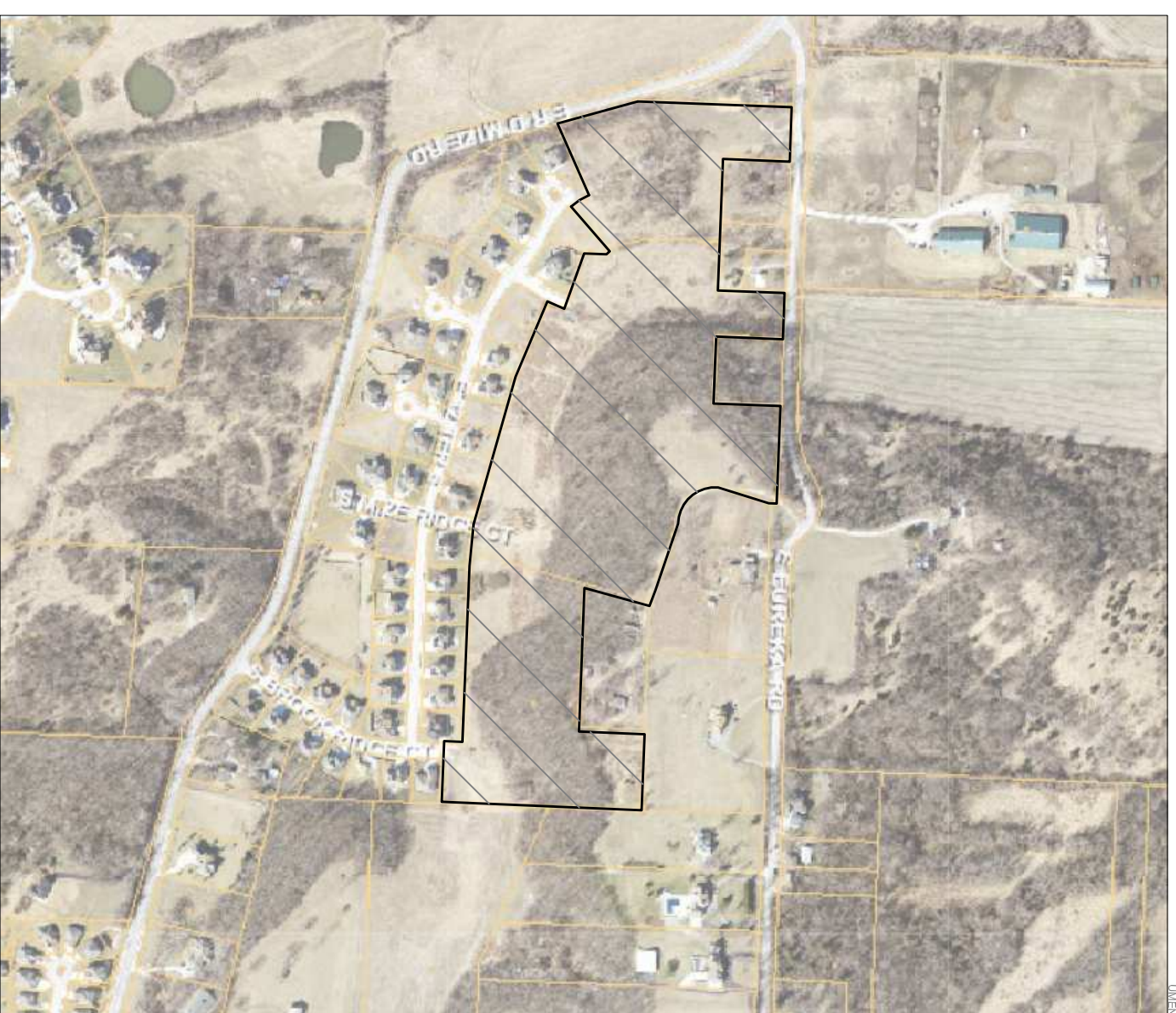
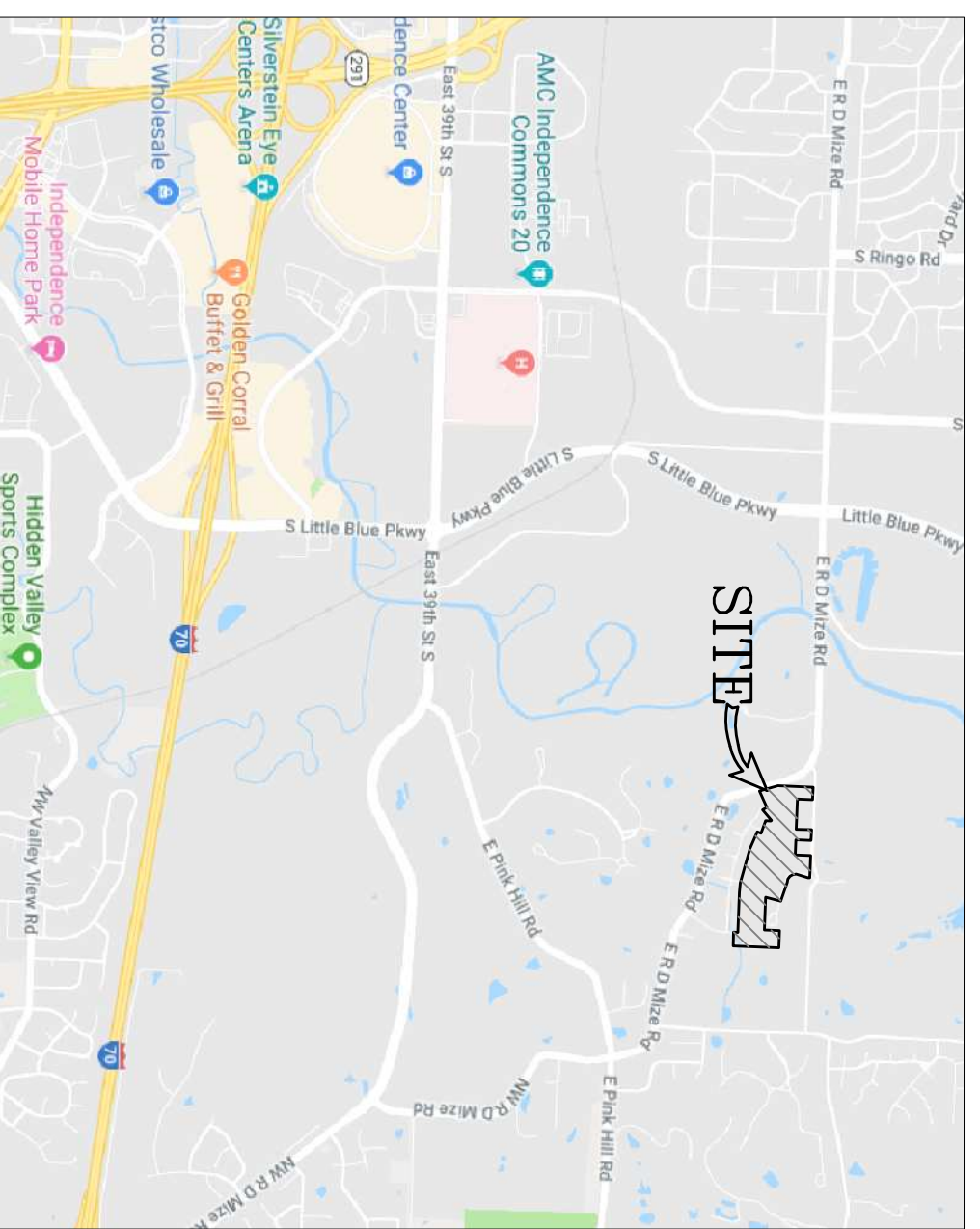


PRELIMINARY PLAT FOR MEADOWBROOK ESTATES LOTS 54 THRU 104 & TRACT I, & J INDEPENDENCE, JACKSON COUNTY MISSOURI

DEVELOPER:
MCBEE CUSTUM HOMES



AERIAL MAP



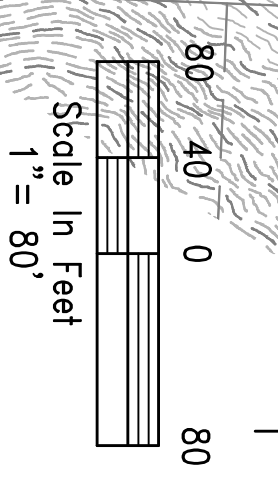
LOCATION MAP



- NOTE:
1. TOTAL LAND AREA = 28.16 ac
 2. TOTAL NUMBER OF PROPOSED LOTS = 51 LOTS
 3. ALL ROADS AND UTILITIES SHALL BE BUILT TO CITY CODES AND DEDICATED TO THE CITY.
 4. ROADS SHALL BE 28' WIDE WITH 50' OF ROW.
 5. ALL STORM WATER SHALL BE ROUTED INTO THE EXISTING REGIONAL BASINS.

PHASING NOTES:
PHASE 1 SHALL BE LOTS 54 THRU 82
PHASE 2 SHALL BE LOTS 84 THRU 104
PHASING MAY VARY WITH STAFF APPROVAL

DESCRIPTION:
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER SECTION 15, TOWNSHIP 49 NORTH, RANGE 31 WEST, ALL IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 87 DEGREES 48 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 1,475.29 FEET TO A POINT THAT IS SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST A DISTANCE OF 1,173.39 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 02 DEGREES 11 MINUTES 11 SECONDS WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF EUREKA ROAD AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. 1723982, IN BOOK 4-1805, AT PAGE 118; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 144.50 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. 1536885, IN BOOK 4-1243, AT PAGE 2119; THENCE SOUTH 02 DEGREES 11 MINUTES 11 SECONDS WEST ALONG SAID TRACT A DISTANCE OF 208.72 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG SAID TRACT A DISTANCE OF 208.72 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 11 SECONDS EAST ALONG SAID TRACT A DISTANCE OF 208.72 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG SAID TRACT A DISTANCE OF 208.72 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 11 SECONDS WEST ALONG SAID TRACT A DISTANCE OF 165.57 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG SAID TRACT ON A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET AND AN INITIAL TANGENT BEARING OF 50.00 THRU 04 DEGREES 49 MINUTES 10 SECONDS WEST A DISTANCE OF 188.46 FEET; THENCE SOUTH 15 DEGREES 06 MINUTES 51 SECONDS EAST ALONG SAID TRACT A DISTANCE OF 219.28 FEET; THENCE SOUTH 69 DEGREES 02 MINUTES 09 SECONDS EAST ALONG SAID TRACT A DISTANCE OF 52.81 FEET TO THE NORTHWEST CORNER OF TRACT III, CERTIFICATE OF SURVEY RECORDED IN BOOK 1-8, PAGE 48; THENCE SOUTH 15 DEGREES 06 MINUTES 51 SECONDS WEST ALONG SAID TRACT A DISTANCE OF 205.00 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST A DISTANCE OF 237.16 FEET TO A POINT ON THE WEST LINE OF TRACT 1, CERTIFICATE OF SURVEY RECORDED IN BOOK 1-10, PAGE 80 A DISTANCE OF 625.46 FEET TO THE NORTHEAST CORNER OF LOT 7, MEADOWBROOK ESTATES FIRST PLAT, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; THENCE NORTH 87 DEGREES 48 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 189.99 FEET TO A POINT ON THE EAST LINE OF LOT 8 OF SAID SUBDIVISION; THENCE NORTH 02 DEGREES 21 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 38.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE NEXT 11 COURSES FOR SAID SUBDIVISION (1) NORTH 87 DEGREES 38 MINUTES 06 SECONDS WEST A DISTANCE OF 30.00 FEET (2) NORTH 84 DEGREES 11 MINUTES 38 SECONDS WEST A DISTANCE OF 30.00 FEET (3) NORTH 82 DEGREES 09 MINUTES 52 SECONDS WEST A DISTANCE OF 30.00 FEET (4) NORTH 80 DEGREES 59 MINUTES 52 SECONDS WEST A DISTANCE OF 28.52 FEET (5) NORTH 78 DEGREES 51 MINUTES 52 SECONDS WEST A DISTANCE OF 27.04 FEET (6) NORTH 76 DEGREES 42 MINUTES 52 SECONDS WEST A DISTANCE OF 25.56 FEET (7) NORTH 74 DEGREES 33 MINUTES 52 SECONDS WEST A DISTANCE OF 24.08 FEET (8) NORTH 72 DEGREES 24 MINUTES 52 SECONDS WEST A DISTANCE OF 22.60 FEET (9) SOUTH 49 DEGREES 13 MINUTES 11 SECONDS WEST A DISTANCE OF 184.83 FEET TO A POINT ON A CURVE (10) ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF NORTH 40 DEGREES 46 MINUTES 49 SECONDS WEST, A RADIUS OF 425.00 FEET AND A DISTANCE OF 66.70 FEET AND A DISTANCE OF 66.70 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 481.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF EUREKA ROAD; THENCE SOUTH 87 DEGREES 48 MINUTES 49 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF EUREKA ROAD A DISTANCE OF 170.00 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 11 SECONDS WEST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING, CONTAINING 29.16 ACRES, MORE OR LESS.



PRELIMINARY PLAT
FOR MEADOWBROOK ESTATES
LOTS 54 THRU 104 & TRACT I & J

CIVIL PLANS FOR
MEADOWBROOK ESTATES 2ND
INDEPENDENCE, JACKSON COUNTY, MISSOURI

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development

821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: 816-550-5675
e-mail = rwalquist@quistengineering.com

DATE	REVISION	BY
11-15-19	FIRST SUBMITTAL SET NOT FOR CONSTRUCTION	-
1-12-20	SECOND SUBMITTAL SET	
10-27-21	REVISED PRELIMINARY PLAT	
12-28-21	REVISED PRELIMINARY PLAT	

DRAWN BY: RAW
CHECKED BY: RAW
DATE: 11-15-2019
PROJECT NO. E18-319
SCALE: 1"=80'

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