

EXHIBIT "A"

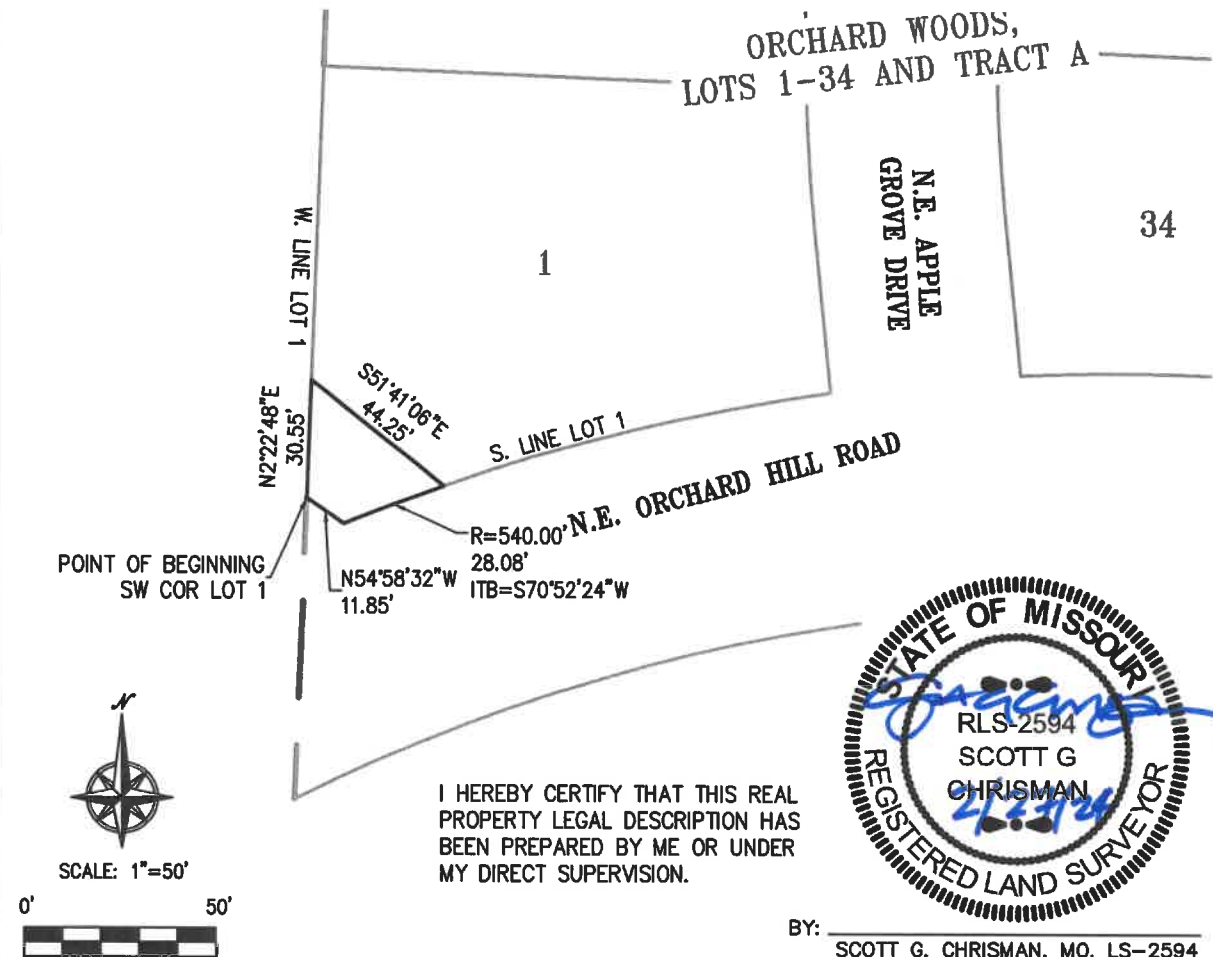
MONUMENT SIGN EASEMENT

**PART OF LOT 1, ORCHARD WOODS, LOTS 1-34 AND TRACT A,
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.**

MONUMENT EASEMENT DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., ON FEBRUARY 19, 2024 FOR PROJECT NO. 211142. ALL THAT PART OF LOT 1, ORCHARD WOODS, LOTS 1-34 AND TRACT A, A PLATTED SUBDIVISION OF LAND, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 2°22'48" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.55 FEET; THENCE S 51°41'06" E, A DISTANCE OF 44.25 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, AND ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 70°52'24" W, A RADIUS OF 540.00 FEET, AND AN ARC DISTANCE OF 28.08 FEET; THENCE N 54°58'32" W, A DISTANCE OF 11.85 FEET, TO THE POINT OF BEGINNING, CONTAINING 681 SQUARE FEET, MORE OR LESS.



\\PHELPS-SERVER\Projects\P\211142\Dwg\Exhibits\MONUMENT EASEMENT LOT 1.dwg Layout:1 Feb 27, 2024 - 9:08am



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CERTIFICATE OF AUTHORIZATION KANSAS LAND
SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PROJECT NO. 211142
DATE: 2-19-24
BY: JMO