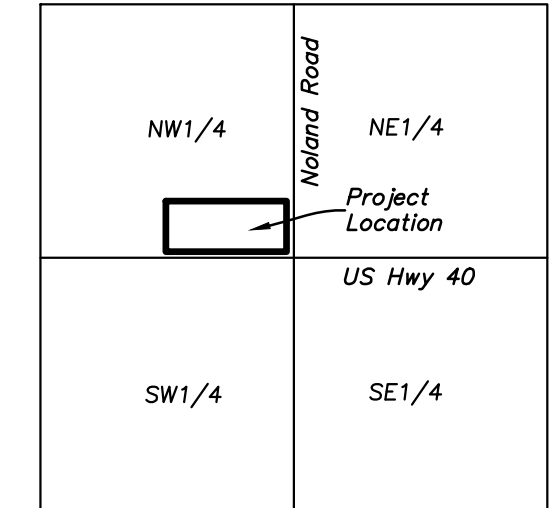
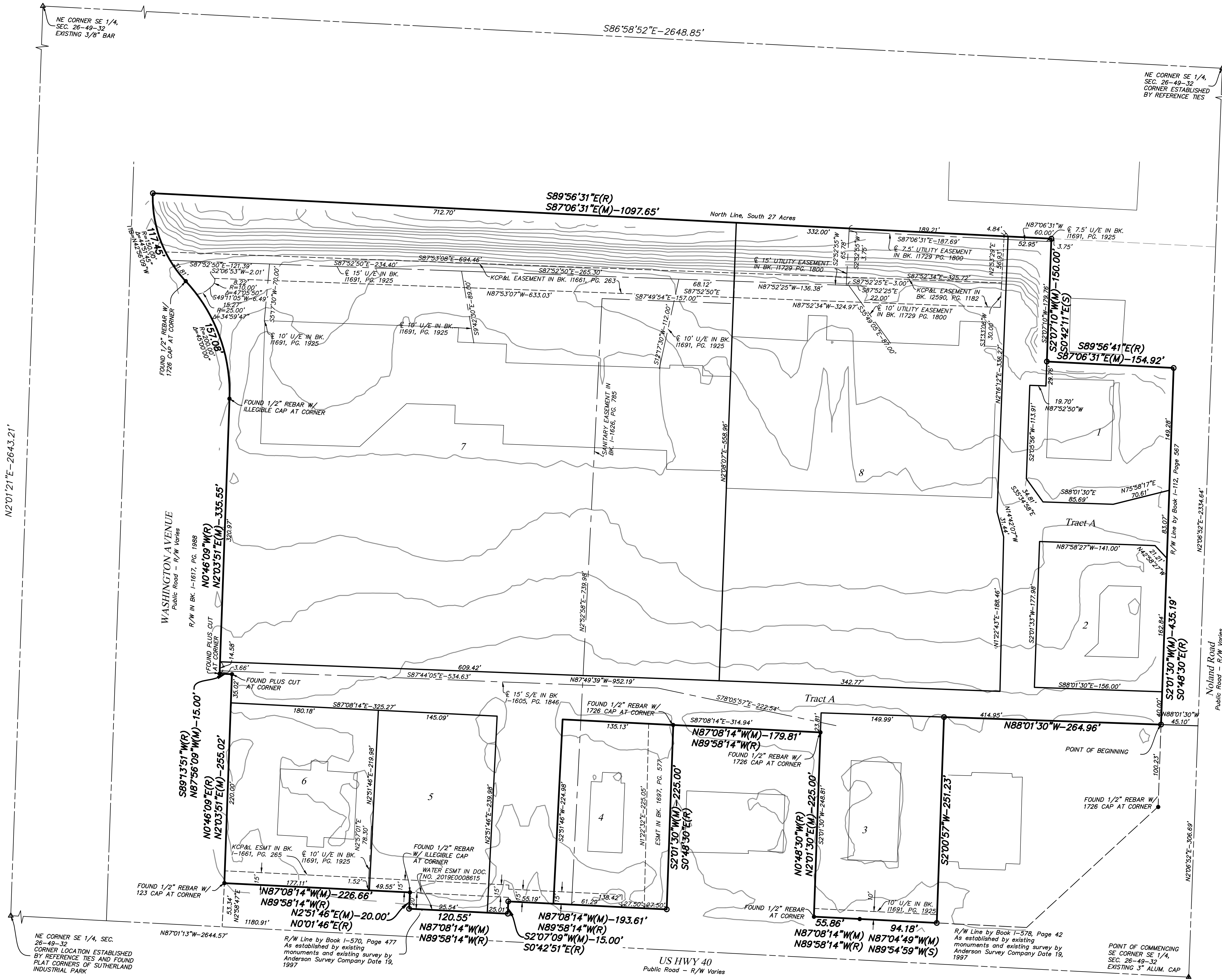


PRELIMINARY PLAT OF  
NOLAND FASHION SQUARE  
EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 49, RANGE 32  
THE CITY OF INDEPENDENCE JACKSON COUNTY, MISSOURI

All that part of the East 1/2 of the Northwest 1/4 of Section 26, Township 49, Range 32, in Independence, Jackson County, Missouri, more particularly described as follows:

Beginning at the Southeast corner of said East 1/2; thence N 2° 06' 52" E along the East line of said East 1/2, a distance of 306.69 feet, thence N 88° 01' 30" W, a distance of 45.10, to the right of way line of Noland Road, as established in Book I-112 at Page 567, recorded at the Recorder of Deeds, Jackson County, Missouri, said point being the Point of Beginning; thence N 88° 01' 30" W, a distance of 264.96 feet; thence S 2° 00' 57" W, a distance of 251.23 feet to a point on the North right-of-way line of U.S. Highway No. 40, as established by a document filed in Book I-578 at Page 42, at said recorder of deeds office; thence N 87° 04' 49" W along said North right-of-way line, a distance of 94.18 feet; thence N 87° 08' 14" W, a distance of 55.86 feet to the Southeast corner of a tract of land conveyed by warranty deed recorded in document no 732700, in Book 1351 at Page 638; thence N 2° 01' 30" E, along said East line, a distance of 225.00 feet; thence N 87° 08' 14" W, along the North line of said tract, a distance of 179.81 feet; thence S 2° 01' 30" W, along the West line of said tract, a distance of 225.00 feet to the Southwest corner of said tract, also being on the the North right-of-way of said U.S. Highway No. 40; thence N 87° 08' 14" W along said North right-of-way, a distance of 193.61 feet; thence S 2° 07' 09" W, a distance of 15.00 feet to the North right-of-way line of U.S. Highway No. 40 as established by Book I-570 at Page 477 in said Recorder of Deeds Office; thence N 87° 08' 14" W along said North right-of-way line, a distance of 120.55 feet; thence N 2° 51' 46" E, a distance of 20.00 feet; thence N 87° 08' 14" W, a distance of 226.66 feet, to the intersection of the North right-of-way line of U.S. Highway No. 40, as established by a document filed in Book 570 at Page 477 in the Recorder of Deeds office in Jackson County, Missouri with the West right-of-way line of Washington Street, as established by document number I-737252 recorded in Book I-1617 at Page 1988 in said Recorder of Deeds office; thence N 2° 03' 51" E along said West right-of-way line, a distance of 255.02 feet; thence N 87° 56' 09" W, a distance of 15.00 feet; thence N 2° 0' 51" E, a distance of 335.55 feet to a point of curvature; thence Northwesterly along a curve to the left, having a radius of 200.00 feet a central angle of 45° 00' 00" and an arc distance of 157.08 feet to a point of reverse curvature; thence Northwesterly along a curve to the right, having an initial tangent bearing of N 42° 56' 09" W a radius of 150.00 feet a central angle of 44° 51' 45" and an arc distance of 117.45 feet to a point on the North line of the South 27 Acres of said East 1/2; thence S 87° 08' 31" E along said North line, a distance of 1097.65 feet to the Northwest corner of a tract of land conveyed by warranty deed recorded in document no I-287137 in Book I-760, at Page 32; thence S 2° 07' 10" W along the West line of said tract, a distance of 150.00 feet; thence S 87° 06' 31" E along the South line of said tract, a distance of 154.92 feet to a point on the West right-of-way line of Noland Road; thence S 2° 01' 30" W along said West right-of-way line, a distance of 435.19 feet to the Point of Beginning.

TRACT A, shown hereon to be used for ingress/egress and will be owned and maintained in accordance with the covenants and restrictions to be filed with recording of this plat.



VICINITY MAP  
SEC. 26-49-32

GENERAL NOTES:

The bearings shown hereon are based on State Plane Coordinates, Missouri West Zone, NAD83.  
The accuracy standard for this survey is Type Urban.  
Coordinates shown hereon are State Plane US Survey feet.  
Error of closure exceeds 1:50,000

This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Independence, Jackson County, Missouri, Map Number 29095C0291G and dated January 20, 2017.

Lot 1	28,184 Sq. ft.	0.647 ac.
Lot 2	27,641 Sq. ft.	0.635 ac.
Lot 3	37,501 Sq. ft.	0.861 ac.
Lot 4	30,772 Sq. ft.	0.708 ac.
Lot 5	33,828 Sq. ft.	0.777 ac.
Lot 6	39,298 Sq. ft.	0.902 ac.
Lot 7	355,080 Sq. ft.	8.151 ac.
Lot 8	188,648 Sq. ft.	4.285 ac.
Tract A	105,779 Sq. ft.	2.428 ac.
Total	844,711 Sq. ft.	19.392 ac.

CLIENT

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