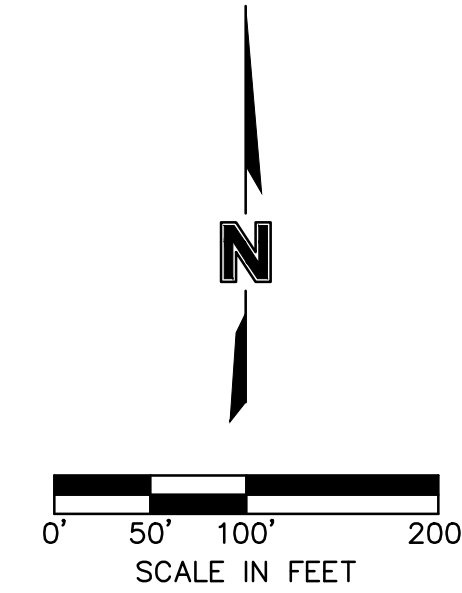
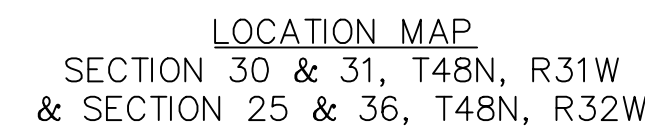


ZONING - OVERALL TRACT



SW 1/4 OF
SECTION 30-T48N-R31W

UNPLATTED

PARCEL ID:
52-400-03-03-02-0-00-000
OWNER: ST. LUKES EAST HOSPITAL
(NO ADDRESS ASSIGNED)
LEE'S SUMMIT, MO. 64086)

EAST LINE, SW 1/4,
SECTION 30-T48-R31W

WEST LINE, SE 1/4,
SECTION 30-T48-R31W

LOT 1
SAINT LUKES HOSPITAL
OF LEE'S SUMMIT
LOTS 1 & 2,

POINT OF
COMMENCEMENT

POINT OF BEGINNING
OVERALL TRACT

PARCEL ID:
52-900-02-31-00-0-00-000
OWNER: 1400 NE DOUGLAS CORP,
1400 NE DOUGLAS ST.,
LEE'S SUMMIT, MO. 64086)

LOT 1
MINOR PLAT
POLYTAINERS ADDITION
LOTS 1 & 2,
A REPLAT OF LOT 1,
LEE'S SUMMIT NORTH
INDUSTRIAL PARK,
FIRST PLAT

LOT 1,
LEE'S SUMMIT NORTH
INDUSTRIAL PARK,
FIRST PLAT

DATE OF SURVEY

10-18-2022 (Bal)

drawn by: _____ Bal

surveyed by: _____ AH-KT

checked by: _____ Bal

approved by: _____ JSR

project no.: _____ 022-03974

V_DESC EXH 02203974-ZONING

V_XDESC-BASE 02203974-ZONING

olsson

SHEET
01 of 01

DWG: F:\2022\03501\022-03974\40-Design\Survey\SRVY\Sheets\DESC\ZONING\V_DESC EXH_0223974-ZONING.dwg
DATE: Oct 18, 2022 3:25pm
USER: mballard

**SUMMIT 470 LOGISTICS CENTER
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

ZONING - OVERALL DESCRIPTION

**PRELIMINARY PLAT PROPERTY DESCRIPTION
(LOT 1 AND LOT 2 PLUS PROPOSED RIGHT-OF-WAY)**

A tract of land in the Southwest Quarter of Section 30, Township 48 North, Range 31 West, and the Northwest Quarter of Section 31, Township 48 North, Range 31 West, and the Southeast Quarter of Section 25, Township 48 North, Range 32 West, and the Northeast Quarter of Section 36, Township 48 North, Range 32 West of the 5th Principal Meridian in the City of Lee's Summit, Jackson County, Missouri, including all of Lot 12, Lee's Summit North Industrial Park – Seventh Plat, Lots 9, 11 & 12, a subdivision of land in said Lee's Summit, recorded January 28, 2002 as Document 2002I0006566, in Book 70, at Page 77, all 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 the Southwest Quarter of said Section 30, said point also being the Northeast corner of the Northwest Quarter of said Section 31; thence North 87°55'25" West, on the South line of said Southwest Quarter and on the North line of said Northwest Quarter, 196.78 feet to the Point of Beginning of the tract of land to be herein described: thence continuing North 87°55'25" West, on the South line of said Southwest Quarter and on the North line of said Northwest Quarter, 80.00 feet to the Northeast corner of said Lot 12, Minor Plat of Lee's Summit North Industrial Park – Seventh Plat, Lots 9, 11 and 12; thence South 02°05'12" West, on the East line of said Lot 12, 49.53 feet to the Southeast angle corner of said Lot 12; thence Westerly along the Southerly line of said Lot 12, on a curve to the right having an initial tangent bearing of South 89°54'59" West with a radius of 586.50 feet, a central angle of 02°04'26" and an arc distance of 21.23 feet; thence North 88°00'35" West, on said Southerly lot line, 1,781.36 feet to an angle point in said Southerly lot line; thence North 01°59'25" East, on said Southerly lot line, 25.00 feet; thence Southwesterly on said Southerly lot line, on a curve to the left having an initial tangent bearing of North 88°00'35" West with a radius of 712.27 feet, a central angle of 69°07'41" and an arc distance of 859.36 feet; thence South 22°51'44" West, on said Southerly lot line, 126.11 feet to the most Southerly corner of said Lot 12, also being on the Northeasterly right of way line of NW Main Street (old Lee's Summit Road) as now established; thence North 55°52'47" West, on said Northeasterly right of way line, and on the Southwesterly line of said Lot 12, 361.21 feet to the Northwest corner of said Lot 12; thence North 29°24'24" West, on the Northeasterly right of line of said NW Main Street (old Lee's Summit Road), 212.31 feet to a point on the Southeasterly right of way line of Interstate Highway No. 470 as now established; thence North 60°35'40" East, on said Southeasterly right of way line, 1,230.60 feet; thence Northeasterly on said Southeasterly right of way line of Interstate Highway No. 470 as established by the Report of Commissioners, Case 741042, recorded as Document No. 1971I0086010, in Book I258 at Page 1207, on a curve to the right

being tangent to the last described course with a radius of 5,604.58 feet, a central angle of $07^{\circ}45'11''$ and an arc distance of 758.40 feet; thence North $73^{\circ}48'53''$ East, on said Southeasterly right of way line, 191.61 feet; thence North $71^{\circ}13'09''$ East, on said Southeasterly right of way line, 178.75 feet; thence North $72^{\circ}08'07''$ East, on said Southeasterly right of way line, 277.24 feet; thence South $17^{\circ}51'53''$ East, 360.57 feet; thence Southeasterly along a curve to the right having an initial tangent bearing of South $89^{\circ}35'22''$ East with a radius of 540.00 feet, a central angle of $91^{\circ}40'34''$ and an arc distance of 864.03 feet; thence South $02^{\circ}05'12''$ West, 100.90 feet to the Point of Beginning. Containing 1,826,821 square feet or 41.938 acres, more or less.