7 & 8-47-31 19-01-42409-1 42409dw1_2019-01-29.dwg **DESCRIPTION:** PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 47, RANGE 31; THENCE NORTH ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 367.2 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION, (SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY NO. 50 AS IT NOW EXISTS); THENCE NORTH 74 DEGREES 26 MINUTES WEST ALONG AND WITH THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 137.9 FEET; THENCE NORTH 15 DEGREES 10 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 120.3 FEET; THENCE NORTH 7 DEGREES 52 MINUTES WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 119.7 FEET; THENCE NORTH 82 DEGREES 08 MINUTES EAST, 113.5 FEET; THENCE SOUTH 7 DEGREES 52 MINUTES EAST, 119.7 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 50, SAID POINT BEING SOUTH 74 DEGREES 26 MINUTES EAST, 47.1 FEET FROM THE POINT BEGINNING: THENCE NORTH 74 DEGREES 26 MINUTES WEST, 47.1 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A MISSOURI WARRANTY DEED, DATED AUGUST 12, 2004, AND RECORDED AS INSTRUMENT NO. 2004I0079010, DATED AUGUST 17, 2007. **ZONING INFORMATION:** THE CURRENT ZONING DISTRICT FOR THE SUBJECT PROPERTY IS CP-2 (PLANNED COMMUNITY COMMERCIAL). OWNER: CITY OF LEE'S SUMMIT 605 SW JEFFERSON STREET, THE PROPOSED ZONING DISTRICT FOR THE SUBJECT PROPERTY IS AG (AGRICULTURE). ZONED AG (AGRICULTURE) LAND USE TYPE: 2303-PARK OWNER: PINE TREE PLAZA, LLC 276 SW BLUE PARKWAY, ZONED PMIX (PLANNED MIXED USE) LAND USE TYPE: 2271-SHOPPING √ N 82 08'00" E ≥ CENTER, COMMUNITY 113.50 - ZONED CP-2 (PLANNED COMMUNITY COMMERCIAL) 8 LAND USE TYPE: 2303-PARK ·52' 119. S OWNER: MG FUEL, LLC. 616 SW JEFFERSON STREET 19 Z OWNER: CITY OF LEE'S SUMMIT 70 ZONED PMIX (PLANNED MIXED USE) 605 SW JEFFERSON STREET. LAND USE TYPE: 2257-MISCELLANEOUS RETAIL TRADE ZONED AG (AGRICULTURE) LAND USE TYPE: 2300-PUBLIC USE, 85 MISCELLANEOUS Z 120.30° 1510'00° OWNER: MG FUEL, LLC. 616 SW JEFFERSON STREET ZONED PMIX (PLANNED MIXED USE) LAND USE TYPE: 2257—MISCELLANEOUS POINT OF BEGINNING S ≤ RETAIL TRADE 137.90. N 74.26 00" W N 74.26'00" W THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE SW BLUE PARKWAY MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. U.S. HIGHWAY NO. 50 SCALE 1 INCH = 100 FEET 100 100 SCALE IN FEET REVISION DATE REZONING EXHIBIT DATE: JANUARY 29, 2019 FOR: CITY OF LEE'S SUMMIT 220 SE GREEN STREET LEE'S SUMMIT, MISSOURI 64063 ATTN: DAVID S. DEAN DERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 19-01-42409-1 42409dw1_2019-01-29.dwg (816) 246-5050 APP. DRN. RMC P.C. CK. RJA MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076

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PROJECT LOCATION:

LEE'S SUMMIT,

JACKSON COUNTY,

MISSOURI

1/29/19

JAMES S. ANDERSON,

PLS #1726