

PROPERTY DESCRIPTION

(First American Title Insurance Company, Commitment No. NCS-1104360-ATL (December 31, 2021 at 8:00 AM))

Description taken verbatim from Commitment

TRACT 1:

PART OF LOTS 2 AND 3, HAMBLÉN PLAZA, LOTS 1 THRU 3, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

TRACT 2:

A TRACT OF LAND IN THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 47N, RANGE 31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING ON THE RIGHT OR SOUTHERLY SIDE OF THE FOLLOWING

DESCRIBED SOUTH OUTER ROAD CENTERLINE, TO WIT; BEGINNING AT A POINT 51.5 METERS (169 FEET) RIGHT OF STATION 22+141.4; THENCE EASTERLY TO A POINT 51.9 METERS (170 FEET) RIGHT OF STATION 22+175; THENCE SOUTHERLY TO A POINT 75 METERS (246 FEET) RIGHT OF STATION 22+175; THENCE WESTERLY TO A POINT 75 METERS (246 FEET) RIGHT OF STATION 22+141.4; THENCE NORTHERLY TO THE POINT OF BEGINNING.

THE SOUTH OUTER ROAD CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ¼ CORNER OF SECTION 8, T47N, R31W, THENCE SOUTH 81° 36' 13" WEST A DISTANCE OF 172.2 METERS TO A POINT ON THE EASTBOUND ROUTE 50 CENTERLINE AT POINT OF CURVE STATION 22+464.033, WHICH IS THE BEGINNING OF A 10,478.277 (ARC) METER RADIUS CURVE TO THE LEFT WITH AN INTERIOR ANGLE OF 00° 29' 55"; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 91.288 METERS TO POINT OF TANGENT STATION 22+372.745; THENCE THE CENTERLINE EXTENDS NORTH 01° 39' 05" EAST A DISTANCE OF 7.925 METERS TO SAID STATION 22+372.745; THENCE THE CENTERLINE EXTENDS NORTH 88° 20' 55" WEST A DISTANCE OF 170.169 METERS TO STATION 22+202.576 WHICH EQUALS STATION 14+281.786 ON THE HAMBLÉN ROAD CENTERLINE; THENCE THE HAMBLÉN ROAD CENTERLINE EXTENDS SOUTH 02° 23' 25" WEST A DISTANCE OF 170.17 METERS TO POINT OF INTERSECTION STATION 14+451.956; THENCE THE CENTERLINE EXTENDS SOUTH 02° 34' 45" WEST A DISTANCE OF 52.530 METERS TO STATION 14+504.486 WHICH EQUALS STATION 22+127.568 ON THE SOUTH OUTER ROAD CENTERLINE; THENCE THE SOUTH OUTER ROAD CENTERLINE EXTENDS SOUTH 88° 31' 20" EAST A DISTANCE OF 237.531 METERS TO POINT OF CURVE STATION 22+365.099, WHICH IS THE BEGINNING OF A 125 METER RADIUS CURVE TO THE LEFT WITH AN INTERIOR ANGLE OF 51° 29' 25"; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 112.234 METERS TO POINT OF TANGENT STATION 22+277.433.

NOTE: THE LEGAL DESCRIPTION FOR TRACT 2 DESCRIBED ABOVE IS SUBJECT TO REQUIREMENT NO. 9, ON SCHEDULE B, PART I, HEREIN.

Surveyor's Suggested Description (Plat Required prior to utilizing for Deed transfer)

A tract of land being located in the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 47 North, Range 31 W, being all that part of Lot 2 and 3, Hamblem Plaza, Lot 1 thru 3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri and a tract of land being located in the Northeast 1/4 of the southeast 1/4 of said Section 8, being more particularly described as follows:

Beginning at the Northeast corner of Lot 3, Hamblen Plaza, Lots 1 thru 3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence South $01^{\circ} 28' 40''$ West, a distance of 52.09 feet; thence along a curve to the left, having an initial tangent bearing South $64^{\circ} 10' 56''$ W, a radius 32.97 feet, an arc distance of 35.22 feet; thence along a curve to the right, having an initial tangent bearing South $10^{\circ} 52' 21''$ West, a radius 36.34 feet, an arc distance 46.97 feet; thence North $88^{\circ} 31' 20''$ West, a distance of 102.84 feet; thence South $01^{\circ} 28' 40''$ West, a distance of 226.69 feet; thence South $51^{\circ} 52' 13''$ West, a distance of 47.66 feet; thence North $87^{\circ} 41' 25''$ West, a distance of 182.32 feet; thence North $02^{\circ} 18' 35''$ East, a distance of 240.00 feet; thence South $88^{\circ} 31' 20''$ East, a distance of 42.29 feet; thence North $01^{\circ} 28' 40''$ East, a distance of 9.00 feet; thence North $88^{\circ} 31' 20''$ West, a distance of 39.41 feet; thence North $47^{\circ} 02' 20''$ East, a distance of 165.88 feet; thence South $88^{\circ} 31' 20''$ East, a distance of 246.60 feet, returning to the point of beginning.

Containing 87,011.44 sf (2.00 Acres)