

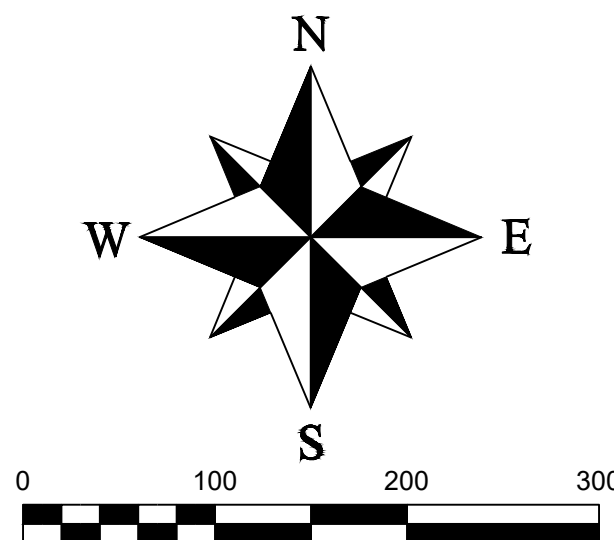
REZONING EXHIBIT

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



PROPERTY DESCRIPTION

Doc No. 20040054505
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:
BEGIN AT THE NORTH CORNER OF THE EAST 50 ACRES OF THE NORTH
HALF OF THE EAST 50 ACRES OF SECTION 33, TOWNSHIP 48, RANGE 31; THENCE
NORTH ALONG THE WEST LINE OF SAID TRACT 883 FEET; THENCE EAST
AND NORTH 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 THEREIN IN PUBLIC ROADS AND
HIGHWAYS.

PROPERTY DESCRIPTION

TRACT A LEGAL DESCRIPTION

A parcel of land along part of the West 50 acres of the East 800 mean sea level as conveyed in the North One $\frac{1}{2}$ 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 to Prairie Lake Records as Document Number 496250, filed in Book 725, at page 742, in the City of Lees Summit, Jackson County, Missouri, contains the following description:

Beginning at the intersection of the North 18 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 on N 88 degrees 24 minutes 33 seconds W along said south line, a distance of 317.26 feet, to the POINT OF BEGINNING; thence N 67 degrees 45 minutes 58 seconds W, a distance of 307.25 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 Section 33, Township 48, Range 31, lying above the elevation of 880 feet mean sea level as conveyed in the Quit Claim Deed to Prairie Lake Records as Document Number 496250, filed in Book 725, at page 742, in the City of Lees Summit, Jackson County, Missouri, containing 10 acres.

From the point of beginning, continuing N 67 degrees 45 minutes 58 seconds W, a distance of 307.25 feet; thence N 18 degrees 04 minutes 14 seconds E, 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 of Section 33, Township 48, Range 31, lying above the elevation of 880 feet mean sea level as conveyed in the Quit Claim Deed to Prairie Lake Records as Document Number 496250, filed in Book 725, at page 742, in the City of Lees Summit, Jackson County, Missouri, containing 10 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 about the elevation of 680 feet mean sea level as conveyed in the Quit Claim Deed for Prairie Lake Records as Document Number 498250, 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 263.92 feet, thence S 02 degrees 08 minutes 07 seconds E, a distance of 663.00 feet, thence S 88 degrees 24 minutes 33 seconds W, a distance of 440.00 feet to the POINT OF BEGINNING, containing 1.34 acres.

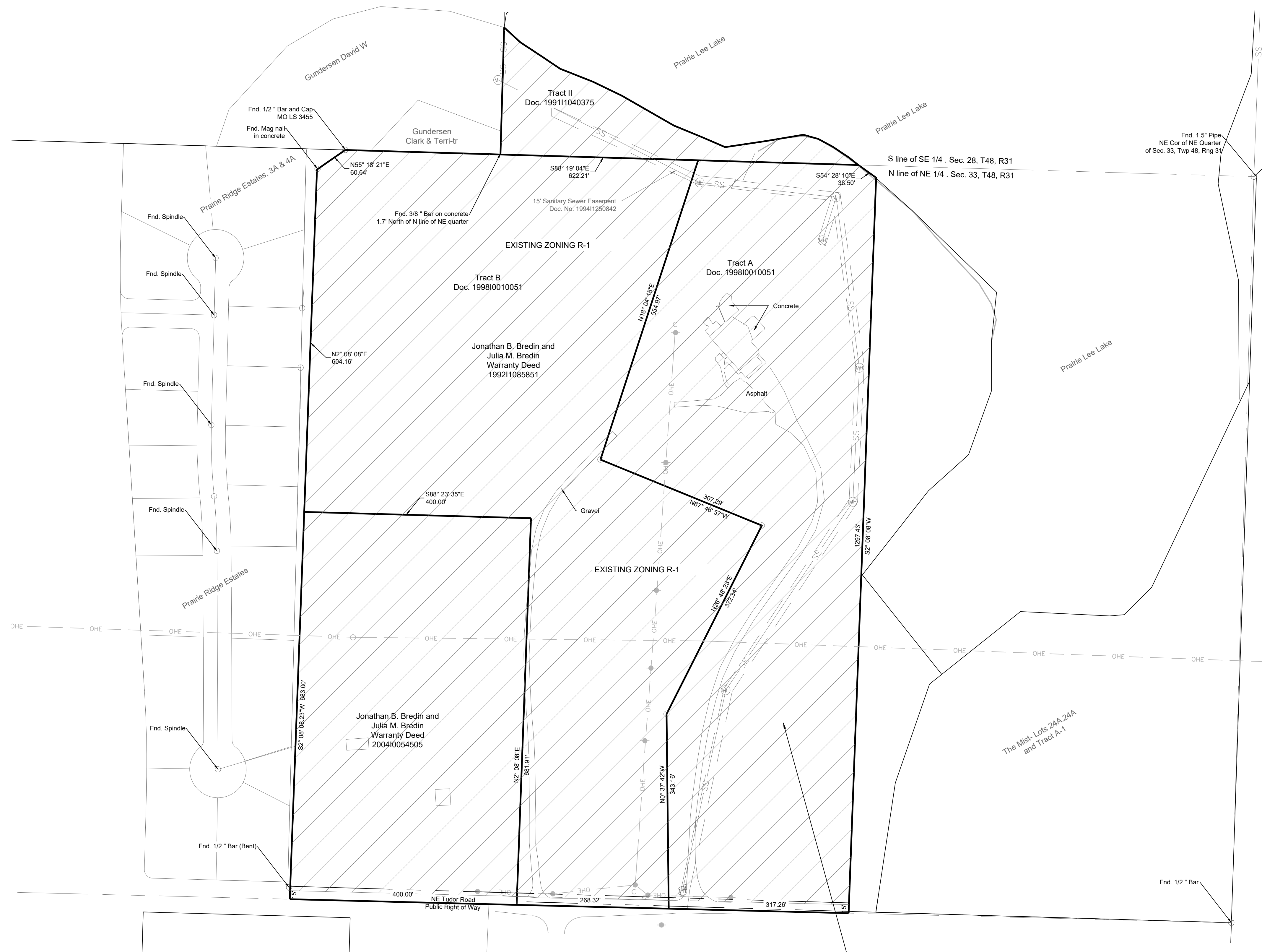
Section 33-45-31, thence S 02 degrees 08 minutes 07 seconds E along said east line, a distance of 604.16 feet, thence N 55 degrees 18 minutes 20 seconds E, a distance of 60.64 feet to a point on the north line of said Northeast Quarter, thence S 88 degrees 19 minutes 05 seconds E along said north line, a distance of 622.21 feet, thence S 18 degrees 04 minutes 14 seconds W, a distance of 544.97 feet, thence S 07 degrees 46 minutes 58 seconds E, a distance of 307.29 feet, thence S 26 degrees 44 minutes 22 seconds W, a distance of 300.00 feet, thence S 00 degrees 30 minutes 43 seconds E, a distance of 344.98 feet to the POINT OF BEGINNING, containing 1.34 acres.

PROPERTY DESCRIPTION

TRACT II LEGAL DESCRIPTION

That part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 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.

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



— **AREA TO BE REZONED**
TO AG
1,339,225.60 Sq. Ft.
30.74 Acres

[illegible]

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

REZONING EXHIBIT

SHEET 1 OF 1	SECTION 33	TOWNSHIP 48 N	RANGE 31 W	COUNTY Jackson	JOB NO. 1650 NE Tudor
DRAWN BY M. Schlicht, PLS, PE			SCALE 1"= 100'		
			DATE OF PREPARATION September 11, 2025		

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
—ENGINEERING & SURVEYING—
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849