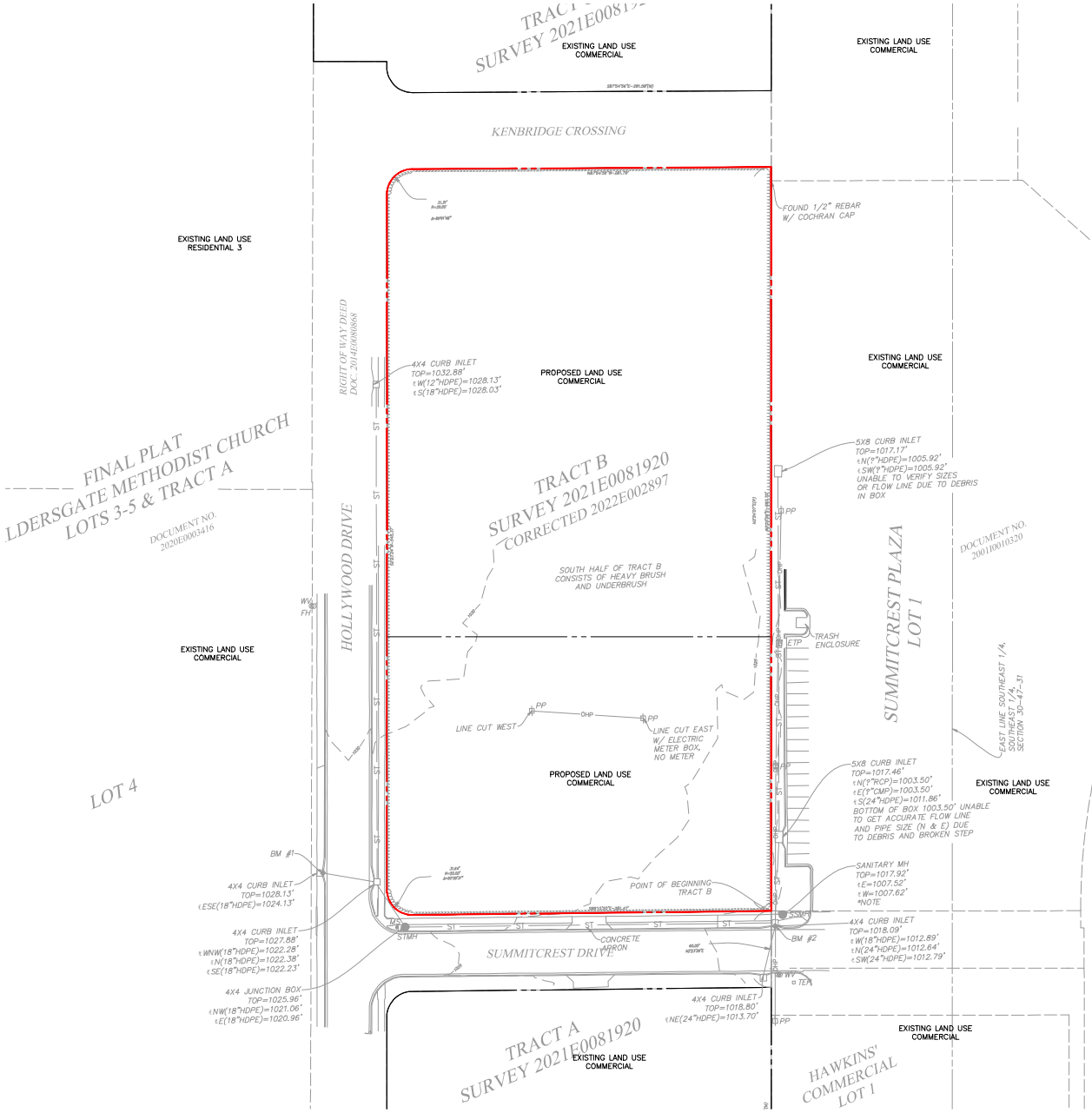

LAND DESCRIPTION AS SURVEYED

TRACT B:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 47, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF HAWKINS' COMMERCIAL LOT 1, RECORDED AS DOCUMENT NO. 2000E062550, BEING ALSO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MISSOURI 150 HIGHWAY AS SHOWN IN RIGHT OF WAY DEED DOCUMENT NO. 2014E0080868 AND THE EASTERLY LINE OF THE DOCUMENT RECORDED AS 1988I0875030; THENCE NORTH 02°23'26" EAST, ALONG THE WEST LINE OF SAID HAWKINS' COMMERCIAL LOT 1, A DISTANCE OF 208.16 FEET, TO THESOUTHEAST CORNER OF RIGHT OF WAY TAKEN OF SUMMITCREST DRIVE AS ESTABLISHED BY SAID RIGHT OF WAY DOCUMENT NO. 2014E0080868 AND PROLONGATION OF THE WEST LINE OF SAID HAWKINS' COMMERCIAL LOT 1; THENCE NORTH 02°23'26" EAST,A DISTANCE OF 60.00 FEET, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID SUMMITCREST DRIVE AND THE EASTERLY LINE OF THE DOCUMENT RECORDED AS 1988I0875030 AND THE WEST LINE OF SUMMITCREST PLAZA LOT 1 RECORDED AS DOCUMENT NO. 2001I0010320, BEING ALSO THE TRUE POINT OF BEGINNING OF TRACT B; THENCE ALONG THE WEST LINE OF SAID SUMMITCREST PLAZA, NORTH 2°23'26" EAST, A DISTANCE OF 583.70 FEET, TO THE POINT OF INTERSECTION OF KENBRIDGECROSSING AS ESTABLISHED IN SAID RIGHT OF WAY DEED IN DOCUMENT NUMBER 2014E0080868 AND THE EASTERLY LINE OF THE SAID DOCUMENT NO. 1988I0875030, BEING ALSO SAID WEST LINE OF SUMMITCREST PLAZA; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: NORTH 87°54'56" WEST, A DISTANCE OF 281.79; THENCE ALONG A CURVE TO THE LEFT,HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.31 FEET, AND A DELTA OF 89°41'48"; THENCE SOUTH 2°23'24" WEST,A DISTANCE OF 545.37 FEET; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.64 FEET, AND A DELTA OF 90°38'31"; THENCE SOUTH 88°15'20" EAST, A DISTANCE OF 281.47 FEET, TO THE POINT OFBEGINNING. ALSO KNOWN AS TRACT B, AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED 7/27/2021 AS DOCUMENT NO. 2021E0081920 IN SURVEY BOOK 51 AT PAGE 95, AND CORRECTED BY THE AFFIDAVIT RECORDED 1/10/2022 AS DOCUMENT NO. 2022E0002897.

EXISTING COMPREHENSIVE PLAN
NTS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

MB Engineering, Inc.
606 Ryan Drive
Energy, IL 62933
(314) 368-3040

STATE OF MISSOURI
MICHAEL A. BUESCHER
NUMBER E-2001018714
PROFESSIONAL ENGINEER
7/25/23

Michael A. Buescher, P.E. -Civil Engineering
Missouri Pe. E-2001018714

MB Engineering, Inc. Missouri Authority No. C-2015041.04

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO:	DATE:	DESCRIPTION:
1.	11-21-22	FOR REVIEW
2.	05-16-23	CITY COMMENTS
3.	07-11-23	CITY COMMENTS
4.	07-25-23	CITY COMMENTS

3601 SW Hollywood Dr.
Lee's Summit, MO 64082

DATE: 11-21-22
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
COMPREHENSIVE PLAN

SHEET NUMBER:
C2-06

PROJECT NO: 22-752