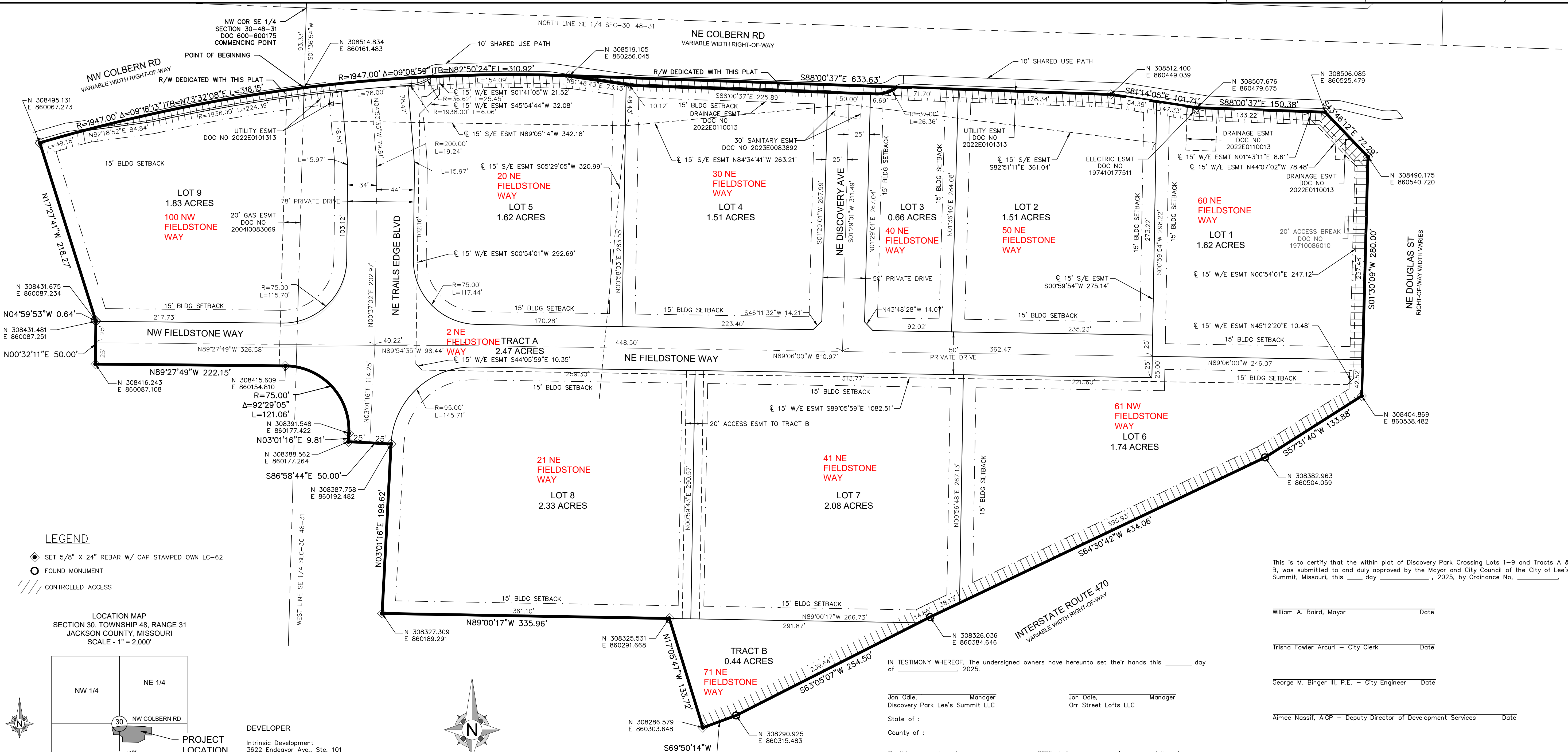


LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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 194.70 feet to a point on the west right-of-way line of NE Colbern Road, on a curve to the left, having a radius of 194.70 feet, an arc distance of 31.65 feet; thence with the southerly right-of-way line of NE Colbern Road, on a curve to the right, having a radius of 194.70 feet, an arc distance of 31.65 feet; thence South 88 degrees 00 minutes 37 seconds East, continuing with the southerly right-of-way line of NE Colbern Road, on a curve to the right, having a radius of 194.70 feet, an arc distance of 31.65 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 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 46 minutes 00 seconds East, with the east right-of-way line of NE Douglas Street, a distance of 280.00 feet to a point on the northery 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 133.72 feet; thence North 17 degrees 05 minutes 47 seconds West, continuing with the northerly 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 East, with the easterly right-of-way line of NE Colbern Road, on a curve to the right, having a radius of 194.70 feet, an arc distance of 31.65 feet; thence North 89 degrees 27 minutes 44 seconds West, a distance of 222.15 feet; thence North 00 degrees 32 minutes 12 seconds East, with the easterly right-of-way line of NE Colbern Road, on a curve to the right, having a radius of 194.70 feet, an arc distance of 31.65 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 NE Colbern Road on a curve to the right, said curve having a radius of 194.70 feet, an arc distance of 31.65 feet to the point of beginning; the above described tract contains 781.615 square feet or 17.94 acres.

All bearings and coordinates shown are based on the Missouri State Plane Grid System, West Zone, NAD 83 using a grid factor of 0.9998981, as shown on Missouri Department of Natural Resources monument JA-43. All distances are grid distances, and all distances and coordinates are in meters. To convert from grid meters to ground feet: distance/0.3048/.9998981. All distances and coordinates shown are are international feet.

Roads and street shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10015

DRAWN BY: AS

CHECK BY: SD

ISSUED DATE: 03.28.2025

ISSUED BY: Samuel J. DePriest
LICENSE NO: MO PLS 2013000041

SHEET TITLE

FINAL PLAT

SHEET NUMBER

1

1 OF 1