

**EXHIBIT "A"**  
**(1 of 3)**

**File No. 020-0103**  
**Lee's Summit School District #7**  
**Middle School #4**  
**August 4, 2021**

**David E. Whistance and Nancy L. Whistance,**  
**Husband and Wife**  
**Missouri General Warranty Deed**  
**Doc. No.: 2008E0091627**

**All that part of the South 300 feet of the Northeast Quarter of Section 16, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, as described by Timothy Blair Wiswell, Professional License No. 2009000067 of Olsson, Inc., and being more particularly described as follows:**

**Permanent Sanitary Sewer Easement Description:**

**COMMENCING at the Southwest Corner of the Northeast Quarter of said Section 16-T47N-R31W, said point also being the Southeast corner of Newberry Fourth Plat, Lots 202-249 & Lot 254, a subdivision in the City of Lee's Summit, Jackson County, Missouri, said point also being the Southwest corner of the David E. Whistance and Nancy L. Whistance property as described in Missouri General Warranty Deed, recorded as Document Number 2008E0091627, hereinafter referred to as "the property";**

**thence South 88 degrees 05 minutes 10 seconds East, on the South line of the Northeast Quarter of said Section 16-T47N-R31W, and on the South line of said property, a distance of 250.77 feet, to the POINT OF BEGINNING of said Permanent Sanitary Sewer Easement;**

**thence North 54 degrees 06 minutes 02 seconds East, departing the South line of said Northeast Quarter and the South line of said property, a distance of 28.69 feet, to a point;**

**thence North 49 degrees 17 minutes 04 seconds East, a distance of 325.11 feet, to a point;**

**thence North 00 degrees 00 minutes 00 seconds East, a distance of 61.95 feet, to a point on the North line of said property;**

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**thence South 88 degrees 04 minutes 43 seconds East, on the North line of said property, a distance of 35.02 feet, to a point;**

**thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said property, a distance of 48.12 feet, to a point;**

**thence North 78 degrees 07 minutes 28 seconds East, a distance of 98.19 feet, to a point;**

**thence North 11 degrees 35 minutes 41 seconds East, a distance of 25.04 feet, to a point on the North line of said property;**

**thence South 88 degrees 04 minutes 43 seconds East, on the North line of said property, a distance of 30.49 feet, to a point;**

**thence South 11 degrees 39 minutes 24 seconds West, departing the North line of said property, a distance of 49.84 feet, to a point;**

**thence South 78 degrees 07 minutes 28 seconds West, a distance of 137.60 feet, to a point;**

**thence South 49 degrees 17 minutes 04 seconds West, a distance of 321.52 feet, to a point on the South line of said Northeast Quarter, said point also being on the South line of said property;**

**thence North 88 degrees 05 minutes 10 seconds West, on the South line of said Northeast Quarter and on the South line of said property, a distance of 47.85 feet, to the POINT OF BEGINNING of said Permanent Sanitary Sewer Easement, containing 17,210 square feet, or 0.3951 acres, more or less.**

**(As depicted on Exhibit "B" attached and incorporated herein)**

**AND ALSO:**

**Temporary Construction Easement Description:**

**COMMENCING at the Southwest Corner of the Northeast Quarter of said Section 16-T47N-R31W, said point also being the Southeast corner of Newberry Fourth Plat, Lots 202-249 & Lot 254, a subdivision in the City of Lee's Summit, Jackson County, Missouri, said point also being the Southwest corner of the David E. Whistance and Nancy L. Whistance property as described in Missouri General Warranty Deed, recorded as Document Number 2008E0091627, hereinafter referred to as "the property";**

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**thence South 88 degrees 05 minutes 10 seconds East, on the South line of the Northeast Quarter of said Section 16-T47N-R31W, and on the South line of said property, a distance of 152.91 feet, to the POINT BEGINNING of said Temporary Construction Easement;**

**thence North 54 degrees 06 minutes 02 seconds East, departing the South line of said Northeast Quarter and the South line of said property, a distance of 103.48 feet, to a point;**

**thence North 49 degrees 17 minutes 04 seconds East, a distance of 295.06 feet, to a point;**

**thence North 00 degrees 00 minutes 00 seconds East, a distance of 36.44 feet, to a point on the North line of said property;**

**thence South 88 degrees 04 minutes 43 seconds East, on the North line of said property, a distance of 60.03 feet, to a point;**

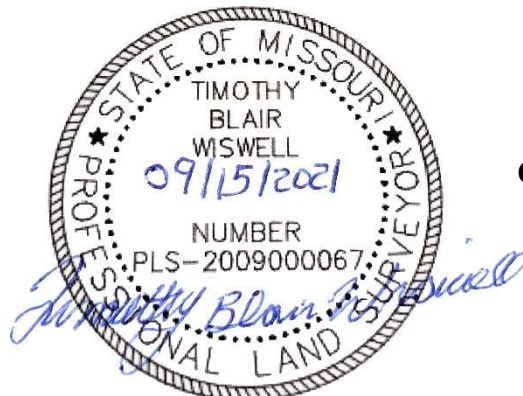
**thence South 00 degrees 00 minutes 00 seconds East, departing the North line of said property, a distance of 61.95 feet, to a point;**

**thence South 49 degrees 17 minutes 04 seconds West, a distance of 325.11 feet, to a point;**

**thence South 54 degrees 06 minutes 02 seconds West, a distance of 28.69 feet, to a point on the South line of said Northeast Quarter, said point also being on the South line of said property;**

**thence North 88 degrees 05 minutes 10 seconds West, on the South line of said Northeast Quarter and on the South line of said property, a distance of 97.86 feet, to the POINT OF BEGINNING of said Temporary Construction Easement, containing 25,522 square feet, or 0.5859 acres, more or less.**



**(As depicted on Exhibit "B" attached and incorporated herein)**

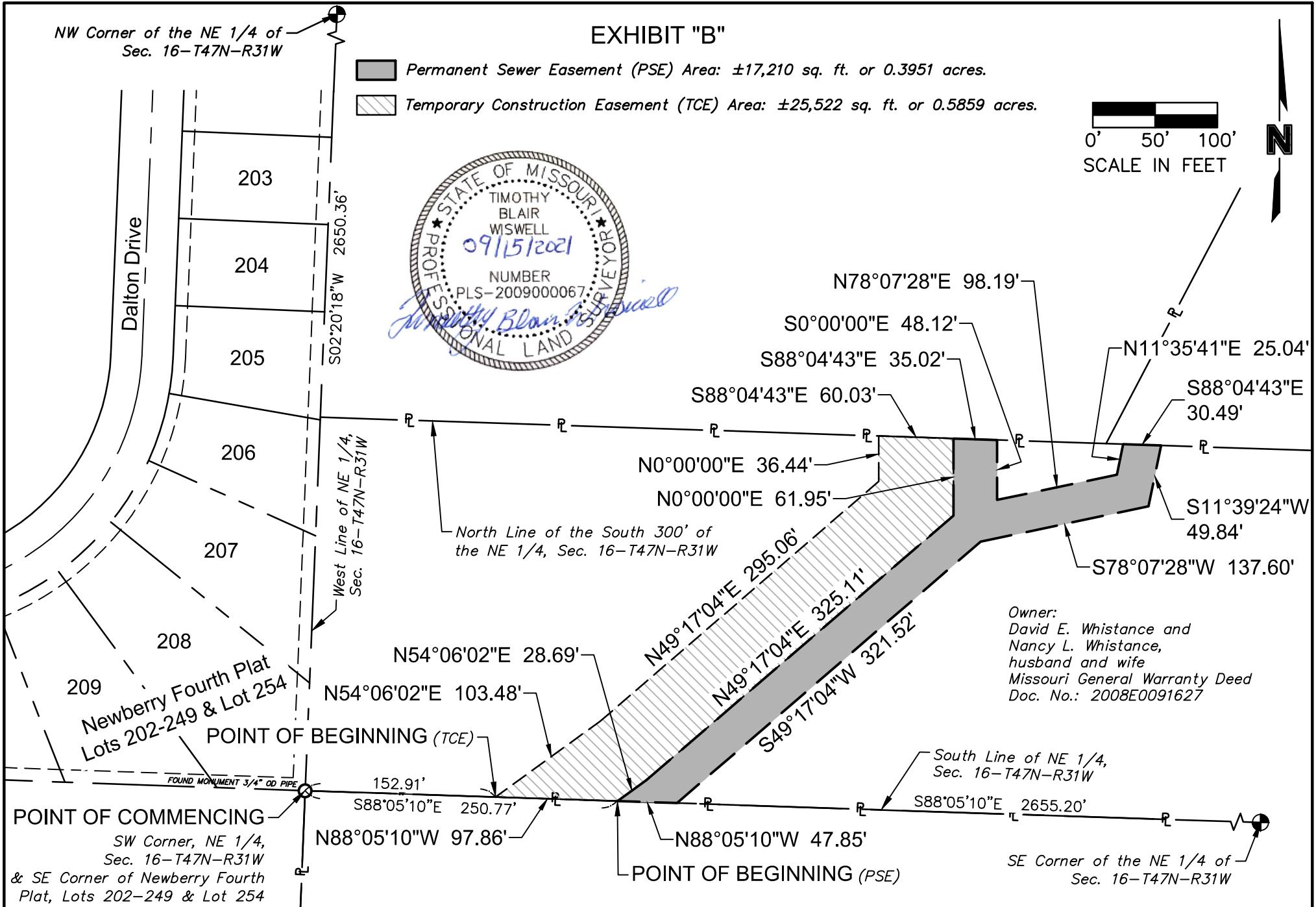
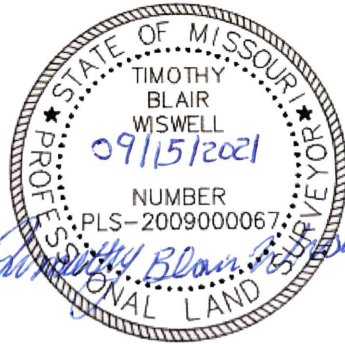


**Olsson Associates  
7301 West 133<sup>rd</sup> Street  
Suite 200  
Overland Park, KS 66213  
(913) 381-1170**

NW Corner of the NE 1/4 of Sec. 16-T47N-R31W

# EXHIBIT "B"

-  Permanent Sewer Easement (PSE) Area: ±17,210 sq. ft. or 0.3951 acres.
-  Temporary Construction Easement (TCE) Area: ±25,522 sq. ft. or 0.5859 acres.



Owner:  
David E. Whistance and  
Nancy L. Whistance,  
husband and wife  
Missouri General Warranty Deed  
Doc. No.: 2008E0091627

PROJECT NO:	020-0103
DRAWN BY:	TLF
DATE:	09/15/2021

Sanitary Sewer and Temporary Construction Easements  
Over Part of the NE 1/4, Sec. 16-T47N-R31W,  
City of Lee's Summit, Jackson County, Missouri



7301 West 133rd Street  
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Overland Park, KS 66213-4750  
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