

Description:

PART OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 200310061380 IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 47, RANGE 31, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 2, AFORSAID, RUN SOUTH 87°54'47" EAST ALONG SAID NORTH LINE OF SAID NORTHEAST QUARTER, 454.89 FEET; THENCE SOUTH 87°55'10" EAST ALONG SAID NORTH LINE OF SECTION 2, AFORSAID, 867.30 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, AFORSAID, AND BEING THE NORTHWEST CORNER OF WILDFLOWER 2ND PLAT, A SUBDIVISION OF LAND PREVIOUSLY PLATTED AND RECORDED; THENCE SOUTH 22°4'53" WEST ALONG THE WEST LINE OF SAID WILDFLOWER 2ND PLAT, 586.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 22°4'53" WEST ALONG SAID WEST LINE OF WILDFLOWER 2ND PLAT AND WILDFLOWER, A SUBDIVISION OF LAND PREVIOUSLY PLATTED AND RECORDED, 689.50 FEET; THENCE NORTH 88°05'28" WEST, 1318.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 21°4'38" WEST ALONG SAID WEST LINE, 92.66 FEET TO THE NORTHEAST CORNER OF LOT 33 IN LEGACY WOOD 1ST PLAT, A SUBDIVISION OF LAND PREVIOUSLY PLATTED AND RECORDED; THENCE NORTH 55°06'47" WEST, 78.16 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NE MARYWOOD LANE AS PLATTED IN LEGACY WOOD 1ST PLAT; THENCE NORTH 34°53'13" EAST ALONG SAID RIGHT-OF-WAY LINE, 30.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF NORTH 39°11'03" EAST, AND AN ARC LENGTH OF 26.25 FEET; THENCE NORTH 46°31'07" WEST ALONG THE EAST END OF SAID RIGHT-OF-WAY, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID NE MARYWOOD LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF SOUTH 41°51'46" WEST, AND AN ARC LENGTH OF 12.71 FEET TO THE SOUTHEAST CORNER OF LOT 32 IN SAID LEGACY WOOD 1ST PLAT; THENCE NORTH 49°45'21" WEST ALONG THE WESTERLY LINE OF SAID LOT 32, 67.45 FEET TO THE SOUTHERLY MOST CORNER OF LOT 42 IN LEGACY WOOD 2ND PLAT, A SUBDIVISION OF LAND PREVIOUSLY PLATTED AND RECORDED; THENCE NORTH 57°23'47" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 42, 108.35 FEET; THENCE NORTH 17°03'31" WEST ALONG THE EAST LINES OF LOTS 42, 43 AND 44, 350.47 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NE LEGACY WOOD DRIVE AS PLATTED IN LEGACY WOOD 2ND PLAT; THENCE NORTH 63°09'13" EAST ALONG SAID RIGHT-OF-WAY LINE AND AN EXTENSION THEREOF, 68.71 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING OF NORTH 55°45'34" EAST, AND AN ARC LENGTH OF 135.50 FEET; THENCE NORTH 48°21'56" EAST, 50.20 FEET; THENCE SOUTH 20°4'28" WEST, 85.00 FEET; THENCE SOUTH 14°13'04" EAST, 128.00 FEET; THENCE NORTH 74°20'47" EAST, 110.00 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF NORTH 9°59'29" WEST, AND AN ARC LENGTH OF 44.47 FEET; THENCE NORTH 85°40'16" EAST, 50.00 FEET, THENCE SOUTH 87°55'32" EAST, 151.71 FEET; THENCE NORTH 20°4'28" EAST, 240.00 FEET; THENCE SOUTH 87°55'32" EAST, 130.00 FEET; THENCE NORTH 20°4'28" EAST, 16.65 FEET; THENCE SOUTH 87°55'32" EAST, 180.00 FEET; THENCE SOUTH 20°4'28" WEST, 83.33 FEET; THENCE SOUTH 87°55'32" EAST, 440.00 FEET; THENCE NORTH 20°4'28" EAST, 43.84 FEET; THENCE SOUTH 87°55'32" EAST, 192.70 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 20.06 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

TOTAL AREA: 20.06 ACRES. DESCRIPTION CLOSURE: N 0.0014, E 0.0027, PERIMETER 4974.07', PRECISION 1:1,604,539

Final Plat

Legacy Wood - 6th Plat

Lots 200 thru 245 and Tracts J, K & L

Lee's Summit, Jackson County, Missouri

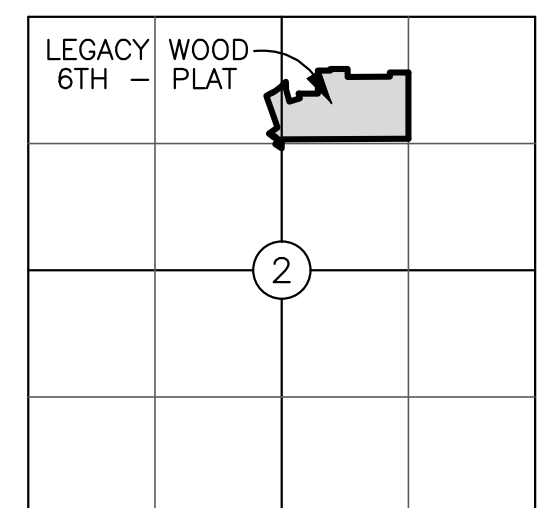
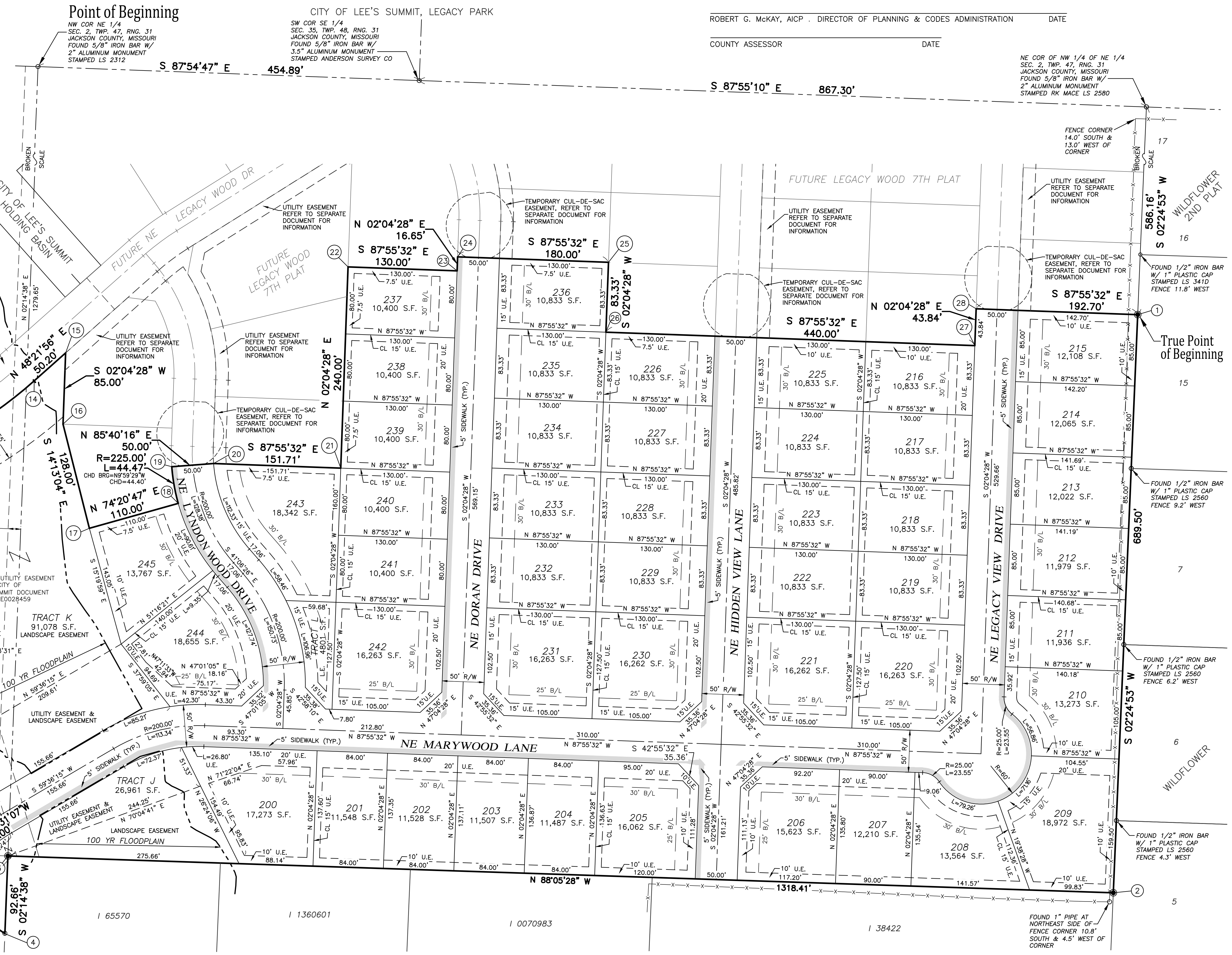
DEVELOPER:
WOOD FAMILY DEVELOPMENT, INC.
DAVID WOOD, TREASURER
2840 NE PARKVIEW LANE
LEE'S SUMMIT, MISSOURI 64086
PHONE (816) 564-9901

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "LEGACY WOOD - 6TH PLAT" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

RANDALL L. RHOADS - MAYOR DATE DENISE R. CHISUM, MMC - CITY CLERK DATE
FRED DEMORO - PLANNING COMMISSION SECRETARY DATE GEORGE M. BINGER III, P.E. - CITY ENGINEER DATE

ROBERT G. MCKAY, AICP - DIRECTOR OF PLANNING & CODES ADMINISTRATION DATE

COUNTY ASSESSOR DATE

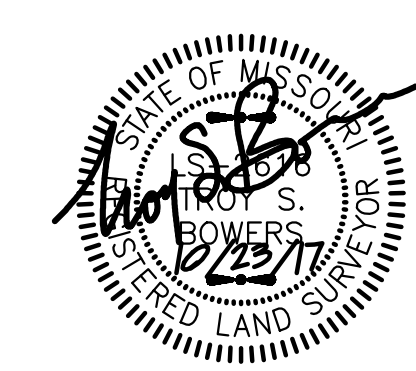


LEGEND:
U.E. = UTILITY EASEMENT
L.E. = LANDSCAPE EASEMENT
B/L = BUILDING LINE
R/W = RIGHTS-OF-WAY
S.F. = SQUARE FEET

MONUMENTATION:
○ = FOUND MONUMENT AS NOTED.
● = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED PLS 2616

MISSOURI STATE PLANE COORDINATES (METERS)

Point #	Northing	Eastng	Point #	Northing	Eastng
1	305731.381	866804.388	15	305717.497	866414.893
2	305521.429	866795.534	16	305691.609	866413.956
3	305534.814	866393.944	17	305653.793	866423.537
4	305506.595	866392.839	18	305662.838	866455.818
5	305520.220	866373.299	19	305676.165	866453.471
6	305527.720	866378.528	20	305677.315	866468.666
7	305533.915	866383.578	21	305675.641	866514.871
8	305544.401	866372.521	22	305748.738	866517.519
9	305541.517	866369.936	23	305747.304	866557.113
10	305554.797	866354.245	24	305752.375	866557.297
11	305572.590	866382.064	25	305750.389	866612.120
12	305674.704	866350.730	26	305725.009	866611.200
13	305684.161	866369.414	27	305720.155	866745.211
14	305707.332	866403.458	28	305733.507	866745.695



I HEREBY CERTIFY THAT THE WITHIN PLAT OF LEGACY WOOD - 6TH PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

REVISION DATE: 7/11/16 - PER CITY COMMENTS
REVISION DATE: 10/23/17 - PER CITY COMMENTS

Sheet 2 of 2

FOR: WOOD FAMILY DEVELOPMENT, INC., 2840 NE PARKVIEW LANE, LEE'S SUMMIT, MO

Bowers Engineering & Surveying
A Division of
Anderson Engineering, Inc.

P.O. BOX 71
106 E. PEARL STREET
HARRISONVILLE, MISSOURI 64701
ENGINEERING: 816.380.2600 / SURVEYING: 816.380.4821

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
2	47	31	JACKSON	MISSOURI	5/16/16	442-14

DRAWING NO. 442-14FP.DWG DRAWN BY: TSB CHECKED BY: TSB
ANDERSON CO#000062