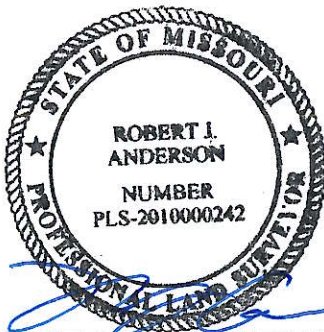


FOR: NICK BENNETT
4716 NE FREEHOLD DRIVE
LEE'S SUMMIT, MISSOURI 64064

DATE: APRIL 30, 2025

DESCRIPTION:

THE NORTHEAST 5.00 FEET OF THE SOUTHWEST 25.00 FEET OF LOT 152, MONTICELLO 4TH PLAT – LOTS 109 – 153 & TRACTS K - N, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 152; THENCE NORTH $62^{\circ}-55'-41''$ EAST ALONG THE SOUTH LINE OF SAID LOT 152, A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH $62^{\circ}-55'-41''$ EAST ALONG SAID SOUTH LINE, A DISTANCE OF 5.01 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH $23^{\circ}-44'-54''$ WEST, A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF $9^{\circ}-49'-15''$ WEST, AND AN ARC DISTANCE OF 75.42 FEET TO THE NORTH LINE OF SAID LOT 152; THENCE SOUTH $53^{\circ}-08'-47''$ WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.01 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH $33^{\circ}-31'-52''$ EAST, A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF $9^{\circ}-49'-15''$, AND AN ARC DISTANCE OF 74.56 FEET TO THE POINT OF BEGINNING.

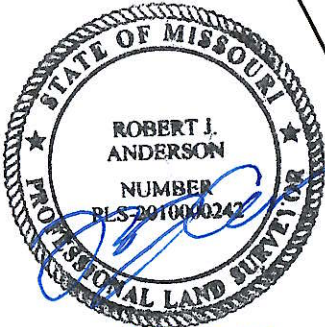
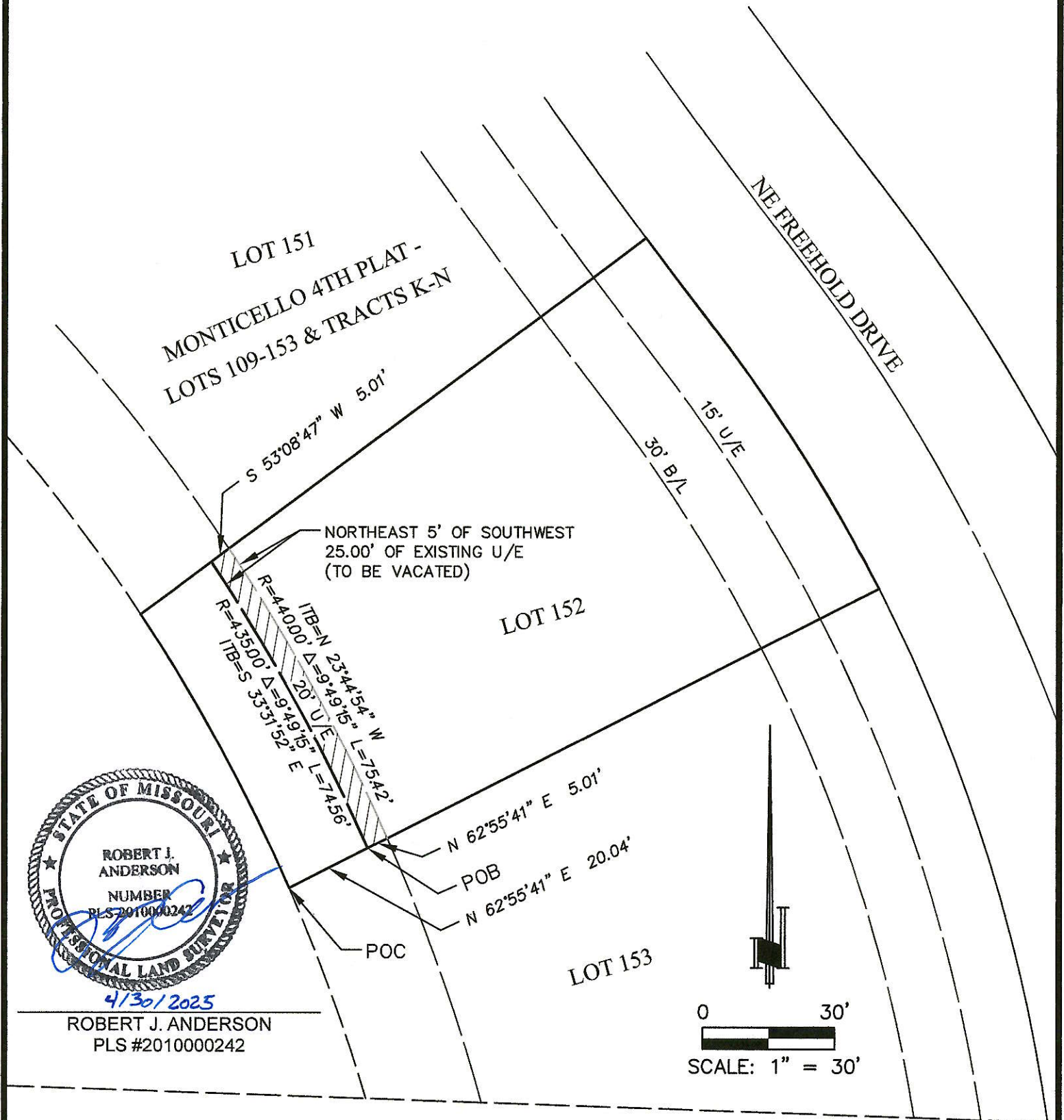


4/30/2025

ROBERT J. ANDERSON, PLS #2010000242
ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816) 246-5050



EXHIBIT



ROBERT J. ANDERSON
PLS #2010000242

0 30'
SCALE: 1" = 30'

REV.	DESCRIPTION
-	LOT 152, MONTICELLO 4TH PLAT
CAD FILE NO. 43437_Exhibit.dwg	DRAWN BY: RJA
	CHECKED BY:
 ANDERSON SURVEY COMPANY	
1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050	
MISSOURI CERTIFICATE OF AUTHORITY. 000076	

PARTIAL UTILITY EASEMENT VACATION	
NICK BENNETT 4716 NE FREEHOLD DRIVE LEE'S SUMMIT, MISSOURI 64064	
PROJECT NO. 25-04-43437-1	DATE: 4-30-2025