

The Village at Discovery Park
Olsson No. D21-04643
June 9, 2023

Property Description

A tract of land in the Northeast Quarter of Section 30, Township 48 North, Range 31 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 Northwest corner of said Northeast Quarter; thence South $01^{\circ}37'50''$ West, on the West line of said Northeast Quarter, 853.75 feet to a point on the Southeast Lot line of Lot 1, LEE'S SUMMIT ROAD PUMP STATION recorded June 25, 1992 in Book I51 at Page 90 in the Office of Recorder of Deeds, Jackson County, Missouri, also being the Point of Beginning of the tract of land to be herein described; thence North $50^{\circ}41'15''$ East, on said Southeast line, 59.22 feet; thence leaving said Southeast line, South $45^{\circ}00'00''$ East, 889.18 feet; thence North $90^{\circ}00'00''$ East, 195.68 feet; thence South $01^{\circ}27'27''$ West, 62.94 feet to a point on the Existing Westerly right-of-way line of NE. Douglas Street, as established by Instrument Number 2015E0017982 recorded March 4, 2015 in said Office of Recorder of Deeds, Jackson County, Missouri; thence South $88^{\circ}32'29''$ East, 375.74 feet; thence South $01^{\circ}27'31''$ West, on said Existing Westerly right-of-way line, 1,114.58 feet; thence South $46^{\circ}40'17''$ West, on said Existing Westerly right-of-way line, 35.22 feet to a point on the Existing Northerly right-of-way line of NW. Colburn Road, as now established; thence North $88^{\circ}06'56''$ West, on said Existing Northerly right-of-way line, 730.85 feet; thence Westerly, on said Existing Northerly right-of-way line, on a curve to the left having an initial tangent bearing of North $87^{\circ}33'04''$ West with a radius of 2,904.93 feet, a central angle of $05^{\circ}59'24''$ and an arc distance of 303.69 feet to a point on said Existing Northerly right-of-way line established by Right-of-Way Deed recorded July 29, 2022 as Instrument Number 2022E0071369 in said Office of Recorder of Deeds, Jackson County, Missouri; thence Westerly, on said Existing Northerly right-of-way line, on a curve to the left having an initial tangent bearing of South $89^{\circ}27'36''$ West with a radius of 2,047.00 feet, a central angle of $05^{\circ}48'40''$ and an arc distance of 207.61 feet to a point on said West line of said Northeast Quarter; thence along a line non-tangent to said curve, North $01^{\circ}37'22''$ East, on said West 1,320.20 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence North $01^{\circ}37'50''$ East, on said West line, 473.96 feet to the Point of Beginning. Containing 1,716,281 square feet or 39.40 acres, more or less.