

Z:\LEE'S SUMMIT MO\CITY OF LEE'S SUMMIT\STORMWATER\2017 STREAM BANK STABILIZATION\JOB FILE\ROW\2ND EXHIBIT A LOT 3.DWG

LEGEND

-  PERMANENT DRAINAGE EASEMENT
2249 SQUARE FEET
-  EXISTING DRAINAGE AND UTILITY EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
1646 SQUARE FEET
-  BRUSH TO BE REMOVED
-  PROPERTY LINES

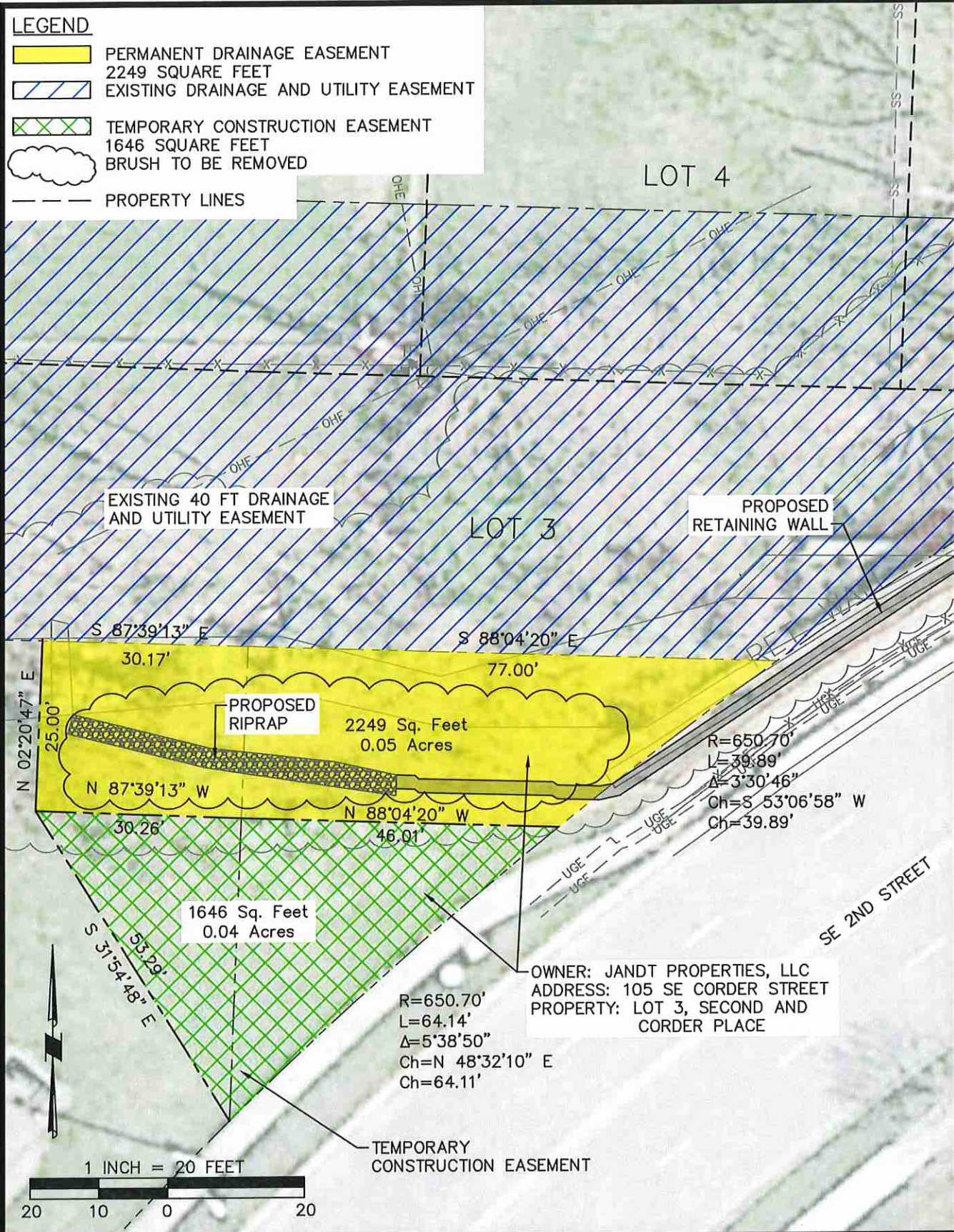


EXHIBIT "A"
SE 2ND STREET LEE'S SUMMIT, MISSOURI

CITY OF LEE'S SUMMIT
08/13/2018



ALLGEIER, MARTIN and ASSOCIATES, INC

CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680-7200

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EXHIBIT A
LEGAL DESCRIPTION

PROJECT: STREAMBANK STABILIZATION, SE SECOND STREET
DATE: AUGUST 8, 2018
OWNER: JANDT PROPERTIES, LLC
ADDRESS: 105 SE CORDER STREET

PERMANENT DRAINAGE EASEMENT:

A tract of land in Lot 3, SECOND AND CORDER PLACE, a subdivision in Lee's Summit, Jackson County, Missouri, being more fully described as follows:

Commencing at the Northwest corner of said Lot 3;
thence S 03°12'30"W along the West line thereof, 40.00 feet to a point on the South line of an existing Drainage Easement;
thence S 87°39'13"E along said South line, 70.00 feet to the Point Of Beginning;
thence S 87°39'13"E along said South line, 30.17 feet;
thence S 88°04'20"E along said South line, 77.00 feet to a point on the West right-of-way line of Second Street;
thence Southwesterly along said right-of-way on a nontangent curve to the left having a radius of 650.70 feet and a central angle of 03°30'46", an arc distance of 39.89 feet (chord = S 53°06'58"W, 39.89 feet);
thence N 88°04'20"W, 46.01 feet;
thence N 87°39'13"W, 30.26 feet;
thence N 02°20'47"E, 25.00 feet to the Point Of Beginning.
Containing 0.05 acre (2,249 square feet), more or less.
Basis of Bearings: Missouri State Plane Coordinate System, West Zone.

TEMPORARY EASEMENT

A tract of land in Lot 3, SECOND AND CORDER PLACE, a subdivision in Lee's Summit, Jackson County, Missouri, being more fully described as follows:

Commencing at the Northwest corner of said Lot 3;
thence S 03°12'30"W along the West line thereof, 40.00 feet to a point on the South line of an existing Drainage Easement;
thence S 87°39'13"E along said South line, 70.00 feet;
thence S 02°20'47"W, 25.00 feet to the Point Of Beginning;
thence S 31°54'48"E, 53.29 feet to a point on the West right-of-way line of Second Street;
thence Northeasterly along said right-of-way on a nontangent curve to the right having a radius of 650.70 feet and a central angle of 05°38'50", an arc distance of 64.14 feet (chord = N 48°32'10"E, 64.11 feet);
thence N 88°04'20"W, 46.01 feet;
thence N 87°39'13"W, 30.26 feet to the Point Of Beginning.
Containing 0.04 acre (1,646 square feet), more or less.
Basis of Bearings: Missouri State Plane Coordinate System, West Zone.

EXHIBIT A LEGAL DESCRIPTION
LEE'S SUMMIT, MISSOURI

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