

New Longview – Yarco 13 Acres  
Lutjen No. 14036  
Date: May 17, 2016

Property Description:

A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North  $03^{\circ}15'11''$  East, along the West line of said Northwest Quarter, 2,043.72 feet; thence South  $86^{\circ}44'49''$  East, 491.53 feet to a point on the East right-of-way line of SW. Longview Boulevard, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence North  $13^{\circ}46'36''$  East, along said East right-of-way line, 99.10 feet to the Southwest corner of Tract B, NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT, LOT 44, TRACTS A AND B, a subdivision in said Lee's Summit, Jackson County, Missouri; thence Easterly, along the South line of said Tract B, along a curve to the right, having an initial tangent bearing of North  $61^{\circ}30'57''$  East with a radius of 413.50 feet, a central angle of  $22^{\circ}20'27''$  and an arc distance of 161.23 feet to the Southeast corner of said Tract B; thence North  $06^{\circ}08'36''$  West, along the East line of said Tract B, 6.50 feet to the Northeast corner of said Tract B, said point also being on the South right-of-way line of SW. Fascination Drive, as now established; thence Easterly, along said South right-of-way line, along a curve to the right, having an initial tangent bearing of North  $83^{\circ}51'24''$  East with a radius of 420.00 feet, a central angle of  $08^{\circ}57'16''$  and an arc distance of 65.64 feet; thence South  $87^{\circ}11'20''$  East, continuing along said South right-of-way line, 15.46 feet to the Northwest corner of Tract D, NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South  $27^{\circ}36'02''$  East, along the West line of said Tract D, 7.54 feet to the Southwest corner of said Tract D; thence South  $87^{\circ}11'20''$  East, along the South line of said Tract D, 181.46 feet to the Southeast corner of said Tract D; thence North  $02^{\circ}48'40''$  East, along the East line of said Tract D, 6.50 feet to the Northeast corner of said Tract D, said point also being on said South right-of-way line; thence South  $87^{\circ}11'20''$  East, along said South right-of-way line, 89.03 feet to the Northwest corner of Tract E of said NEW LONGVIEW COMMERCIAL DISTRICT, THIRD PLAT, LOT 42, 43, 51-54, TRACTS C, D AND E; thence South  $27^{\circ}36'02''$  East, along the West line of said Tract E, 7.54 feet to the Southwest corner of said Tract E; thence South  $87^{\circ}11'20''$  East, along the South line of said Tract E, 211.77 feet to the Southeast corner of said Tract E; thence North  $02^{\circ}48'40''$  East, along the East line of said Tract E, 6.50 feet to the Northeast corner of said Tract E, said point also being on said South right-of-way line; thence South  $87^{\circ}11'20''$  East, along said South right-of-way line, 23.34 feet; thence South  $02^{\circ}48'40''$  West, 135.92 feet; thence Southerly, along a curve to the left, being tangent to the last described course with a radius of 250.00 feet, a central angle of  $40^{\circ}01'47''$  and an arc distance of 174.66 feet; thence South  $37^{\circ}13'07''$  East, 123.26 feet; thence Southerly, along a curve to the right, being tangent to the last described course with a radius of 250.00 feet, a central angle of  $95^{\circ}59'42''$  and an arc distance of 418.86 feet; thence South  $58^{\circ}46'34''$  West, 315.10 feet to a point on said East right-of-way line of SW. Longview Boulevard; thence North  $76^{\circ}13'52''$  West, along said East right-of-way line, 77.77 feet; thence North  $31^{\circ}13'52''$  West, continuing along said East right-of-way line, 913.19 feet to the Point of Beginning. Containing 568,651 square feet or 13.05 acres, more or less.