

RAINTREE VILLAGE  
Olsson No. A21-04054  
August 25, 2022

#### Property Description

A tract of land in the Southwest and Southeast Quarter of Section 25, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southwest Quarter, also being the Southwest corner of said Southeast Quarter; thence South  $87^{\circ}53'43''$  East, 391.50 feet to the Southwest corner of AMENDED ARBORWALK – 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A, a Minor Subdivision in said Lee's Summit recorded January 6, 2006 as Instrument Number 2006I0002453 in Book I91 at Page 53 in Jackson County Recorder of Deeds Office; thence North  $02^{\circ}06'17''$  East, on the Westerly line of said AMENDED ARBORWALK – 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A, 70.00 feet; thence North  $02^{\circ}05'48''$  East, on said Westerly line, 7.33 feet to a point on the Existing Northerly right-of-way line of Missouri State Highway No. 150, as established by a Missouri State Highway No. 150 Survey recorded on July 9, 2009 as Instrument Number 2009E0068194 in said Jackson County Recorder of Deeds Office and also being the Point of Beginning of the tract of land to be herein described; thence North  $88^{\circ}02'15''$  West, on said Existing Northerly right-of-way line, 864.32 feet to a point on the Existing Easterly right-of-way line of SW. Arboridge Drive as established by ARBORWALK 4TH PLAT, A-4 thru K-4, recorded May 6, 2005 as Instrument Number 2005I0038320 in Book I86 at Page 73 in said Jackson County Recorder of Deeds Office; thence Northwesterly on said Existing Easterly right-of-way line, on a curve to the right having an initial tangent bearing of North  $63^{\circ}56'56''$  West with a radius of 60.00 feet, a central angle of  $66^{\circ}03'30''$  and an arc distance of 69.18 feet; thence North  $02^{\circ}06'35''$  East, on said Existing Easterly right-of-way line, 43.75 feet; thence Northerly, on said Existing Easterly right-of-way line, on a curve to the left being tangent to the last described course with a radius of 325.00 feet, a central angle of  $26^{\circ}31'46''$  and an arc distance of 150.48 feet; thence North  $24^{\circ}25'11''$  West, on said Existing Easterly right-of-way line, 240.58 feet; thence Northerly, on said Existing Easterly right-of-way line on a curve to the right being tangent to the last described course with a radius of 275.00 feet, a central angle of  $36^{\circ}32'00''$  and an arc distance of 175.35 feet; thence Northeasterly, on said Existing Easterly right-of-way line, on a curve to the right having a common tangent with the last described course with a radius of 84.00 feet, a central angle of  $100^{\circ}32'29''$  and an arc distance of 147.40 feet; to a point on the Existing Southerly right-of-way line of SW. Arborwalk Boulevard as established by said ARBORWALK 4TH PLAT, A-4 thru K-4; thence South  $67^{\circ}20'42''$  East, on said Existing Southerly right-of-way line, 59.12 feet; thence Southeasterly, on said Existing Southerly right-of-way line on a curve to the right having an initial tangent bearing of South  $67^{\circ}20'44''$  East with a radius of 420.00 feet, a central angle of  $15^{\circ}11'39''$  and an arc distance of 111.38 feet; thence South  $52^{\circ}09'04''$  East, on said Existing Southerly right-of-way line, 113.01 feet; thence Easterly, on said Existing Southerly right-of-way line, on a curve to the left being tangent to the last described course with a radius of 480.00 feet, a central angle of  $35^{\circ}42'22''$  and an arc distance of 299.13 feet; thence South  $87^{\circ}51'25''$  East, on said Existing Southerly right-of-way line, 157.54 feet; thence Easterly, on said Existing Southerly right-of-way line, on a curve to the right having an initial tangent bearing of South  $87^{\circ}51'23''$  East with a radius of 470.00 feet, a central

angle of  $22^{\circ}40'59''$  and an arc distance of 186.07 feet; thence South  $65^{\circ}10'24''$  East, on said Existing Southerly right-of-way line, 183.16 feet; thence Southeasterly, on said Existing Southerly right-of-way line, on a curve to the left being tangent to the last described course with a radius of 530.03 feet, a central angle of  $02^{\circ}47'35''$  and an arc distance of 25.84 feet to the Northwest corner of said AMENDED ARBORWALK – 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A; thence along a line non-tangent to said curve, South  $24^{\circ}49'36''$  West, on said Westerly line of said AMENDED ARBORWALK – 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT 6-A; 92.90 feet; thence South  $02^{\circ}05'48''$  West, on said Westerly line, 41.91 feet; thence North  $87^{\circ}54'12''$  West, on said Westerly line, 66.85 feet; thence South  $02^{\circ}05'48''$  West, on said Westerly line, 217.62 feet to the Point of Beginning. Containing 516,669 square feet or 11.86 acres, more or less.