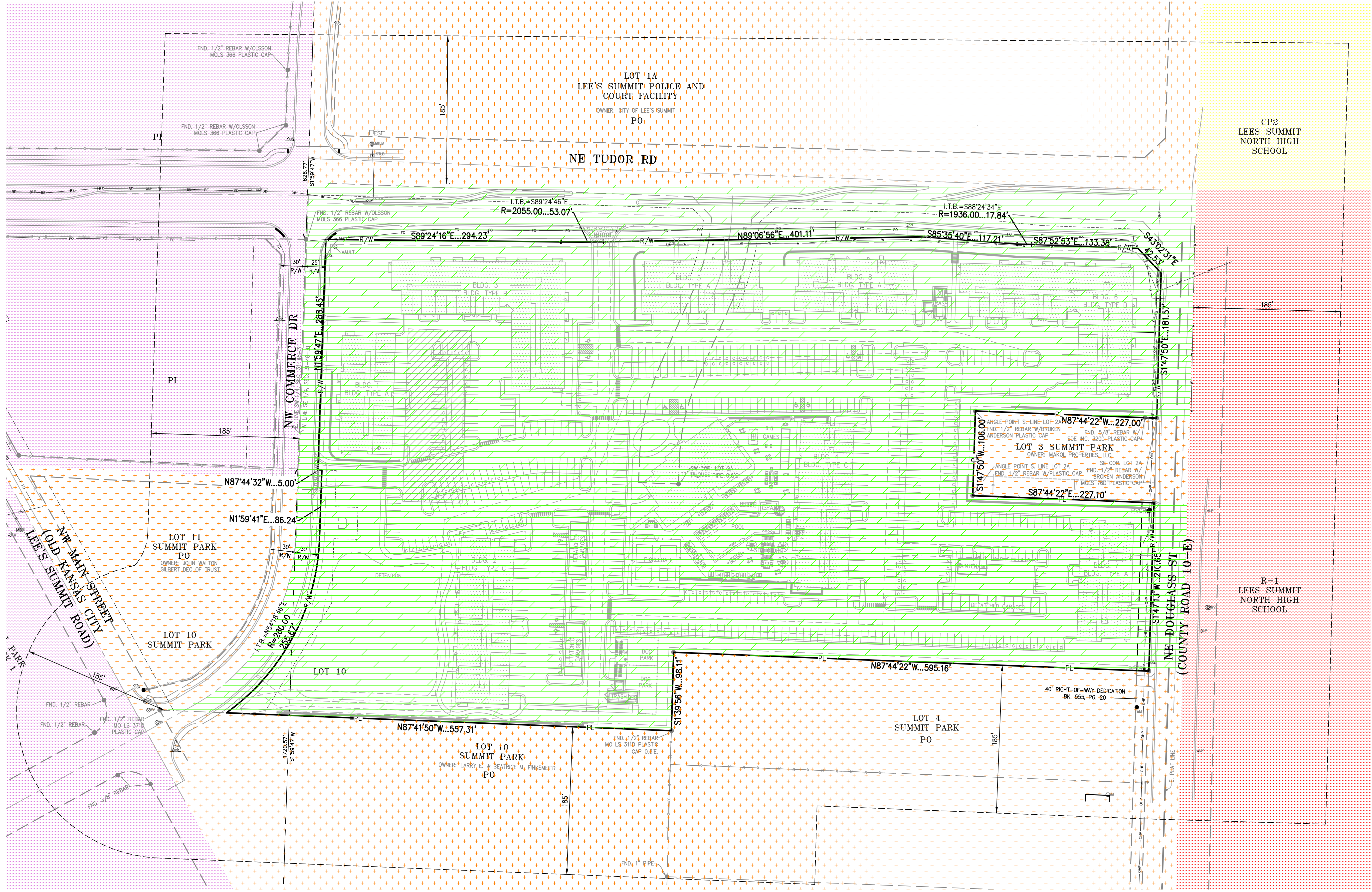


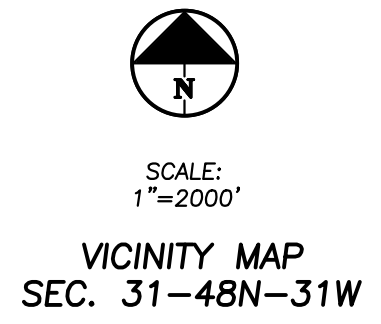
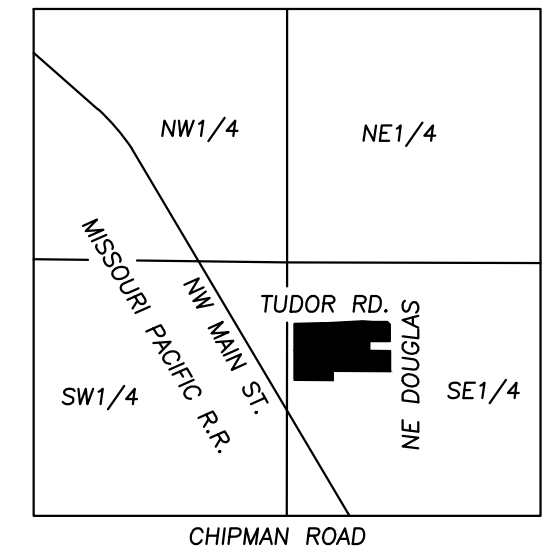
V:\PHILIPS-SERVER\Projects\220231\220231.dwg (preliminary)\ZONING-EXHIBIT.dwg Layout:1 Aug 09, 2022 7:15am Bradley Gant



**LEGAL DESCRIPTION:**

All that part of the Southeast Quarter of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:  
 Beginning at the Southeast corner of Lot 2A, NEW LEE'S SUMMIT POLICE AND COURT FACILITY, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence N 87°44'22" W, a distance of 227.00 feet; thence S 01°47'50" W, a distance of 106.00 feet; thence S 87°44'22" E, a distance of 227.10 feet, to a point on the West Right-of-Way line of NE Douglas Street, as now established; thence S 01°47'13" W, along said West Right-of-Way line, a distance of 210.65 feet; thence N 87°44'22" W, a distance of 595.16 feet; thence S 01°39'56" W, a distance of 98.11 feet; thence N 87°41'50" W, a distance of 557.31 feet, to a point on the East Right-of-Way line of NW Commerce Drive, as now established; thence along said East Right-of-Way line for the following four (4) courses; thence Northeasterly on a curve to the left, said curve having an initial tangent bearing of N 54°18'46" E, and a radius of 280.00 feet, an arc distance of 255.67 feet; thence N 01°59'41" E, a distance of 86.24 feet; thence N 87°44'32" W, a distance of 5.00 feet; thence N 01°59'41" E, a distance of 288.45 feet, to a point on the South Right-of-Way line of NE Tudor Road, as now established; thence along said South Right-of-Way line for the following seven (7) courses; thence S 89°24'16" E, a distance of 294.23 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 89°24'46" E, and a radius of 2055.00 feet, an arc distance of 53.07 feet; thence N 89°06'56" E, a distance of 401.11 feet; thence S 85°35'40" E, a distance of 117.21 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 88°24'34" E and a radius of 1936.00 feet, an arc distance of 17.84 feet; thence S 87°52'53" E, a distance of 133.38 feet; thence S 87°44'22" E, a distance of 227.10 feet, to a point on the West Right-of-Way line of NE Douglas Street, as now established; thence S 01°47'50" W, along said West Right-of-Way, a distance of 181.57 feet; to the Point of Beginning, containing 567,567 square feet or 13.0295 acres, more or less, of unplatted land.

**GROSS AREA = ±13.0295 ACRES / ±567,567 SQ.FT.**

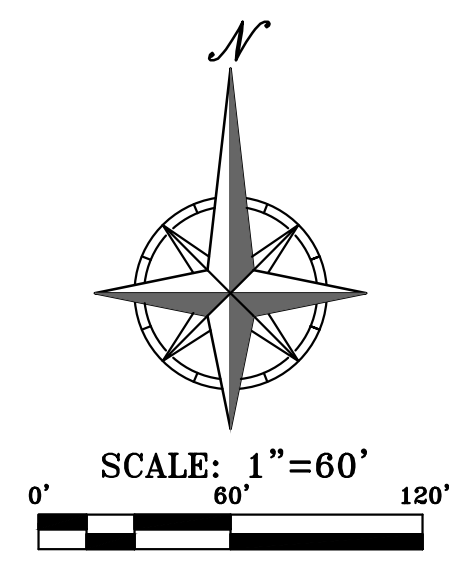


**SITE DATA TABLE:**

EXISTING ZONING	PO
PROPOSED ZONING	RP-4

**LEGEND:**

- = PROPOSED RP-4 (PLANNED APARTMENT RESIDENTIAL)
- = EXISTING R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
- = EXISTING PI (PLANNED INDUSTRIAL DISTRICT)
- = EXISTING PO (PLANNED MIXED USE DISTRICT)
- = EXISTING CP2 (PLANNED COMMUNITY COMMERCIAL DISTRICT)



**Know what's below.  
Call before you dig.**

**PHILIPS ENGINEERING, INC.**  
 1270 N. Winchester  
 Olathe, Kansas 66066  
 (913) 993-1155  
 Fax: (913) 993-1166  
 www.philipsengineering.com

PLANNING  
 ENGINEERING  
 IMPLEMENTATION

**ZONING EXHIBIT**  
TUDOR MULTIFAMILY

PROJECT NO.	DATE	BY	APP.	REVISIONS:
220231 <td>08-09-22 <td>BIG <td>DEU <td>CITY COMMENTS</td> </td></td></td>	08-09-22 <td>BIG <td>DEU <td>CITY COMMENTS</td> </td></td>	BIG <td>DEU <td>CITY COMMENTS</td> </td>	DEU <td>CITY COMMENTS</td>	CITY COMMENTS