

2319 NORTH JACKSON | P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441
 PH: (785) 762-5040 | FAX (785) 762-7744
 jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

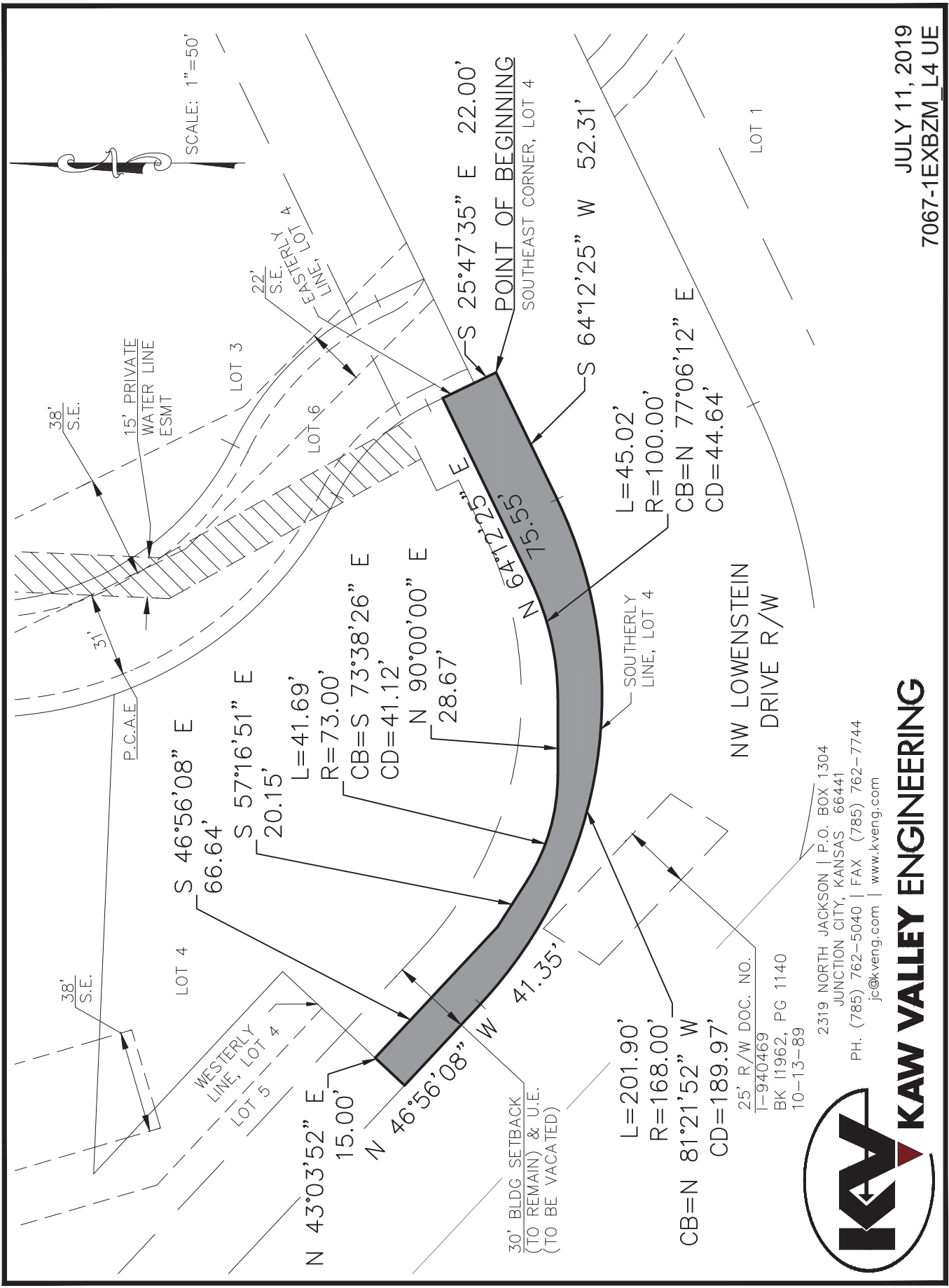
JULY 11, 2019
 7067-1EXBZM L3 UE

JULY 11, 2019
A14_7067-1
LEE'S SUMMIT, MISSOURI

THAT PORTION OF LOT 3, OF THE FINAL PLAT OF STREETS OF WEST PRYOR, LOTS 1 THRU 14, TRACTS "A", "B", "C" & "D" RECORDED AS DOCUMENT NUMBER 2019E0032538, IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING A STRIP OF LAND 13 FEET WIDE, LYING NORTHERLY OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, ON LOWENSTEIN DRIVE RIGHT-OF-WAY; THENCE ON THE SOUTHERLY LINE OF SAID LOT 3, N 64°12'25" E 348.00 FEET TO THE SOUTHWEST CORNER OF A PLATTED 30 FOOT WIDE BUILDING SETBACK, SIDEWALK EASEMENT AND UTILITY EASEMENT, AND THE POINT OF TERMINUS.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE EXTENDED AND SHORTENED TO TERMINATE AT THE WEST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID PLATTED 30' BUILDING SETBACK, SIDEWALK EASEMENT AND UTILITY EASEMENT.



38' S.E.

38' S.E.

15' PRIVATE WATER LINE ESMT

LOT 4
 S 46°56'08" E
 66.64'
 S 57°16'51" E
 20.15'

L=41.69'
 R=73.00'
 CB=S 73°38'26" E
 CD=41.12'

N 43°03'52" E
 15.00'
 N 46°56'08" W
 41.35'

N 90°00'00" E
 28.67'

S 25°47'35" E 22.00'
 POINT OF BEGINNING
 SOUTHEAST CORNER, LOT 4

30' BLDG SETBACK
 (TO REMAIN) & U.E.
 (TO BE VACATED)

L=201.90'
 R=168.00'
 CB=N 81°21'52" W
 CD=189.97'

L=45.02'
 R=100.00'
 CB=N 77°06'12" E
 CD=44.64'

NW LOWENSTEIN
 DRIVE R/W

25' R/W DOC. NO.
 T-940469
 BK 11962, PG 1140
 10-13-89

2319 NORTH JACKSON | P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441
 PH: (785) 762-5040 | FAX (785) 762-7744
 jc@kveng.com | www.kveng.com



KAW VALLEY ENGINEERING

JULY 11, 2019
 7067-1EXBZM L4 UE

SCALE: 1"=50'



LOT 3
 22' S.E.
 EASTERLY LINE, LOT 4

LOT 6

S 64°12'25" W 52.31'

LOT 1

N 64°27'23" E
 175.35'

SOUTHERLY LINE, LOT 4

LOT 5
 WESTERLY LINE, LOT 4

P.C.A.E

31'

38' S.E.

JULY 11, 2019
A14_7067-1
LEE'S SUMMIT, MISSOURI

THAT PORTION OF LOT 4, OF THE FINAL PLAT OF STREETS OF WEST PRYOR, LOTS 1 THRU 14, TRACTS "A", "B", "C" & "D" RECORDED AS DOCUMENT NUMBER 2019E0032538, IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ON THE SOUTHERLY LINE OF SAID LOT 4, ON A PLATTED BEARING OF S 64°12'25" W 52.31 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ON SAID SOUTHERLY LINE, SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 168.00 FEET, AN ARC LENGTH OF 201.90 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS N 81°21'52" W 189.97 FEET; THENCE CONTINUING ON SAID SOUTHERLY LINE, N 46°56'08" W 41.35 FEET; THENCE N 43°03'52" E 15.00 FEET; THENCE S 46°56'08" E 66.64 FEET; THENCE S 57°16'51" E 20.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 73.00 FEET, AN ARC LENGTH OF 41.69 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S 73°38'26" E 41.12 FEET; THENCE N 90°00'00" E 28.67 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 45.02 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS N 77°06'12" E 44.64 FEET; THENCE N 64°12'25" E 75.55 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE ON SAID EASTERLY LINE, S 25°47'35" E 22.00 FEET TO THE POINT OF BEGINNING.

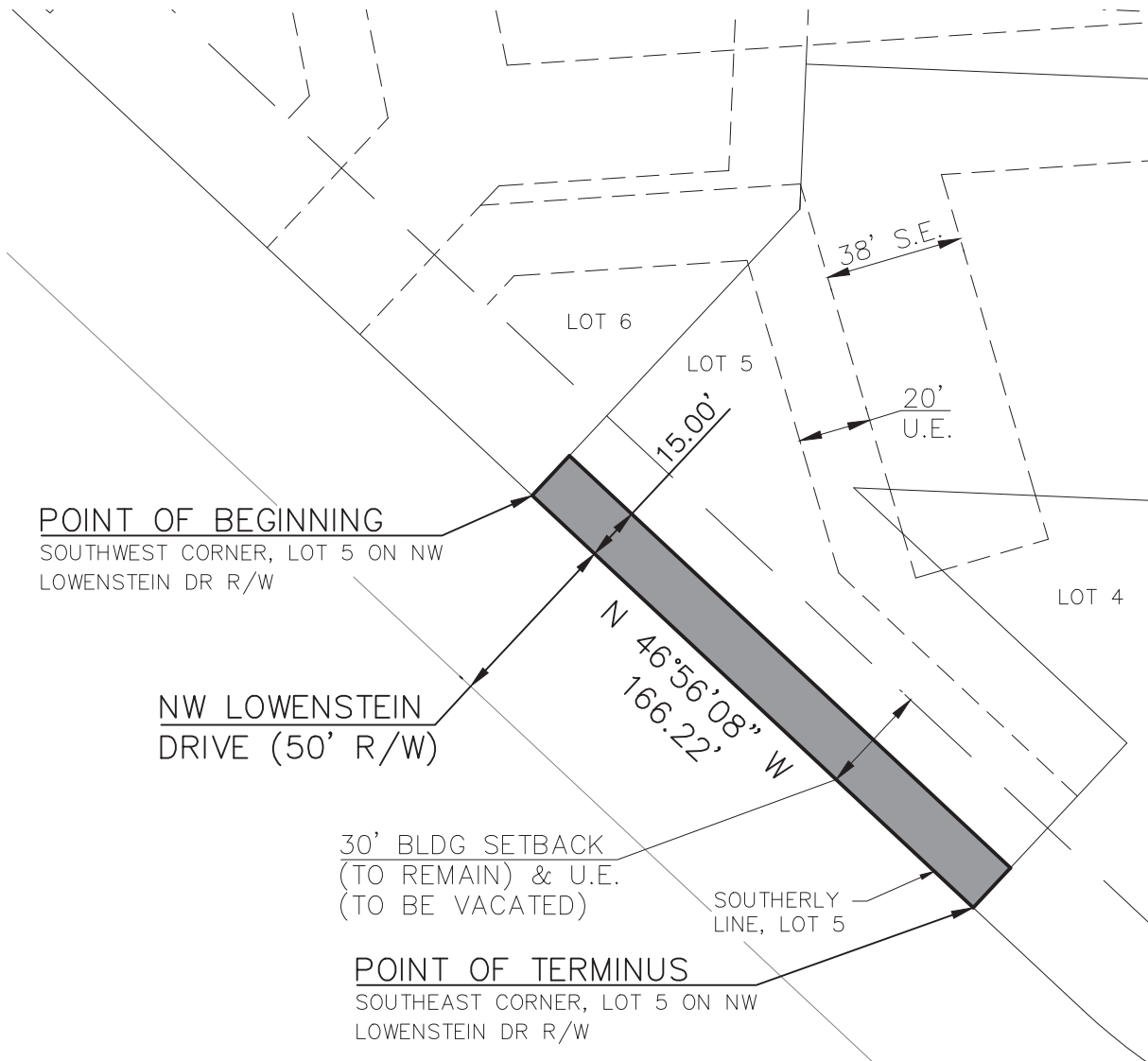
END OF DESCRIPTION

BASIS OF BEARINGS:

ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.



SCALE: 1"=50'



POINT OF BEGINNING
 SOUTHWEST CORNER, LOT 5 ON NW
 LOWENSTEIN DR R/W

**NW LOWENSTEIN
 DRIVE (50' R/W)**

**30' BLDG SETBACK
 (TO REMAIN) & U.E.
 (TO BE VACATED)**

**SOUTHERLY
 LINE, LOT 5**

POINT OF TERMINUS
 SOUTHEAST CORNER, LOT 5 ON NW
 LOWENSTEIN DR R/W



KAW VALLEY ENGINEERING

2319 NORTH JACKSON | P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441
 PH. (785) 762-5040 | FAX (785) 762-7744
 jc@kveng.com | www.kveng.com

JULY 11 2019
 7067-1EXBZM_L5 UE

JULY 11, 2019
A14_7067-1
LEE'S SUMMIT, MISSOURI

THAT PORTION OF LOT 5, OF THE FINAL PLAT OF STREETS OF WEST PRYOR, LOTS 1 THRU 14, TRACTS "A", "B", "C" & "D" RECORDED AS DOCUMENT NUMBER 2019E0032538, IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING A STRIP OF LAND 15 FEET WIDE, LYING NORTHERLY OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, ON LOWENSTEIN DRIVE RIGHT-OF-WAY; THENCE ON THE SOUTHERLY LINE OF SAID LOT 5, N 46°56'08" W 166.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, ON SAID RIGHT-OF-WAY LINE, AND THE POINT OF TERMINUS.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE EXTENDED AND SHORTENED TO TERMINATE AT THE EAST AND WEST LINES OF SAID LOT 5.

10' ELECTRIC LINE EASEMENT
 DOC. NO. 1-800361, BK
 RECORDED: 9-17-1987
 (PORTION TO BE VACATED)

LOT 7
 41' P.C.A.E.
 WESTERLY LINE, LOT 6

STREETS OF WEST PRYOR

SCALE: 1"=50'

N 43°03'52" E 20.00'
 POINT OF BEGINNING
 SOUTHWEST CORNER, LOT 6

30' BLDG SETBACK
 (TO REMAIN) & U.E.
 (TO BE VACATED)

LOT 6
 46°56'08" E 100.27'
 NORTHERLY LINE

20' U.E.
 38' S.F.

LOT 5
 S 43°03'52" W 10.00'
 S 46°56'08" E 36.61'

S 46°56'08" E 75.00'
 N 46°56'08" W 220.22'
 SOUTHERLY LINE, LOT 6
 SOUTHEAST CORNER, LOT 6

LOT 4
 S 15°58'18" E 9.72'
 S 43°03'52" W 15.00'

NW LOWENSTEIN
 DRIVE (50' R/W)

ARBOR ESTATES



2319 NORTH JACKSON | P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441
 PH. (785) 762-5040 | FAX (785) 762-7744
 jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

JULY 11 2019
 7067-1EXBZM L6 UE

JULY 11, 2019
A14_7067-1
LEE'S SUMMIT, MISSOURI

THAT PORTION OF LOT 6, OF THE FINAL PLAT OF STREETS OF WEST PRYOR, LOTS 1 THRU 14, TRACTS "A", "B", "C" & "D" RECORDED AS DOCUMENT NUMBER 2019E0032538, IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ON THE WESTERLY LINE OF SAID LOT, ON A PLATTED BEARING OF N 43°03'52" E 20.00 FEET; THENCE PARALLEL WITH AND 20 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 6, S 46°56'08" E 100.27 FEET; THENCE N 43°03'52" E 10.00 FEET TO THE INTERSECTION OF A PLATTED 30 FOOT WIDE BUILDING SETBACK AND UTILITY EASEMENT WITH A PLATTED 20 FOOT WIDE UTILITY EASEMENT; THENCE ON THE NORTHERLY LINE OF SAID PLATTED 30 FOOT WIDE BUILDING SETBACK AND UTILITY, S 46°56'08" E 75.00 FEET TO THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF A PLATTED 20 FOOT WIDE UTILITY EASEMENT; THENCE S 43°03'52" W 10.00 FEET; THENCE PARALLEL WITH AND 20 FEET NORTHERLY FROM SAID SOUTHERLY LINE OF LOT 6, S 46°56'08" E 36.61 FEET; THENCE S 15°58'18" E 9.72 FEET; THENCE S 43°03'52" W 15.00 FEET TO SAID SOUTHERLY LINE; THENCE ON SAID SOUTHERLY LINE, N 46°56'08" W 220.22 FEET TO THE POINT OF BEGINNING.

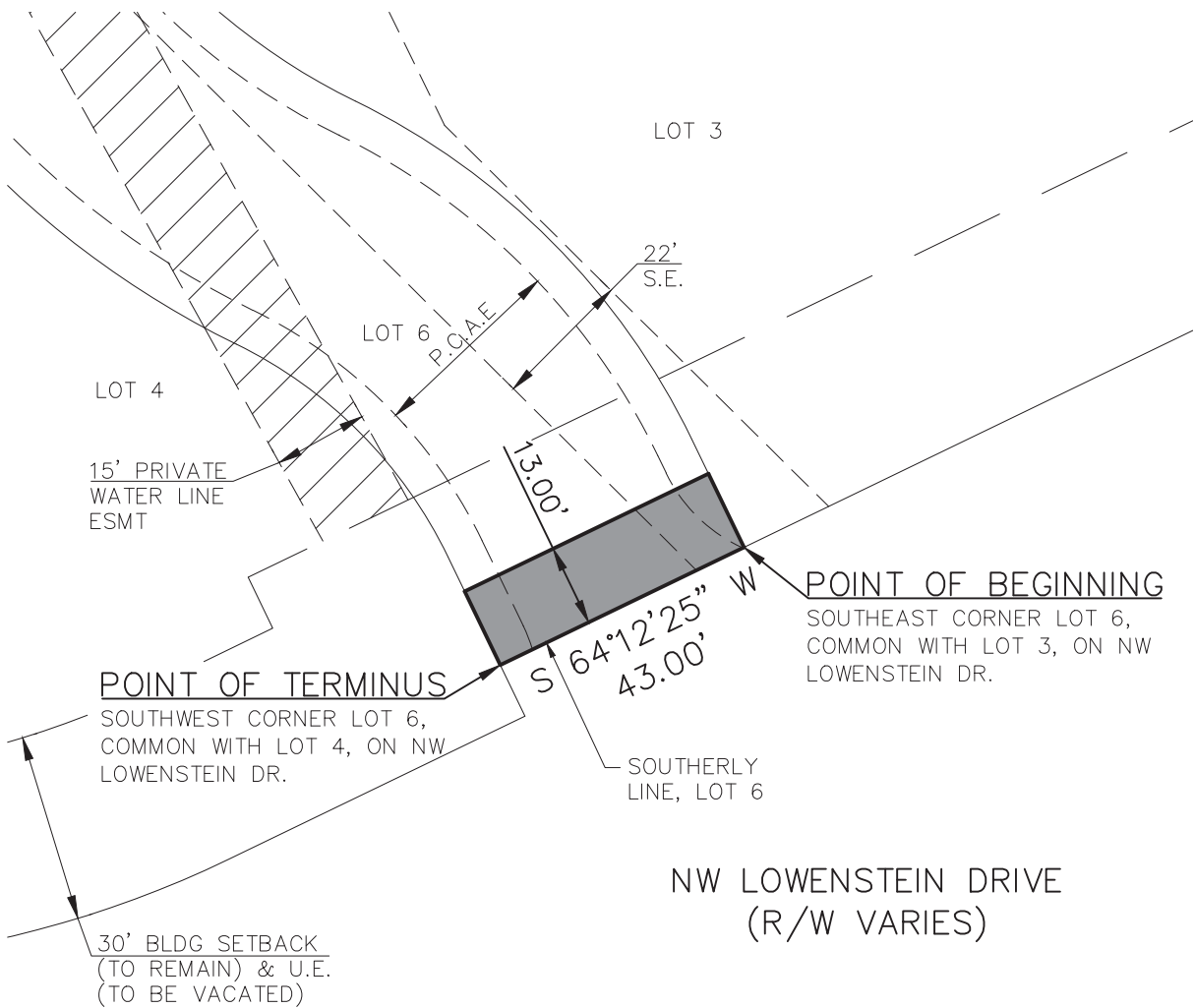
END OF DESCRIPTION

BASIS OF BEARINGS:

ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.



SCALE: 1"=30'



2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

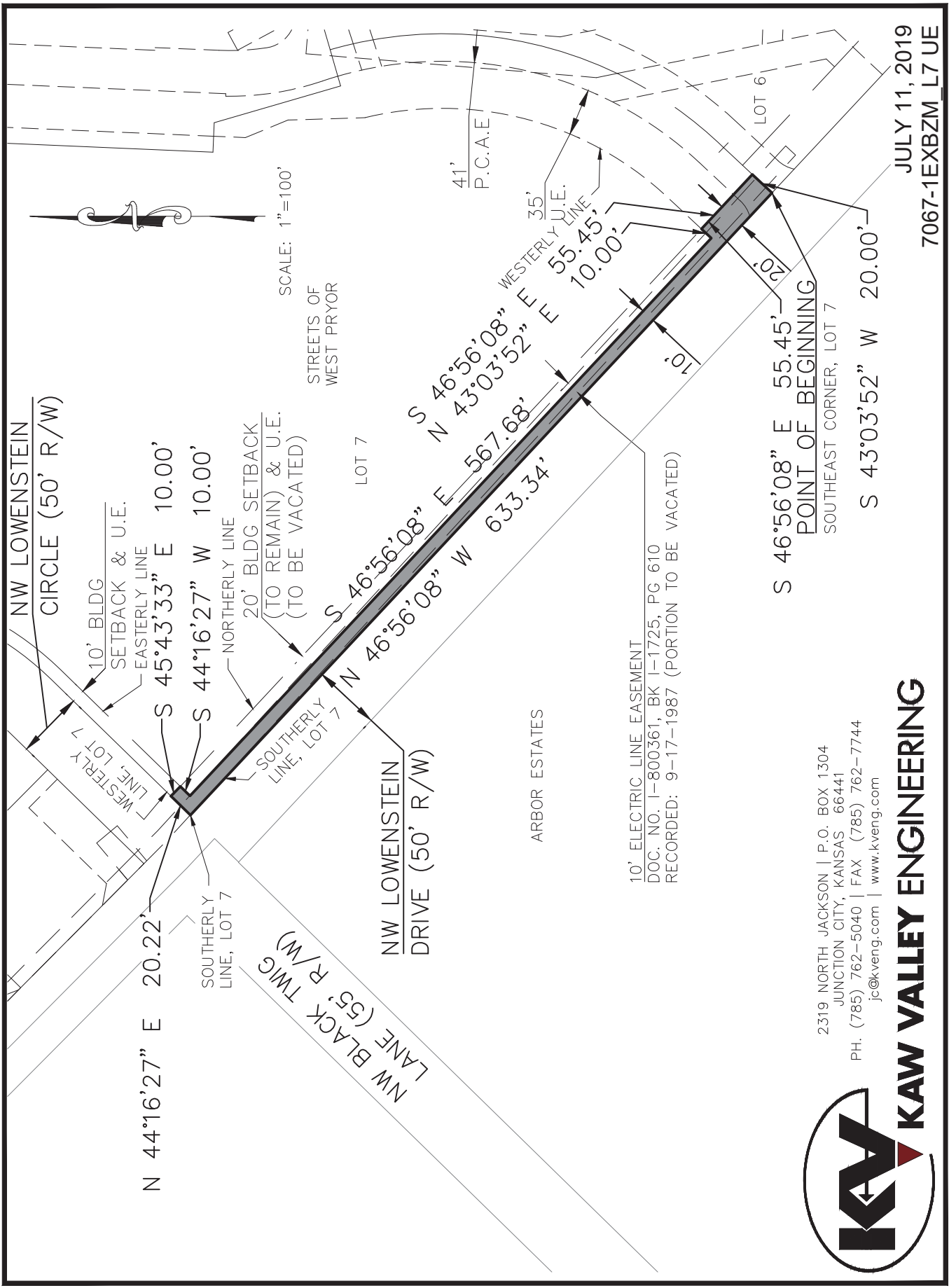
JULY 11 2019
7067-1EXBZM_L6 UE STRIP

JULY 11, 2019
A14_7067-1
LEE'S SUMMIT, MISSOURI

THAT PORTION OF LOT 6, OF THE FINAL PLAT OF STREETS OF WEST PRYOR, LOTS 1 THRU 14, TRACTS "A", "B", "C" & "D" RECORDED AS DOCUMENT NUMBER 2019E0032538, IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING A STRIP OF LAND 13 FEET WIDE, LYING NORTHERLY OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, COMMON WITH LOT 3, ON LOWENSTEIN DRIVE RIGHT-OF-WAY; THENCE ON THE SOUTHERLY LINE OF SAID LOT 6, S 64°12'25" W 43.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, COMMON WITH LOT 4, ON SAID RIGHT-OF-WAY LINE, AND THE POINT OF TERMINUS.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE EXTENDED AND SHORTENED TO TERMINATE AT THE EAST AND WEST LINES OF SAID LOT 6.



SCALE: 1"=100'

STREETS OF WEST PRYOR

41' P.C.A.E

ARBOR ESTATES

10' ELECTRIC LINE EASEMENT
 DOC. NO. I-800361, BK I-1725, PG 610
 RECORDED: 9-17-1987 (PORTION TO BE VACATED)

2319 NORTH JACKSON | P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441
 PH. (785) 762-5040 | FAX (785) 762-7744
 jc@kveng.com | www.kveng.com



KAW VALLEY ENGINEERING

JULY 11, 2019
 7067-1EXBZM L7 UE

NW LOWENSTEIN
 CIRCLE (50' R/W)

10' BLDG
 SETBACK & U.E.
 -EASTERLY LINE

S 45°43'33" E 10.00'

S 44°16'27" W 10.00'

NORTHERLY LINE

20' BLDG SETBACK
 (TO REMAIN) & U.E.
 (TO BE VACATED)

S 46°56'08" E 567.68'

N 46°56'08" W 633.34'

NW LOWENSTEIN
 DRIVE (50' R/W)

NW BLACK TWIG
 LANE (55' R/W)

S 46°56'08" E 55.45'

N 43°03'52" E 10.00'

S 46°56'08" E 55.45'

POINT OF BEGINNING
 SOUTHEAST CORNER, LOT 7

S 43°03'52" W 20.00'

LOT 6

LOT 7

LOT 6

JULY 11, 2019
A14_7067-1
LEE'S SUMMIT, MISSOURI

THAT PORTION OF LOT 7, OF THE FINAL PLAT OF STREETS OF WEST PRYOR, LOTS 1 THRU 14, TRACTS "A", "B", "C" & "D" RECORDED AS DOCUMENT NUMBER 2019E0032538, IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ON THE SOUTHERLY LINE OF SAID LOT 7, ON A PLATTED BEARING OF N 46°45'08" W 633.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE ON THE WESTERLY LINE OF SAID LOT 7, N 44°16'27" E 20.22 FEET; THENCE S 45°43'33" E 10.00 FEET THE INTERSECTION OF THE EASTERLY LINE OF A PLATTED 10 FOOT WIDE BUILDING SETBACK AND UTILITY EASEMENT WITH THE NORTHERLY LINE OF A PLATTED 20 FOOT WIDE BUILDING SETBACK AND UTILITY EASEMENT; THENCE S 44°16'27" W 10.00 FEET; THENCE PARALLEL WITH AND 10 FEET NORTHERLY FROM SAID SOUTHERLY LINE OF SAID LOT 7, S 46°56'08" E 567.68 FEET; THENCE N 43°03'52" E 10.00 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF A PLATTED 35 FOOT WIDE UTILITY EASEMENT WITH THE NORTHERLY LINE OF A PLATTED 20 FOOT WIDE BUILDING SETBACK AND UTILITY EASEMENT; THENCE ON SAID NORTHERLY LINE OF A PLATTED 20 FOOT WIDE BUILDING SETBACK AND UTILITY EASEMENT, S 46°56'08" E 55.45 FEET TO THE EASTERLY LINE OF SAID LOT 7; THENCE ON SAID EASTERLY LINE, S 43°03'52" W 20.00 FEET TO THE POINT OF BEGINNING.

END OF DESCRIPTION

BASIS OF BEARINGS:

ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.