 2024	1" = 100'			



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