



**DESCRIPTION:**

ALL OF THE PLATTED RIGHT OF WAY OF NE RALPH POWELL ROAD, AS SHOWN ON THE RECORDED PLAT THE ESTATES OF CHAPEL RIDGE - 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 23 OF SAID THE ESTATES OF CHAPEL RIDGE - 1ST PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 6°54'18" W AND A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 31.03 FEET; THENCE S 01°49'33" W, A DISTANCE OF 76.72 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 21.99 FEET; THENCE S 88° 10' 46" E, A DISTANCE OF 78.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 88°10'46" W AND HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 21.99 FEET; THENCE N 01° 49' 33" E, A DISTANCE OF 76.72 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 31.34 FEET; THENCE N 82° 11' 19" W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 7°48'43" W AND A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 5.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LEGAL DESCRIPTION CONTAINS 6,317.85 SQUARE FEET.

<p>ROW Vacation Exhibit</p> <p><b>ROW Vacation</b></p> <p>SHEET 1 OF 1</p>	<p>DATE: 11/12/2019</p> <p>PROJECT NUMBER: Estates of Chapel Ridge</p> <p>REV. TO DWG.: N/A</p> <p>SCALE: 1"=50'</p>	<p>ROW Vacation Exhibit</p> <p><b>The Estates of Chapel Ridge - First Plat</b></p> <p>The Estates of Chapel Ridge First Plat</p> <p>Lee's Summit, Jackson County, Missouri</p>	 <p>ENGINEERING SOLUTIONS</p> <p>ENGINEERING &amp; SURVEYING</p> <p>50 SE 30TH STREET LEE'S SUMMIT, MO 64082 P: (816) 623-9888 F: (816) 623-9849</p>
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