

LEGAL DESCRIPTION:

TRACT 1:
ALL OF LOTS 1 AND 2, GOLF PARK, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:
ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 49, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02°11'16" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1311.99 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, GOLF PARK, A SUBDIVISION OF LAND IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 88°05'23" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 460.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 78°11'57" WEST, A DISTANCE OF 79.71 FEET; THENCE NORTH 33°23'37" WEST, A DISTANCE OF 39.34 FEET; THENCE NORTH 52°34'23" WEST, A DISTANCE OF 56.47 FEET; THENCE NORTH 18°48'15" WEST, A DISTANCE OF 70.47 FEET; THENCE NORTH 06°13'25" EAST, A DISTANCE OF 55.54 FEET; THENCE NORTH 46°50'20" EAST, A DISTANCE OF 49.31 FEET; THENCE NORTH 32°48'05" EAST, A DISTANCE OF 85.43 FEET; THENCE NORTH 10°46'25" EAST, A DISTANCE OF 33.83 FEET; THENCE NORTH 06°23'36" WEST, A DISTANCE OF 40.70 FEET; THENCE NORTH 26°09'29" WEST, A DISTANCE OF 46.64 FEET; THENCE NORTH 55°17'29" WEST, A DISTANCE OF 72.55 FEET; THENCE NORTH 75°31'37" WEST, A DISTANCE OF 41.70 FEET; THENCE NORTH 13°13'31" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 40°02'36" EAST, A DISTANCE OF 66.92 FEET; THENCE NORTH 80°54'40" EAST, A DISTANCE OF 79.36 FEET; THENCE SOUTH 70°12'55" EAST, A DISTANCE OF 82.01 FEET; THENCE SOUTH 87°48'44" EAST, A DISTANCE OF 32.09 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 02°11'16" WEST, ALONG SAID WEST LINE A DISTANCE OF 562.08 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM TRACTS 1 AND 2 ABOVE:

ALL THAT PART OF LOT 1, GOLF PARK, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING ON THE RIGHT OR SOUTHERLY SIDE OF THE FOLLOWING DESCRIBED EASTBOUND ROUTE 40 IMPROVEMENT CENTERLINE, TO WIT:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, GOLF PARK WHICH IS ALSO A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF THE EASTBOUND ROUTE 40 CENTERLINE; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE TO A POINT 19.812 METERS (65 FEET) RIGHT OF STATION 21+690; THENCE SOUTHWESTERLY TO A POINT 23 METERS (75.46 FEET) RIGHT OF STATION 21+644.844 WHICH IS ALSO A POINT ON THE WEST LINE OF SAID LOT 1, GOLF PARK; THENCE NORTHERLY ALONG SAID WEST LOT LINE OF LOT 1 TO THE POINT OF BEGINNING.

THE EASTBOUND ROUTE 40 IMPROVEMENT CENTER LINE IS LOCATED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 28, T49N, R31W; THENCE SOUTH 45 DEGREES 25'12" WEST A DISTANCE OF 109.195 METERS TO A POINT ON SAID CENTERLINE AT STATION 21+700; THENCE THE CENTERLINE EXTENDS NORTH 60 DEGREES 01'34" WEST A DISTANCE OF 170 METERS TO STATION 21+530.

TRACT 3:
AN EASEMENT FOR _____, ESTABLISHED BY RESOLUTION NO. 10805 OF THE COUNTY COMMISSION OF JACKSON COUNTY, MISSOURI, PASSED _____, OVER, ALONG AND ACROSS THE FOLLOWING DESCRIBED LANDS:
A FIFTY (50) FOOT EASEMENT, THAT IS TWENTY-FIVE (25) FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 49, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, GOLF PARK, A SUBDIVISION OF LAND IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 02°11'16" EAST, ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 341.14 FEET; THENCE NORTH 87°48'44" WEST, A DISTANCE OF 85.73 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE OF SAID EASEMENT; THENCE NORTH 87°48'44" WEST A DISTANCE OF 50 FEET.