



Legal Description

A tract of land being located in Section 31, Township 48, Range 31 in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:



Commencing at the Southwest corner of Lot 10B of Douglas Station Commercial Park, a subdivision in said Lee's Summit Recorded as Document No. 2008E0087576; thence $N1^{\circ} 53' 15'' E$, along the West line of said Lot 10B, a distance of 146.62 feet to the Point of Beginning; thence continuing $N1^{\circ} 53' 15'' E$, a distance of 32.07 feet; thence along a curve to the right tangent to the preceding course and having a radius of 275.00 feet, an arc distance of 233.71 feet; thence $S50^{\circ} 34' 50'' W$, a distance of 54.91 feet; thence along a curve to the right tangent to the preceding course and having a radius of 380.00 feet, an arc distance of 107.51 feet; thence along a curve to the right having an Initial Tangent Bearing of $S20^{\circ} 33' 20'' E$ and a radius of 544.00 feet, an arc distance of 148.99 feet to the Point of Beginning.

Tract contains 0.109 Acres more or less (± 4763.16 square feet)

Legal Exhibit

ROW Vacation

SHEET 1 OF 1

DATE:

10/17/2024

PROJECT NUMBER:

Douglas Station

REV. TO DWG.:

N/A

SCALE:

1"=50'

R/W Vacation Exhibit

Douglas Station

Commercial Park Lot 10B

Lee's Summit, Jackson County, Missouri

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