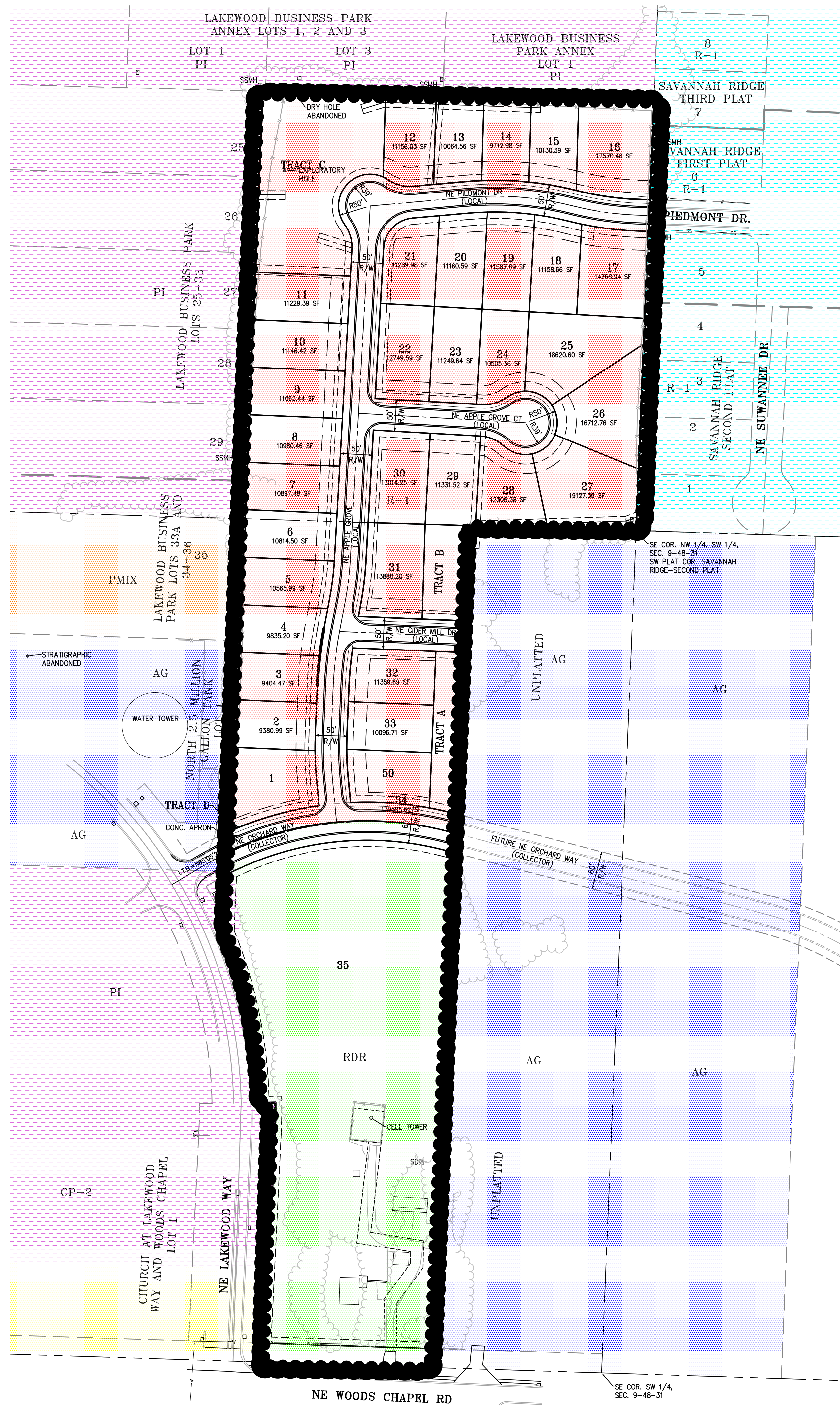
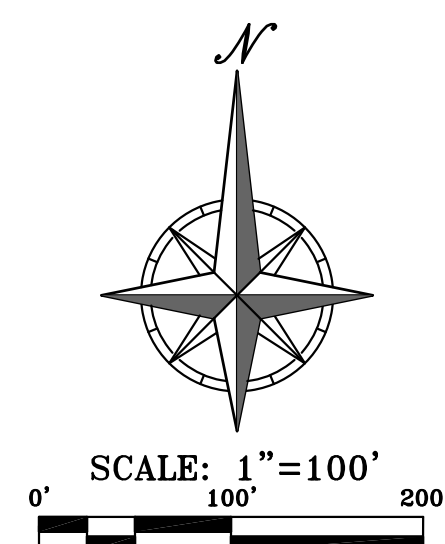


# ORCHARD WOODS

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 48, RANGE 31, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



**SITE DATA TABLE:**

EXISTING ZONING	AG
PROPOSED ZONING	R-1/RDR

**DEVELOPER:**

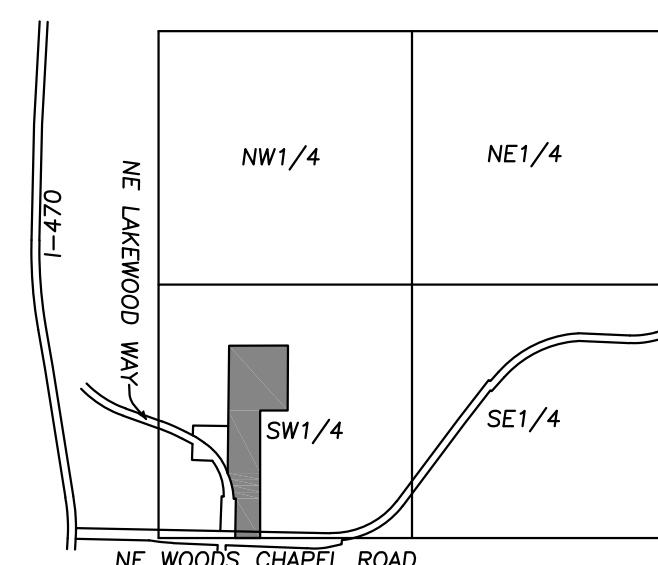
ENTRES DEVELOPMENT, LLC  
 ATTN: DANIEL VILLANUEVA  
 424 NE BROOKTON DR  
 LEE'S SUMMIT MO, 64064  
 (310) 760-6205

**ENGINEER/APPLICANT:**

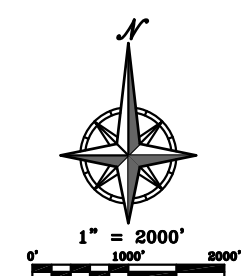
PHELPS ENGINEERING, INC.  
 1270 N. WINCHESTER  
 OLATHE, KS. 66061  
 (913) 393-1155  
 (913) 393-1166 FAX

**LEGEND:**

- = PROPOSED R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
- = PROPOSED RDR (RURAL DENSITY RESIDENTIAL)
- = EXISTING AG (AGRICULTURAL DISTRICT)
- = EXISTING R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
- = EXISTING PI (PLANNED INDUSTRIAL DISTRICT)
- = EXISTING PMIX (PLANNED MIXED USE DISTRICT)
- = EXISTING CP2 (PLANNED COMMUNITY COMMERCIAL DISTRICT)



VICINITY MAP  
 SEC. 9-48-31



**PEI**  
 PLANNING  
 ENGINEERING  
 IMPLEMENTATION

PHELPS ENGINEERING, INC.  
 1270 N. Winchester  
 Olathe, Kansas 66061  
 (913) 393-1155  
 Fax (913) 393-1166

## Description South Tract-Proposed Zoning RDR

All that part of the Southwest Quarter of Section 9, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter, of the Southwest Quarter of said Section 9; thence N 88°11'38" W, along the South line of the Southwest Quarter of said Section 9, a distance of 273.05 feet to the Point of Beginning; thence continuing N 88°11'38" W, along said South line, a distance of 260.31 feet, to the intersection of the said South line of said Southwest Quarter, and the Southerly extension of the East Right-of-Way line of NE Lakewood Way, as now established; thence along said East right-of-Way line and its Southerly extension, of said NE Lakewood Way for the following four (4) courses; thence N 2°47'00" E, a distance of 361.93 feet; thence along a curve to the left being tangent to the last described course, having an radius of 760.00 feet, and an arc distance of 48.26 feet; thence S 89°08'37" W, a distance of 20.00 feet; thence Northerly on a curve to the left, said curve having an initial tangent bearing of N 0°51'23" W, a radius of 740.00 feet, and an arc distance of 276.45 feet, to a point of intersection of said Easterly Right-of-Way line, of said NE Lakewood Way, and the East plat line of CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence N 2°22'48" E, along the East line of said plat of CHURCH AT LAKEWOOD WAY AND WOODS CHAPEL, the East plat line of NORTH 2.5 MILLION GALLON TANK, a distance of 127.34 feet; thence along a curve to the right having an initial tangent bearing of N 65°05'27" E, a radius of 510.00, and an arc distance of 351.70 feet; thence S 75°23'37" E, a distance of 3.02 feet; thence S 2°21'19" W, a distance of 845.05 feet, to a point on the South line of the Southwest Quarter of said Section 9, said point also being the Point of Beginning, containing 245,024 square feet or 5.6250 acres, more or less, of unplatted land.

## Description North Tract-Proposed Zoning R-1

All that part of the Southwest Quarter of Section 9, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter, of the Southwest Quarter of said Section 9; thence N 88°11'38" W, along the South line of the Southwest Quarter of said Section 9, a distance of 273.05 feet; thence N 2°21'19" E, a distance of 845.05 feet, to the Point of Beginning; thence N 75°23'37" W, a distance of 3.02 feet; thence along a curve to the left being tangent to the last described course, having an radius of 510.00, an arc distance of 351.70 feet, to a point on the East plat line of NORTH 2.5 MILLION GALLON TANK, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri, thence N 2°22'48" E, along the East plat line of said NORTH 2.5 MILLION GALLON TANK, the East plat line of LAKEWOOD BUSINESS PARK, Lots 33A, AND 34-36, and the East plat line of LAKEWOOD BUSINESS PARK- LOTS 25 THROUGH 33, all platted subdivisions of land in the City of Lee's Summit, Jackson County, Missouri, a distance of 1199.28 feet, to a point on the South line of LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence S 88°20'38" E, along the South line of said LAKEWOOD BUSINESS PARK ANNEX, LOTS 1, 2 AND 3, and the South line of LAKEWOOD BUSINESS ANNEX, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri, a distance of 617.34 feet, to a point on the West line of SAVANNAH RIDGE-THIRD PLAT, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence S 2°21'19" W, along the West plat line of said SAVANNAH RIDGE-THIRD PLAT, the West plat line of SAVANNAH RIDGE-FIRST PLAT, and the West plat line of SAVANNAH RIDGE- SECOND PLAT, all platted subdivisions of land in the City of Lee's Summit, Jackson County, Missouri, a distance of 675.29 feet, to the Southeast corner of the Northwest Quarter, of the Southwest Quarter, said point also being the Southwest plat corner of said SAVANNAH RIDGE- SECOND PLAT; thence N 88°16'35" W, a distance of 273.07 feet; thence S 2°21'19" W, a distance of 484.12 feet, to the Point of Beginning, containing 583,464 square feet or 13.3945 acres, more or less, of unplatted land.