

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, 450.36'; thence leaving said North line S03°31'32"W, 1026.41'; thence S66°53'57"W, 157.84'; 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 $\frac{1}{4}$, $\frac{1}{4}$ 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 $\frac{1}{4}$, $\frac{1}{4}$ 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. Except that part within existing Right-of-Way

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, Lots 1 thru 3, a replat of "HARRIETT HILL Lots 1 and 2

EASEMENTS: An easement of license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct, maintain and 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, or 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.

The Grantor, on behalf of himself, his heirs, his assigns, and successors in interest, hereby waives to the fullest extent allowed by law, including without limitation, Section 52.7188 RSMo (2006) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

DRAINAGE: Individual Lot owner(s) shall not change of obstruct the drainage flow lines on the lots covered by the Master Drainage Plan unless specific application is made and approved by the City Engineer

DATE: _____
Trisha Fowler Arcuri- City Clerk

DATE: _____
George M. Binger III PE- City Engineer

DATE: _____
Jackson County Assessor

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 PRIOR 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 PRIOR 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

HARRIETT HILL 2nd PLAT

LOTS 1 thru 3

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

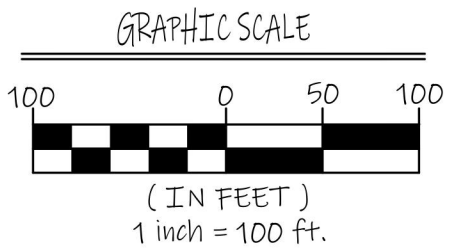
Lee's Summit, Jackson County, Missouri

The North $\frac{1}{4}$ corner
Section 35-48-32
Found $\frac{3}{4}$ " 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:2812786.97

The Northeast corner
Section 35-48-32
Found $\frac{3}{4}$ " rod
Doc.#600-59693
N:1010096.03
E:2814137.66

Found $\frac{3}{4}$ "
iron bar



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 Title 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.
- The State Plane Coordinates shown hereon are based on Metro-Control Monument JA-99 of the Missouri State Plane Coordinate System of 1983
Northing 1013340.784
Easting 2803961.6372
Grid Factor 0.9999902061
- Based on available information obtained from the Missouri Department of Natural Resources there does not appear to be any existing gas or oil wells on the surveyed property.
- Guy Wire Grant as per Doc.#I207488 as shown in Book 586 at Page 1107

SITE LOCATION

NTS

SURVEYORS 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. 2009000804

This Survey was prepared for:
WI PRIOR 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