



# KAW VALLEY ENGINEERING, INC.

Office: 913.894.5150

Fax: 913.894.5977

Web: www.kveng.com

Address: 14700 West 114<sup>th</sup> Terrace  
Lenexa, KS 66215

## Description

All that part of a tract of land described in a Missouri Special Warranty Deed found in Instrument No. 2013E0047288 (all documents mentioned hereon are as filed in the Jackson county Recorder of Deeds Office), lying in the Southwest Quarter and the Southeast Quarter of Section 25, Township 48 North, Range 32 West, of the Fifth Principal Meridian in the City of Lee's Summit, Jackson County, Missouri, described by Kenneth J. Dedrick, PS-2571, on this 5th Day of January 2026 as follows:

**BEGINNING** at a 5/8" Rebar in concrete marking the Southeast corner of said Southwest Quarter; thence North 86°15'31" West (this and all the following bearings are based on the Missouri State Plane Coordinate System 1983 (2003) West Zone) (North 86°15'11" West deed) on the South line of said Southwest Quarter, a distance of 560.88 feet (all distance references are in U.S. Survey Feet) to a 1/2" Rebar with LS-214F cap; thence departing said South line North 03°44'29" East, a distance of 559.06 feet to a 1/2" Rebar with LS-214F cap being a point on the East Right-of-Way line of Northwest Rosemary Court as dedicated by a Right-of-Way Deed as filed in Instrument No. 2017E0061615; thence North 17°37'39" East (North 17°37'56" East record) on said East Right-of-Way line, a distance of 90.31 feet to a 1/2" Rebar with LS-214F cap marking the Northeast corner of said Right-of-Way Deed; thence North 66°44'48" West (North 66°44'31" West record) on the North Right-of-Way line of said Northwest Rosemary Court, a distance of 19.67 feet to a Chiseled "+" marking the Southeast corner of Lot 2, SUMMIT VILLAGE CORPORATE PARK, LOTS 1 AND 2, a recorded subdivision as filed in Book I-171, at Page 42 (plat); thence departing said North Right-of-Way line North 17°52'01" East (North 17°52'19" East plat) on the East line of said Lot 2, a distance of 291.89 feet to a 1/2" Rebar with LS-214F cap marking an angle point in said East line; thence Northeasterly and Northwesterly on a non-tangent curve to the left, on said East line, having an initial tangent bearing of North 88°03'08" East, a radius of 59.00 feet, a delta angle of 200°58'59" and an arc length of 206.96 feet to a 1/2" Rebar with LS-214F cap marking an angle point in said East line; thence North 39°50'12" West (North 39°49'54" West plat) on said East line, a distance of 58.31 feet to a 1/2" Rebar with LS-214F cap marking an angle point in said East line; thence North 03°01'44" East (North 03°02'02" East plat) on said East line, a distance of 6.01 feet to a 1/2" Rebar with LS-214F cap marking the Southwest corner of a Memorandum of Lease as filed in Book 1724, at Page 653 and an Assignment of Lease as filed in Book I-667, at Page 867; thence departing said East line South 87°28'15" East on the South line of said Lease, a distance of 513.75 feet (510 feet deed) to a 1/2" Rebar with LS-214F cap marking the Southeast corner of said Lease; thence North 02°31'45" East on the East line of said Lease, a distance of 450.62 feet to a 1/2" Rebar with LS-214F cap marking a point on the South line of Colbern Road being at Station 39+38.89 and Offset 64.00 feet to the right; (this and the following twelve courses are on the South Right-of-Way line of said Colbern Road as established by Colbern Road Reconstruction Project performed by Garver, Project No. 17177041, City Project No. F.A.P. STP-3301(527), a Right-of-Way Deed as filed in Instrument No. 2022E0086752, a Right-of-Way Deed as filed in Instrument No. 2022E0086756, and a Right-of-Way Deed as filed in Instrument No. 2022E0086758) thence departing said East line North 84°44'20" East, a distance of 36.40 feet to a point on said Southeast Quarter being at Station 39+75.29 and Offset 64.00 feet to the right; thence continuing North 84°44'20" East, a distance of 19.76 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 39+95.05 and Offset 64.00 feet to the right; thence North 61°03'35" West, a distance of 16.53 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 39+81.38 and Offset 54.71 feet to the right; thence North 84°43'45" East, a distance of 107.08 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 40+88.46 and Offset 54.69 feet to the right; thence South 61°13'55" East, a distance of 16.64 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 41+02.25 and Offset 64.00 feet to the right; thence North 84°44'20" East, a distance of 41.62 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 41+43.87 and Offset 64.00 feet to the right; thence South 05°15'40" East, a distance of 6.00 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 41+43.87 and Offset 70.00 feet to the right; thence North 84°44'20" East, a distance of 36.13 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 41+80.00 and Offset 70.00 feet to the right; thence South 87°39'59" East, a distance of 90.80 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 42+70.00 and Offset 82.00 feet to the right; thence South 79°37'08" East, a distance of 103.85 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 43+70.00 and Offset 110.00 feet to the right;

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thence South 82°41'08" East, a distance of 133.20 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 45+00.00 and Offset 139.00 feet to the right; thence South 84°38'29" East, a distance of 81.39 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 45+80.00 and Offset 154.00 feet to the right; thence North 84°44'20" East, a distance of 93.33 feet to a 1/2" Rebar with LS-214F cap marking a point being at Station 46+73.33 and Offset 154.00 feet to the right, said point being on the West line of a Deed of Dedication as filed in Instrument No. 2013E0084364; (this and the following seven courses are on the West line of said Deed of Dedication) thence South 00°30'32" West (South 00°30'27" West deed), a distance of 342.57 feet to a 1/2" Rebar with LS-214F cap; thence South 66°03'09" West (South 66°03'04" West deed), a distance of 131.49 feet to a 1/2" Rebar with LS-214F cap; thence South 34°55'49" West (South 34°55'44" West deed), a distance of 89.13 feet to a 1/2" Rebar with LS-214F cap; thence South 10°21'47" West (South 10°21'42" West deed), a distance of 207.37 feet to a 1/2" Rebar with LS-214F cap; thence South 51°38'05" West (South 51°38'00" West deed), a distance of 278.15 feet to a 1/2" Rebar with LS-214F cap; thence South 21°18'37" West (South 21°18'32" West deed), a distance of 318.83 feet to a 1/2" Rebar with LS-214F cap; thence South 03°51'33" East (South 03°51'38" East deed), a distance of 165.85 feet to a 1/2" Rebar with LS-214F cap; thence South 02°52'20" West (South 02°52'15" West deed), a distance of 239.64 feet to a 1/2" Rebar with LS-214F cap marking a point on the South line of said Southeast Quarter; thence departing said West line North 87°07'40" West (North 87°07'45" West deed) on said South line, a distance of 240.28 feet to the **Point of Beginning**.

The South Right-of-Way line of Colbern Road per the documents are ambiguous in their descriptions, the resolution was obtained by holding the Station and Offsets from said Colbern Road Reconstruction Project. The centerline of said Colbern Road is described as follows:

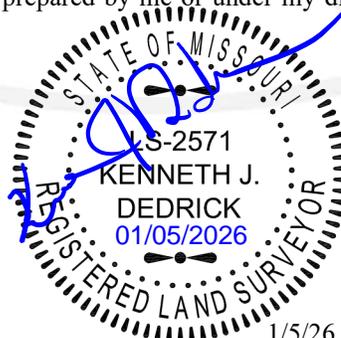
**Commencing** at 5/8" Rebar in concrete marking the Southeast corner said Southwest Quarter; thence North 03°02'34" East on the East line of said Southwest Quarter, a distance of 1627.92 feet to the intersection of said East line and said Centerline being at Station 39+84.63; thence South 84°44'20" West, a distance of 307.87 feet to a point of tangency being at Station 36+76.76 being the **POINT OF BEGINNING**; thence North 84°44'20" East on said Centerline, a distance of 1123.24 feet to a point being at Station 48+00.00 to the **Point of Terminus**.

This description was created with the benefit of ground survey performed, December 3, 2025 (KVE Project C25S2528) and contains 1,293,667 square feet or 29.699 acres more or less, including 45,044 square feet or 1.034 acres of apparent existing Right-of-Way for Ward Road.

End of Description

### State of Missouri

I, Kenneth J. Dedrick, being a duly registered and licensed Professional Surveyor in the State of Missouri, hereby certify that this real property description was prepared by me or under my direct supervision and is correct to the best of my belief and ability.



1/5/26 1:58 PM

Kenneth J. Dedrick PS-2571

Date