

TITLE DESCRIPTIONS:

AS SURVEYED DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD WITH AN ALUMINUM CAP STAMPED "MODOT" FOUND ON THE EASTERN RIGHT OF WAY LINE OF ROUTE 291 SOUTH 119.79 FOOT LEFT OF STATION 212+61.45; THENCE NORTH 49°12'39" EAST 33.02 FEET TO A FOUND IRON ROD WITH AN ALUMINUM CAP STAMPED "MODOT" SAID ROD FOUND ON THE SOUTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY 50; THENCE EASTERLY ALONG SAID RIGHT OF WAY NORTH 87°22'29" EAST 887.39 FEET TO A FOUND IRON ROD ON THE WESTERN RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE SOUTH 29°26'49" EAST 1081.86 FEET TO A POINT ON THE PROPOSED NORTHERN RIGHT OF LINE OF OLDHAM ROAD; THENCE WESTERLY DEPARTING ALONG SAID NORTHERN RIGHT OF WAY LINE NORTH 87°49'33" WEST 1158.48 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF MISSOURI ROUTE 291 SOUTH; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES NORTH 02°09'09" EAST 23.49 FEET TO A FOUND IRON ROD WITH ALUMINUM CAP STAMPED "MODOT"; THENCE NORTH 67°09'14" WEST 169.29 FEET TO A FOUND IRON ROD WITH ALUMINUM CAP STAMPED "MODOT"; THENCE NORTH 02°39'57" WEST 202.03 FEET TO A FOUND IRON ROD WITH ALUMINUM CAP STAMPED "MODOT"; THENCE NORTH 13°54'36" WEST 107.51' TO A FOUND IRON ROD WITH ALUMINUM CAP STAMPED "MODOT"; THENCE NORTH 00°32'07" EAST 106.12 FEET TO A FOUND IRON ROD WITH ALUMINUM CAP STAMPED "MODOT"; THENCE NORTH 33°52'45" WEST 196.34 FEET TO A FOUND IRON ROD WITH ALUMINUM CAP STAMPED "MODOT"; THENCE NORTH 04°23'25" EAST 171.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 979,983 SQUARE FEET OR 22.50 ACRES MORE OR LESS.