

PROPERTY DESCRIPTION FROM ALTA PREPARE BY R.L. BUFORD & ASSOCIATES, LLC CONTAINING 557,618 SQUARE FEET OR 12.80 ACRES

PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5. "LAKEWOOD BUSINESS PARK LOTS 1-8", A SUBDIVISION IN SAID CITY, COUNTY AND STATE, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH O2 DEGREES 32 MINUTES O2 SECONDS WEST ALONG THE SAID EAST LINE OF SAID SECTION 8, ALSO BEING THE WEST LINE OF LOTS 30, 31A, 32A AND 33A OF SAID LAKEWOOD BUSINESS PARK SUBDIVISION, A DISTANCE OF 713.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33A; THENCE SOUTH 21 DEGREES 03 MINUTES 43 SECONDS WEST CONTINUING ALONG THE WEST LINE OF LOT 34 OF SAID SUBDIVISION, A DISTANCE OF 207.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RELOCATED LAKEWOOD WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 34; THENCE NORTH 68 DEGREES 56 MINUTES 17 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 457.83 FEET, THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 521.54 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF I-470 HIGHWAY; THENCE NORTH 09 DEGREES 35 MINUTES 01 SECONDS WEST ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 109.14 FEET TO THE SOUTHWEST CORNER OF LOT A OF LAKEWOOD BUSINESS PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 80 DEGREES 50 MINUTES 22 SECONDS EAST ALONG THE SAID SOUTH LINE OF SAID LOT A, A DISTANCE OF 274.96 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTH LINE OF SAID "LAKEWOOD BUSINESS PARK LOTS 1-8"; THENCE NORTH 79 DEGREES 23 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 430.31 FEET; THENCE NORTH 84 DEGREES OO MINUTES 15 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 230.16 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.

10,01

-10' SOUTHWESTERN

BELL ESMT

BOOK I-1634

PAGE 1422

SIGN

DWGS.

SEE ARCH.

∕ 20' WATER

**BOOK I-941** 

PAGE 2058

ESMT.

-N

PAVE

PAVEMENT LEGEND:	
	6" ASPHALT PAVEMENT
	9" HEAVY DUTY ASPHAL
	4" CONCRETE SIDEWAL
	8" CONCRETE DRIVE
	TYPE CG-1 CURB & GUT
	TYPE CG-1 CURB & GUT
	24" WIDE, CONC. RIBBON THIS SITE)
	EXISTING CURB & GUTTE

