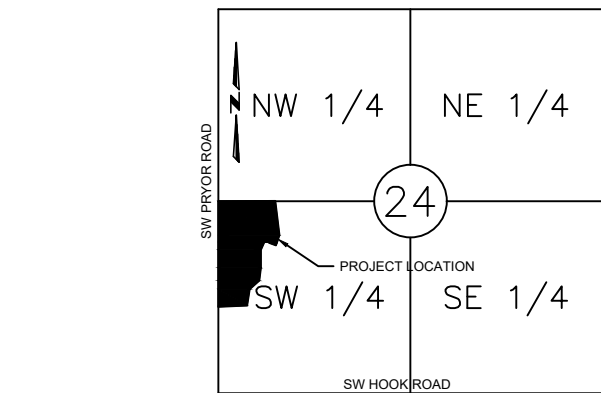


PROPERTY DESCRIPTION:

All that part of the Southwest Quarter of Section 24, Township 47, Range 32, in the City of Lee's Summit, Jackson County, Missouri described as follows: Commencing at the Northwest Quarter of said Southwest Quarter, thence South 87 degrees 40 minutes 43 seconds East, along the North line of said Southwest Quarter, a distance of 50.00 feet to the East Right of Way line of Southwest Pryor Road also being the Point of Beginning of tract of land herein to be described; thence South 87 degrees 40 minutes 43 seconds East, along the North line of said Southwest Quarter, a distance of 784.91 feet; thence South 04 degrees 23 minutes 24 seconds East, a distance of 474.64 feet to the Northwest corner of Lot 18; WHISPERING WOODS FIRST PLAT, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence South 22 degrees 10 minutes 28 seconds West along the West line of said Lot 18, a distance of 149.00 feet to the North line of said WHISPERING WOODS FIRST PLAT, thence North 67 degrees 49 minutes 32 seconds West along the North line of said Tract A, a distance of 89.36 feet; thence Northwest along a curve to the left being tangent to the last described course, having a radius of 370.00 feet, an arc length of 75.53 feet to the Northwest Corner of said Tract A; thence South 27 degrees 01 minutes 10 seconds West, along the West line of said Tract A, a distance of 121.71 feet; thence continuing along said West line South 03 degrees 00 minutes 53 seconds West, a distance of 246.06 feet; thence continuing along said West line South 09 degrees 24 minutes 42 seconds West, a distance of 177.20 feet; thence continuing along said West line South 50 degrees 12 minutes 48 seconds West, a distance of 178.11 feet; thence continuing along said West line South 11 degrees 36 minutes 15 seconds West, a distance of 224.87 feet; thence North 90 degrees 00 minutes 00 seconds West, along the North line of said Tract A, a distance of 399.87 feet to the East Right of Way Line of Southwest Pryor Road; thence North 02 degrees 44 minutes 57 seconds East, along said East Right of Way line, a distance of 19.36 feet; thence continuing along said Right of Way North 82 degrees 45 minutes 30 seconds East, a distance of 106.69 feet; thence continuing along said Right of Way North 02 degrees 45 minutes 31 seconds East, a distance of 81.23 feet; thence continuing along said Right of Way South 82 degrees 45 minutes 30 seconds West, a distance of 91.85 feet; thence continuing along said Right of Way North 02 degrees 45 minutes 31 seconds East, a distance of 1352.40 feet to the Point of Beginning. Said tract contains 932,002 Square feet of 21.40 Acres More or Less.



VICINITY MAP
SECTION 24, TOWNSHIP 47N,
RANGE 32W
(N.T.S.)

COORDINATE TABLE BEARINGS AND COORDINATES ARE BASED UPON MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, UTILIZING CONTROL MONUMENT(S) JA-50.			
1 N: 300640.35 E: 857314.51	5 N: 300454.64 E: 857522.27	9 N: 300299.88 E: 857470.58	
2 N: 300630.66 E: 857553.56	6 N: 300461.10 E: 857500.21	10 N: 300265.13 E: 857428.87	
3 N: 300486.42 E: 857564.63	7 N: 300428.05 E: 857483.36	11 N: 300198.00 E: 857415.08	
4 N: 300444.36 E: 857547.49	8 N: 300353.16 E: 857479.42	12 N: 300198.00 E: 857293.20	

30'x60' W/E
DOC. NO. 200210080995

THE NORTHWEST CORNER
OF THE SOUTHWEST QUARTER
OF SECTION 24, T47N R32W
NO MONUMENT FOUND
FOUND 5/8" BAR & 2" ALUMINUM CAP

MONUMENTATION/LEGEND:

- FOUND 3/8" BAR UNLESS OTHERWISE NOTED
- ▲ SET 3/8" BAR WITH ALUMINUM CAP
STAMPED PLS-2016042019
- △ SET SURVEY SPIKE AT ROAD
POINTS OF INTERSECTION

GENERAL NOTES:

Existing Zoning: R-1
Proposed Use: Single Family Detached Residential
Setback:
Front Yard: 30'
Rear Yard: 15'
Side Yard: 5'

STATE PLANE COORDINATES: TRAVERSE TABLE

Location	Distance	Northing	Easting
JA-50		302358.53	854683.87
JA-50 To Point of Beginning	3142.04	300640.35	857314.51

NOTE: State Plane coordinates are by G.P.S. The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System West Zone (1983), using a grid factor of 0.9999011. All coordinates are in meters.

