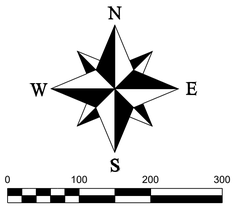
REZONING EXHIBIT

1650 NE Tudor Road
Section 33, Township 48 North, Range 31 West
Section 28, Township 48 North, Range 31 West

Lees Summit, Jackson County, Missouri

OWNER:
BREDIN JONATHAN B & JULIA M
1650 NE TUDOR RD
LEES SUMMIT MO 64086



PROPERTY DESCRIPTION

Doc. No. 2004I0054505
PART OF THE WEST 30 ACRES OF THE EAST 50 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID WEST 30 ACRES OF THE EAST 50 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, TOWNSHIP 48, RANGE 31; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, 683 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 400 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, 783 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 400 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF IN PUBLIC ROADS AND HIGHWAYS.

PROPERTY DESCRIPTION

TRACT A LEGAL DESCRIPTION
A parcel of land being part of the West 50 acres of the East 50 acres of the North One ½ of the Northeast Quarter of Section 33, Township 48, Range 31, lying above the elevation of 880 feet mean sea level as conveyed In the Quit Claim Deed for Prairie Lee Lake Recorded as Document Number 496250, filed in Book 725, at page 742, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows; Commencing at the Southeast corner of said North One Half; thence N 88 degrees 24 minutes 33 seconds W along the South line of said North One Half, a distance of 670.76 feet to the POINT OF BEGINNING; thence continuing N 88 degrees 24 minutes 33 seconds W along said south line, a distance of 317.26 feet; thence N 00 degrees 38 minutes 43 seconds W, a distance of 344.98 feet; thence N 26 degrees 48 minutes 22 seconds E, a distance of 372.34 feet; thence N 67 degrees 46 minutes 58 seconds W, a distance of 307.29 feet; thence N 18 degrees 04 minutes 14 seconds E, a distance of 554.97 feet to a point on the north line of the North One Half of the Northeast Quarter of said Section 33-48-31; thence S 88 degrees 19 minutes 05 seconds E along said north line, a distance of 282.67 feet to a point on the 880 foot contour line as described in said Quit Claim Deed; thence S 54 degrees 28 minutes 11 seconds E along said contour line, a distance of 38.50 feet to a point on the east line of said West 30 acres of the East 50 acres of the North One Half of the Northeast Quarter; thence S 02 degrees 08 minutes 07 seconds W along said East line, a distance of 1289.99 feet to the POINT of Beginning, containing 10.0 acres.

TRACT B LEGAL DESCRIPTION
A parcel of land being part of the West 30 acres of the East 50 acres of the North One Half of the Northeast Quarter of Section 33,
Township 48, Range 31, lying above the elevation of 880 feet mean sea level as conveyed in the Quit Claim Deed for Prairie Lee Lake Recorded as Document Number 496250, filed in Book 725, at page 742, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows; Commencing at the southeast corner of said North One Half, thence N 88 degrees 24 minutes 33 seconds W along the south line of said North One Half, a distance of 988.02 feet to the POINT OF BEGINNING; thence continuing N 88 degrees 24 minutes 33 seconds W along said south line, a distance of 268.32 feet; thence N 02 degrees 08 minutes 07 seconds E, a distance of 683.00 feet; thence N 88 degrees 24 minutes 33 seconds W, a distance of 400.00 feet to a point on the west line of the east 50 acres of the North One Half of the Northeast Quarter of said Section 33-48-31; thence N 02 degrees 08 minutes 07 seconds E along said east line, a distance of 604.16 feet; thence N 55 degrees 18 minutes 20 seconds E, a distance of 60.64 feet to a point on the north line of said Northeast Quarter; thence S 88 degrees 19 minutes 05 seconds E along said north line, a distance of 622.21 feet; thence S 18 degrees 04 minutes 14 seconds W, a distance of 544.97 feet; thence S 67 degrees 46 minutes 58 seconds E, a distance of 307.29 feet; thence S 26 degrees 48 minutes 22 seconds W, a distance of 372.34 feet; thence S 00 degrees 38 minutes 43 seconds E, a distance of 344.98 feet to the POINT OF BEGINNING, containing 13.4 acres.

PROPERTY DESCRIPTION

TRACT II LEGAL DESCRIPTION
That part of the Southeast ¼ of the Southeast ¼ of Section 28, Township 48, Range 31, in Jackson County, Missouri, lying along the south line of said"quarter quarter section, and south of the water line of Lake Prairie Lee, lying adjacent to and immediately adjoining Tract No. 1 as described herein.

REVISIONS

DATE	

1650 NE Tudor Road
Section 33, Twp. 48 N, Rng. 31 W
Lees Summit, Jackson County, Missouri

REZONING EXHIBIT

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	33	48 N	31 W	Jackson	1650 NE Tudor

DRAWN BY	SCALE	DATE OF PREPARATION
M. Schlicht, PLS, PE	1"= 100'	September 11, 2025

PROFESSIONAL SEAL

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