

PROJECT: LONGVIEW BOULEVARD & FASCINATION DRIVE RIGHT OF WAY
DATE: JANUARY 10, 2018

TRACT I:

THAT PART OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 53, **NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOTS 42, 43, 51-54, TRACTS C, D AND E**, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FASCINATION DRIVE AND THE WEST RIGHT OF WAY LINE OF KESSLER DRIVE, AS BOTH ARE ESTABLISHED BY SAID PLAT; THENCE NORTH $87^{\circ}-11'-23''$ WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 528.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 54; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF $34^{\circ}-25'-14''$, AND AN ARC DISTANCE OF 288.36 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF LONGVIEW BOULEVARD, AS NOW ESTABLISHED; THENCE SOUTH $76^{\circ}-13'-27''$ EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTHEAST RIGHT OF WAY LINE, A DISTANCE OF 22.87 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH $60^{\circ}-22'-24''$ EAST, A RADIUS OF 464.00 FEET, A CENTRAL ANGLE OF $32^{\circ}-26'-13''$, AND AN ARC DISTANCE OF 262.68 FEET; THENCE SOUTH $87^{\circ}-11'-23''$ EAST, A DISTANCE OF 528.69 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF KESSLER DRIVE, AS ESTABLISHED BY SAID PLAT; THENCE NORTH $2^{\circ}-48'-37''$ EAST ALONG THE SOUTHERLY EXTENSION OF SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12,868 SQUARE FEET OR 0.295 ACRES, MORE OR LESS.

TRACT II:

THAT PART OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, **MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2**, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FASCINATION DRIVE AND THE WEST RIGHT OF WAY LINE OF KESSLER DRIVE, AS BOTH ARE ESTABLISHED BY SAID PLAT; THENCE NORTH $87^{\circ}-11'-23''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 528.69 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF $30^{\circ}-29'-40''$, AND AN ARC DISTANCE OF 223.54 FEET TO THE EAST RIGHT OF WAY LINE OF LONGVIEW BOULEVARD, AS NOW ESTABLISHED; THENCE NORTH $13^{\circ}-46'-36''$ EAST ALONG THE NORTHERLY EXTENSION OF SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 21.05 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH $64^{\circ}-08'-51''$ EAST, A RADIUS OF 436.00



FEET, A CENTRAL ANGLE OF 28°-39'-46", AND AN ARC DISTANCE OF 218.11 FEET; THENCE SOUTH 87°-11'-23" EAST, A DISTANCE OF 528.69 FEET TO THE NORTHERLY EXTENSION OF SAID WEST RIGHT OF WAY LINE OF KESSLER DRIVE; THENCE SOUTH 2°-48'-37" WEST ALONG THE NORTHERLY EXTENSION OF SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11,992 SQUARE FEET OR 0.275 ACRES, MORE OR LESS.

TRACT III:

THAT PART OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, ***MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2***, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, SAID POINT BEING ON THE NORTHEAST RIGHT OF WAY LINE OF LONGVIEW BOULEVARD, AS NOW ESTABLISHED; THENCE NORTH 31°-13'-52" WEST ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 913.26 FEET (PLAT 913.19 FEET) TO THE EAST RIGHT OF WAY LINE OF SAID LONGVIEW BOULEVARD; THENCE SOUTH 13°-46'-36" WEST ALONG THE SOUTHERLY EXTENSION OF SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 59.39 FEET; THENCE SOUTH 31°-13'-52" EAST, A DISTANCE OF 829.28 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF KESSLER DRIVE, AS NOW ESTABLISHED; THENCE SOUTH 76°-13'-52" EAST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 59.39 FEET TO THE POINT OF BEGINNING, CONTAINING 36,594 SQUARE FEET OR 0.840 ACRES, MORE OR LESS.

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