

DISCOVERY PARK CROSSING
PRELIMINARY PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LAND DESCRIPTION

All that part of Southeast Quarter and all that part of the Southwest Quarter all in Section 30, Township 48 North, Range 31 West, in the city of Lee's Summit, Jackson County, Missouri being more particularly described as follows: commencing at the northwest corner of the Southeast Quarter of said Section 30, thence South 01 degree 36 minutes 54 seconds West, with the west line of the Southeast Quarter of said Section 30, a distance of 93.33 feet to a point on the southerly right-of-way line of NE Colbern Road, said point also being the point of beginning; thence with the southerly right-of-way line of NE Colbern Road, on a curve to the right, having a radius of 1947.00 feet, a central angle of 09 degrees 08 minutes 59 seconds, with an initial tangent bearing of North 82 degrees 50 minutes 24 seconds East, an arc distance of 310.92 feet; thence South 88 degrees 00 minutes 37 seconds East, continuing with the southerly right-of-way line of NE Colbern Road, a distance of 633.63 feet; thence South 81 degrees 14 minutes 05 seconds East continuing with the southerly right-of-way line of NE Colbern Road, a distance of 101.71 feet; thence South 88 degrees 00 minutes 37 seconds East, continuing with the southerly right-of-way line of NE Colbern Road, a distance of 150.38 feet to a point on the west right-of-way line of NE Douglas Street; thence South 43 degrees 48 minutes 12 seconds East with the west right-of-way line of NE Douglas Street, a distance of 72.29 feet; thence South 01 degree 30 minutes 09 seconds West, with the west right-of-way line of NE Douglas Street, a distance of 280.00 feet to a point on the northerly right-of-way line of Interstate Route 470; thence South 57 degrees 31 minutes 40 seconds West, with the northerly right-of-way line of Interstate Route 470, a distance of 133.88 feet; thence South 64 degrees 30 minutes 42 seconds West, continuing with the northerly right-of-way line of Interstate Route 470, a distance of 434.06 feet; thence South 63 degrees 05 minutes 07 seconds West, continuing with the northwesterly right-of-way line of Interstate Route 470, a distance of 254.50 feet; thence South 69 degrees 50 minutes 14 seconds West, continuing with the northwesterly right-of-way line of Interstate Route 470, a distance of 41.37 feet; thence North 17 degrees 05 minutes 47 seconds West, and no longer with the northwesterly right-of-way line of Interstate Route 470, a distance of 133.72 feet; thence North 89 degrees 00 minutes 17 seconds West, a distance of 323.18 feet; thence North 00 degrees 59 minutes 43 seconds East, a distance of 205.40 feet; thence North 86 degrees 57 minutes 34 seconds West, a distance of 55.51 feet; thence on a curve to the left, having a radius of 75.00 feet, a central angle of 93 degrees 52 minutes 08 seconds, an initial tangent bearing of North 02 degrees 47 minutes 08 seconds East, an arc distance of 122.87 feet; thence South 88 degrees 55 minutes 00 seconds West, a distance of 74.65 feet to a point of curvature; thence on a curve to the right, having a radius of 775.00 feet, a central angle of 07 degrees 45 minutes 28 seconds, an arc distance of 104.93 feet to a point of reverse curvature; thence on a curve to the left, having a radius of 175.00 feet, a central angle of 11 degrees 40 minutes 21 seconds, an arc distance of 35.65 feet; thence North 04 degrees 59 minutes 53 seconds West, a distance of 51.69 feet; thence North 17 degrees 27 minutes 41 seconds West, a distance of 218.27 feet to a point on the southerly right-of-way line of NE Colbern Road; thence with the southerly right-of-way line of NW Colbern Road on a curve to the right, said curve having a radius of 1947.00 feet, a central angle of 09 degrees 08 minutes 59 seconds, with an initial tangent bearing of North 73 degrees 32 minutes 08 seconds East, an arc distance of 316.15 feet to the point of beginning. The above described tract contains 780,261 square feet or 17.91 acres.

SURVEYOR'S GENERAL NOTES

The basis of bearings & coordinates shown are based Missouri State Plane, West Zone, NAD 83.

Plat boundary corners will be monumented with 5/8" x 24" rebar permanent monuments and caps LC-62, interior lot corners will be monumented with a 1/2" x 24" rebar with cap stamped LC-62.

No abandoned oil or gas well are identified on this drawing, locations if show are per the Missouri Department of Natural Resources Permitted Oil and Gas database, dated June 29, 2020.

The subject property lies in Zone X, Other Areas, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map 29095C0409C, dated January 20, 2017

The subject property is zoned Planned Mix Use and R-1, Single Family Residential, as shown on the City of Lee's Summit Zoning Map.

The date this plat was prepared - June 20th, 2024.

The precision for this survey is 1 part in 483,283' and the error of closure is 0.008 feet.



A licensed Missouri
Surveying Corporation
COA# 00062

W OF THE INTERSECTION OF NW
COLBERN RD & NE DOGLAS RD
LEE'S SUMMIT, MO

[illegible]

PROJECT NO: 24KC10015

DRAWN BY: AS

CHECK BY: SD

ISSUED DATE: 7/26/2024

FIELD BOOK:

SHEET NUMBER
C102
3 OF 10