

ALTA / NSPS LAND TITLE SURVEY

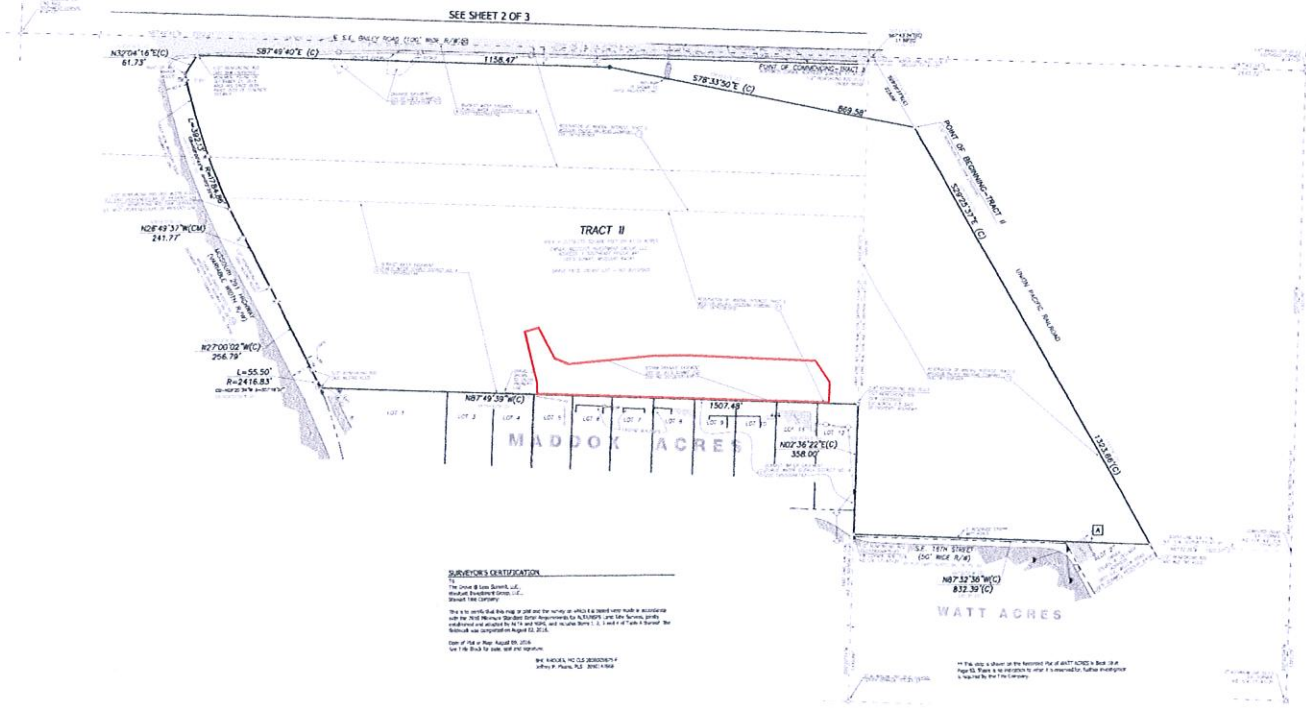
TRACT II
PART OF THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST
OF THE 5TH PRINCIPAL MERIDIAN, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND

1. Lot Survey	11. Railroad Color Strip
2. Easement	12. Iron Pipe
3. Easement	13. Chain Link Fence
4. Easement	14. Box or Metal Fence
5. Easement	15. Gate Post
6. Easement	16. Sign Posts
7. Easement	17. Concrete or Metal Board
8. Easement	18. Corner Line
9. Easement	19. Marker
10. Easement	20. Wood Stake
	21. Iron Nail
	22. Iron Pipe Stake
	23. Iron Pipe Stake
	24. Iron Pipe Stake
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	34. Iron Pipe Stake
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	36. Iron Pipe Stake
	37. Iron Pipe Stake
	38. Iron Pipe Stake
	39. Iron Pipe Stake
	40. Iron Pipe Stake

STATEMENT OF POSSIBLE ENCROACHMENTS
I, the undersigned, have caused this map to be prepared by the best available means of which I am capable.



WESTCOTT INVESTMENT GROUP, L.L.C.
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OF
PARTS OF THE N.E. & N.W. QUARTERS OF
SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST
OF THE 5TH PRINCIPAL MERIDIAN, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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**DESCRIPTION ATTACHMENT TO LEE'S SUMMIT'S "VACATION OF EASEMENT APPLICATION"
(Storm Drainage easement requested to be released to accompany the proposed plat of
THE GROVE AT LEE'S SUMMIT FIRST PLAT)**

Storm Drainage Easement to be released (as described in Instrument Number: 2012E0051616)

All that part of the Northwest Quarter of Section 17, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, described as follows;

Beginning at the Northwest corner of Lot 8 of MADDOXX ACRES, according to the recorded subdivision plat thereof; thence N87°49'43"W along the North line of said subdivision, a distance of 326.24 feet; thence N01°54'19"E, a distance of 32.34 feet; thence N13°00'00"W, a distance of 145.00 feet; thence N77°00'00"E, a distance of 40.00 feet; thence S28°00'00"E, a distance of 95.00 feet; thence S68°00'00"E, a distance of 40.00 feet; thence N85°00'00"E, a distance of 235.00 feet; thence S90°00'00"E, a distance of 100.00 feet; thence S87°00'00"E, a distance of 360.00 feet; thence S34°00'00"E, a distance of 69.13 feet, thence S01°54'19"W, a distance of 59.17 feet to a point on the North line of said subdivision; thence N87°49'43"W along the North line of said subdivision, a distance of 493.77 feet to the Point of Beginning; said parcel of land containing 94,686.2 square feet (2.17 acres), more or less.

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