

TRACT DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF LEE'S SUMMIT, JACKSON COUNTY, STATE OF MISSOURI; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 2°19'29" WEST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 2514.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF "NORTH OUTER ROAD OF EXISTING EAST BOUND HIGHWAY NO. 50 AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED AUGUST 14, 2014 AT INSTRUMENT NO. 2014E0067092, COUNTY OF JACKSON RECORDS; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES; ALONG A 708.42 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 80°20'23" WEST, A CENTRAL ANGLE OF 47°23'52", A CHORD BEARING AND DISTANCE OF NORTH 56°38'27" WEST FOR 569.47 FEET, FOR AN ARC DISTANCE OF 586.04 FEET; THENCE SOUTH 57°03'29" WEST FOR A DISTANCE OF 31.00 FEET; THENCE ALONG A 739.42 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 32°56'31" WEST, A CENTRAL ANGLE OF 13°17'26", A CHORD BEARING AND DISTANCE OF NORTH 26°17'48" WEST FOR 171.14 FEET, FOR AN ARC DISTANCE OF 171.52 FEET; THENCE ALONG A 784.43 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°21'18", A CHORD BEARING AND DISTANCE OF NORTH 24°49'44" WEST FOR 141.58 FEET, FOR AN ARC DISTANCE OF 141.77 FEET; THENCE NORTH 2°22'33" EAST AN DEPARTING SAID RIGHT OF WAY LINE FOR A DISTANCE OF 1959.46 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°55'32" EAST FOR A DISTANCE OF 658.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,540,331 SQUARE FEET OR 35.361 ACRES.

Crandall's Method

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
		Starting Coordinates:			5,000.0000	5,000.0000		5,000. 0000 0000	5,000. 0000 0000
1	2. 19 29	SW	2,514.22		2,487.8492	4,898.0159	2,514.223	2,487. 8461 4022	4,898. 0157 5603
2	80. 20 23	NW	0.00		2,487.8492	4,898.0159	0.000	2,487. 8461 4022	4,898. 0157 5603
3		R	586.04	708.42	2,800.9934	4,422.3699	586.042	2,800. 9910 6072	4,422. 3685 6122
4	57. 03 29	SW	31.00		2,784.1359	4,396.3540	31.000	2,784. 1335 3964	4,396. 3525 8172
5	32. 56 31	NW	0.00		2,784.1359	4,396.3540	0.000	2,784. 1335 3964	4,396. 3525 8172
6		R	171.52	739.42	2,937.5610	4,320.5373	171.520	2,937. 5587 7115	4,320. 5358 8624
7		L	141.77	784.43	3,066.0515	4,261.0874	141.770	3,066. 0492 8861	4,261. 0859 4747
8	2. 22 33	NE	1,959.46		5,023.8271	4,342.3153	1,959.458	5,023. 8225 2325	4,342. 3137 5664
End	87. 55 32	SE	658.12		5,000.0045	5,000.0040	658.118	5,000. 0000 0000	5,000. 0000 0000
					0.0000	0.0000			
					0.0000	0.0000			
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					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
9	Ending Coordinates:				5,000.0045	5,000.0040			

Closure Area: 1,540,330.587 SF
35.361 Acres

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