

DESCRIPTION:

LOT 1

DESCRIPTION: ALL OF LOT 2, CROSSROADS OF LEE'S SUMMIT, LOTS 1 AND 2; ALL OF LOTS 1 AND 2, HAGAN HEIGHTS; ALL OF TRACT A, LAKEWOOD BUSINESS CENTER ON I-470 PLAT N; ALL OF LOT 4585, LAKEWOOD BUSINESS CENTER ON I-470, LOTS 4585, 4586 AND 4587; ALL OF LOT 106, REPLAT NO. 1 OF LAKEWOOD BUSINESS CENTER ON I-470 PLAT G; ALL OF LOT 4583-1, REPLAT NO. 1 OF LAKEWOOD BUSINESS CENTER ON I-470 PLAT H; THAT PART OF LOTS 4, 5, 6, 7, AND 12, FIELDS FARM; AND THAT PART OF SECTIONS 17, 18, 19, 20, 29, AND 30, ALL IN TOWNSHIP 48 NORTH, RANGE 31 WEST IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH 87°-20'-26" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 667.98 FEET; THENCE NORTH 1°-55'-36" EAST, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT OF WAY LINE OF OLD STROTHER ROAD, AS NOW ESTABLISHED, AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 1°-55'-36" EAST, A DISTANCE OF 793.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF STROTHER ROAD AS ESTABLISHED BY DOCUMENT NO. 2014E0016251; THENCE ALONG A CURVE TO THE RIGHT, THIS AND THE FOLLOWING COURSES ALONG SAID SOUTH RIGHT OF WAY LINE OF STROTHER ROAD, HAVING AN INITIAL TANGENT BEARING OF SOUTH 83°-27'-02" EAST, A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 12°-21'-37", AND AN ARC LENGTH OF 312.81 FEET; THENCE SOUTH 71°-05'-25" EAST, A DISTANCE OF 186.12 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1550.00 FEET, A CENTRAL ANGLE OF 33°-59'-41", AND AN ARC LENGTH OF 919.65 FEET; THENCE NORTH 74°-54'-54" EAST, A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 35°-40'-59", AND AN ARC LENGTH OF 903.04 FEET; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 11°-50'-09" WEST, A DISTANCE OF 655.09 FEET; THENCE SOUTH 88°-21'-43" EAST, A DISTANCE OF 746.97 FEET TO THE WEST RIGHT OF WAY LINE OF HAGAN ROAD AS ESTABLISHED BY JACKSON COUNTY ROAD RECORD BOOK 5, PAGE 489; THENCE SOUTH 2°-03'-00" WEST ALONG LAST SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2412.44 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 88°-22'-06" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 19.71 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 1°-54'-01" WEST ALONG SAID EAST LINE, A DISTANCE OF 647.65 FEET TO THE NORTHWEST CORNER OF TRACT A, LAKEWOOD BUSINESS CENTER ON I-470 PLAT N; THENCE SOUTH 66°-41'-55" EAST ALONG THE NORTHEAST LINE OF SAID TRACT A, A DISTANCE OF 1482.21 FEET (PLAT=1482.34 FEET) TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°-58'-05" WEST ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 5.13 FEET TO THE NORTHWEST CORNER OF LOT 10A, REPLAT NO. 1 OF LAKEWOOD BUSINESS CENTER ON I-470 PLAT G; THENCE SOUTH 23°-10'-00" WEST ALONG THE EAST LINE OF SAID TRACT A AND THE WEST LINE OF SAID LOT 10A, A DISTANCE OF 25.86 FEET (PLAT=26.43 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 10A; THENCE SOUTH 66°-39'-26" EAST ALONG THE SOUTH LINE OF SAID LOT 10A, A DISTANCE OF 847.58 FEET (PLAT=847.49 FEET) TO THE SOUTHEAST CORNER THEREOF; SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF INDEPENDENCE AVENUE AS ESTABLISHED BY DOCUMENT NO. I-884792 IN BOOK I-1868 AT PAGE 812; THENCE SOUTH 10°-26'-35" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 586.88 FEET; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE EASTERLY LINE OF LOT 4585, LAKEWOOD BUSINESS CENTER ON I-470, LOTS 4585, 4586 AND 4587, ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 80°-49'-00", AND AN ARC LENGTH OF 310.31 FEET; THENCE NORTH 89°-16'-45" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID LOT 4585, A DISTANCE OF 12.88 FEET (PLAT=11.53 FEET) TO THE SOUTHERNMOST CORNER OF SAID LOT 4585; THENCE NORTH 23°-30'-30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4585, A DISTANCE OF 70.98 FEET (PLAT=70.85 FEET) TO THE EASTERLY CORNER OF THE SOUTHWEST LINE THEREOF; THENCE NORTH 66°-29'-41" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 4585, A DISTANCE OF 346.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 4586; THENCE NORTH 66°-28'-36" WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 4585, A DISTANCE OF 243.77 FEET (PLAT=244.37 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 4585 AND THE EAST LINE OF LOT 4583-3, REPLAT NO. 1 OF LAKEWOOD BUSINESS CENTER ON I-470 PLAT H; THENCE NORTH 1°-51'-13" EAST ALONG THE EAST LINE OF 4583-3, A DISTANCE OF 0.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 4583-3; THENCE NORTH 66°-41'-28" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 4583-1, A DISTANCE OF 1418.82 FEET (PLAT=1418.71 FEET) TO THE SOUTHWEST CORNER THEREOF AND THE EAST LINE OF LOT 2, CROSSROADS OF LEE'S SUMMIT, LOTS 1 AND 2; THENCE SOUTH 1°-54'-01" WEST, THIS AND THE FOLLOWING COURSES ALONG THE EASTERLY LINES OF SAID LOT 2, A DISTANCE OF 1170.00 FEET; THENCE SOUTH 1°-36'-04" WEST, A DISTANCE OF 80.36 FEET (PLAT=80.21 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 51°-00'-28" WEST, A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 10°-21'-40", AND AN ARC LENGTH OF 59.68 FEET (PLAT=59.75 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 49°-29'-14" WEST, A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 46°-25'-53", AND AN ARC LENGTH OF 222.86 FEET; THENCE SOUTH 84°-05'-34" WEST, A DISTANCE OF 20.00 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 997.62 FEET (PLAT=1000.00 FEET), A CENTRAL ANGLE OF 12°-27'-47", AND AN ARC LENGTH OF 217.05 FEET; THENCE SOUTH 16°-39'-09" WEST, A DISTANCE OF 192.99 FEET; THENCE SOUTH 8°-10'-48" WEST, A DISTANCE OF 80.33 FEET; THENCE SOUTH 11°-58'-56" EAST, A DISTANCE OF 161.93 FEET; THENCE SOUTH 34°-27'-36" EAST, A DISTANCE OF 38.50 FEET; THENCE SOUTH 13°-00'-28" WEST, A DISTANCE OF 128.94 FEET; THENCE SOUTH 8°-15'-23" EAST, A DISTANCE OF 216.99 FEET; THENCE SOUTH 6°-27'-45" WEST, A DISTANCE OF 132.45 FEET; THENCE SOUTH 35°-55'-21" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 57°-06'-52" EAST, A DISTANCE OF 169.55 FEET; THENCE SOUTH 88°-14'-48" EAST, A DISTANCE OF 262.71 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 18°-06'-10" WEST, A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 16°-22'-43", AND AN ARC LENGTH OF 95.01 FEET; THENCE SOUTH 11°-37'-33" WEST, A DISTANCE OF 57.53 FEET (PLAT=57.98 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 88°-15'-22" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 751.45 FEET; THENCE SOUTH 11°-36'-01" WEST, A DISTANCE OF 1280.64 FEET TO THE NORTH RIGHT OF WAY LINE OF COLBERN ROAD AS ESTABLISHED BY DOCUMENT NO. 271760 IN BOOK 556 AT PAGE 43; THENCE NORTH 88°-13'-18" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 344.87 FEET TO THE SOUTHEAST CORNER OF LOT 6, FIELDS FARM; THENCE NORTH 88°-06'-45" WEST ALONG THE SOUTH LINE OF SAID LOT 6 AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1252.54 FEET; THENCE NORTH 43°-19'-35" WEST, A DISTANCE OF 35.38 FEET TO THE EAST RIGHT OF WAY LINE OF NORTHEAST DOUGLAS STREET AS ESTABLISHED BY DOCUMENT NO. 271761, BOOK 555, PAGE 66; THENCE NORTH 1°-27'-43" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 80.80 FEET TO THE SOUTHWEST CORNER OF DOUGLAS CORPORATE CENTER - LOT 5, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH 87°-55'-08" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1327.29 FEET TO THE NORTHEAST CORNER OF DOUGLAS CORPORATE CENTER - LOT 1; THENCE NORTH 88°-19'-19" WEST ALONG THE NORTH LINE OF LAST SAID SUBDIVISION, A DISTANCE OF 14.10 FEET TO THE SOUTHEAST CORNER OF HAGAN FARM, LOTS 1 AND 2, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE NORTH 2°-16'-47" EAST ALONG THE EAST LINE OF LAST SAID SUBDIVISION, A DISTANCE OF 329.47 FEET (PLAT=330.00 FEET) TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°-19'-18" WEST ALONG THE NORTH LINE OF LAST SAID SUBDIVISION, A DISTANCE OF 299.71 FEET TO SAID EAST RIGHT OF WAY LINE OF NORTHEAST DOUGLAS STREET; THENCE NORTH 2°-18'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1007.11 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE NORTH 87°-52'-27" WEST ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 63.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID NORTHEAST DOUGLAS STREET; THENCE SOUTH 2°-18'-47" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 303.38 FEET; THENCE NORTH 87°-52'-23" WEST, A DISTANCE OF 17.00 FEET TO THE NORTHEAST CORNER OF LOT 1, HAGAN HEIGHTS; THENCE SOUTH 2°-18'-47" WEST ALONG THE EAST LINE OF LOTS 1 AND 2, HAGAN HEIGHTS, A DISTANCE OF 273.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 87°-52'-23" WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS WESTERLY PROJECTION, A DISTANCE OF 879.35 FEET; THENCE NORTH 2°-18'-47" EAST, A DISTANCE OF 173.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, HAGAN HEIGHTS; THENCE NORTH 2°-43'-55" EAST ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY PROJECTION, A DISTANCE OF 403.38 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°-52'-27" EAST ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 322.61 FEET; THENCE NORTH 23°-18'-03" EAST, A DISTANCE OF 506.55 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 27°-10'-29" WEST, A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 40°-33'-01", AND AN ARC LENGTH OF 884.67 FEET; THENCE NORTH 13°-22'-56" EAST, A DISTANCE OF 214.78 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 10°-54'-30", AND AN ARC LENGTH OF 218.94 FEET; THENCE NORTH 2°-28'-26" EAST, A DISTANCE OF 931.55 FEET TO SAID NORTH RIGHT OF WAY LINE OF OLD STROTHER ROAD; THENCE NORTH 87°-20'-30" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 145.74 FEET TO THE POINT OF BEGINNING.

LOT 2

THAT PART OF LOTS 7 AND 12, FIELDS FARM, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31 WEST IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 88°-42'-12" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 1107.27 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 470 HIGHWAY AS ESTABLISHED BY DOCUMENT NO. I-26482; THENCE NORTH 6°-44'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 260.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 6°-44'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 94.78 FEET; THENCE SOUTH 83°-14'-59" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 124.35 FEET TO THE WEST RIGHT OF WAY LINE OF RICE ROAD AS ESTABLISHED BY DOCUMENT NO. 653842; THENCE SOUTH 1°-35'-02" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 141.52 FEET; THENCE NORTH 60°-58'-17" WEST, A DISTANCE OF 148.15 FEET TO THE POINT OF BEGINNING.

LOT 3

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 88°-42'-12" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 1107.27 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 470 HIGHWAY AS ESTABLISHED BY DOCUMENT NO. I-26482; THENCE NORTH 6°-44'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 260.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 6°-44'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 94.78 FEET; THENCE SOUTH 83°-14'-59" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 124.35 FEET TO THE WEST RIGHT OF WAY LINE OF RICE ROAD AS ESTABLISHED BY DOCUMENT NO. 653842; THENCE SOUTH 1°-35'-02" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 141.52 FEET; THENCE NORTH 60°-58'-17" WEST, A DISTANCE OF 148.15 FEET TO THE POINT OF BEGINNING.

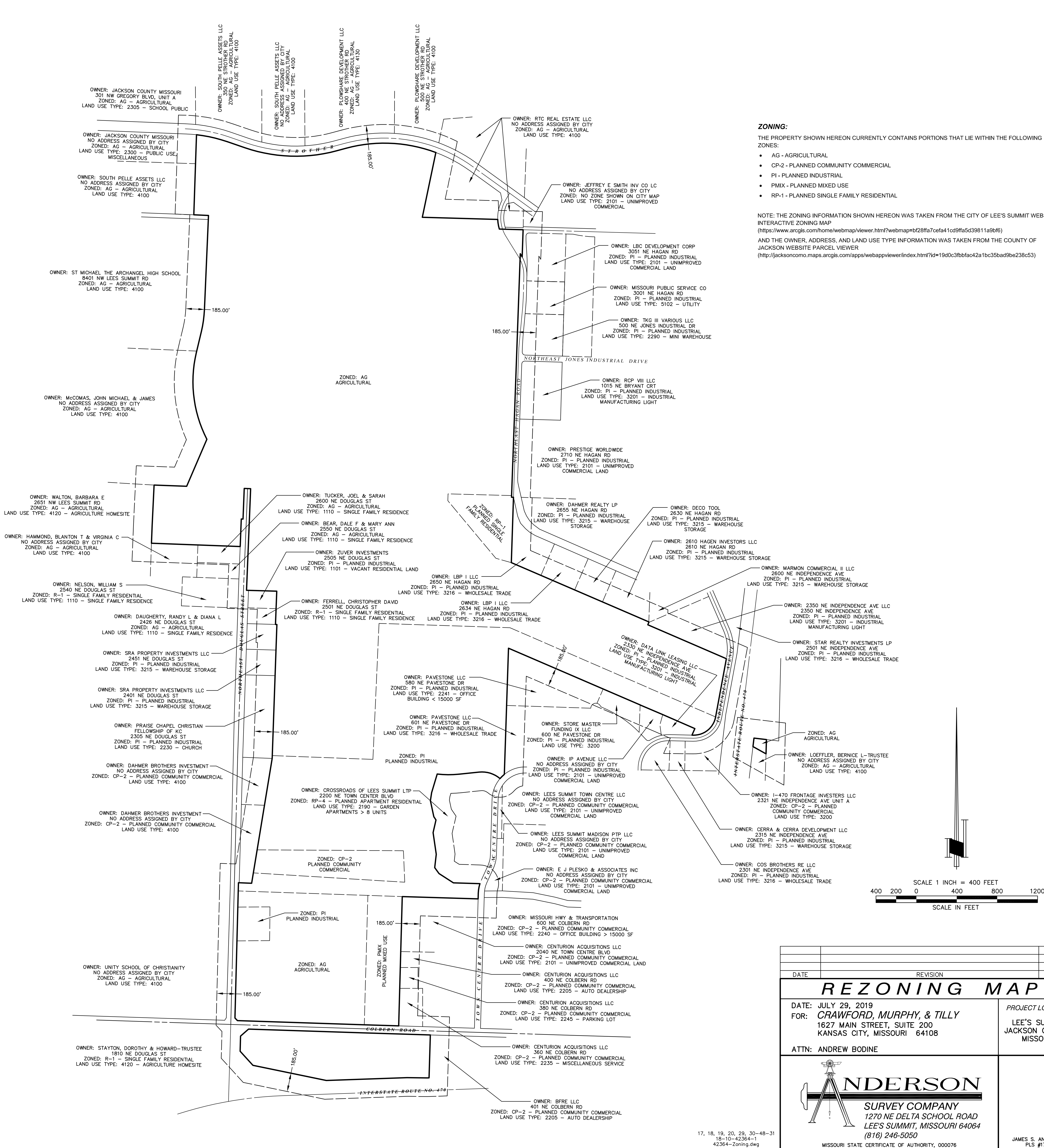
THE DESCRIPTION OF LOTS 1, 2, 3, AND 4 WAS PREPARED BY ANDERSON SURVEY COMPANY AND DESCRIBES THE PROPERTIES IN THE FOLLOWING DOCUMENTS:

JACKSON COUNTY CIRCUIT COURT CASES:

CASE NO. 0616-CV06306 - RECORDED AS DOCUMENT NO. 2006E0072849
CASE NO. 1316-CV041238 - RECORDED AS DOCUMENT NO. 2014E0018251
CASE NO. CV89-11610 - RECORDED AS DOCUMENT NO. I-926295 IN BOOK I-1938 AT PAGE 1853
CASE NO. 0616-CV-34996 - RECORDED AS DOCUMENT NO. 2007E0094223
CASE NO. 96-5065 - RECORDED AS DOCUMENT NO. I-0034432 IN BOOK I-2850 AT PAGE 125
CASE NO. 0616-CV02368 - RECORDED AS DOCUMENT NO. 2007E0010748
CASE NO. 0616-CV02368 - RECORDED AS DOCUMENT NO. 2009E0059783

DEEDS:

CORPORATE WARRANTY DEED RECORDED AS DOCUMENT NO. I-1127110 IN BOOK I-2279 AT PAGE 842
GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2007E0093804
GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 20050106522
GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2006E0117142
MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-304990 IN BOOK I-794 AT PAGE 575
MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-383862 IN BOOK I-934 AT PAGE 2301
MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-800622 IN BOOK I-1725 AT PAGE 1686
MISSOURI WARRANTY DEED RECORDED AS DOCUMENT NO. I-717154 IN BOOK I-1678 AT PAGE 899
MISSOURI DEED OF TRUST RECORDED AS DOCUMENT NO. 200200009971
PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 200500091245
SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. I-569220 IN BOOK I-1311 AT PAGE 1818
SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 19980101147
WARRANTY DEED RECORDED AS DOCUMENT NO. 20000007784
WARRANTY DEED RECORDED AS DOCUMENT NO. I-304400 IN BOOK I-793 AT PAGE 454



ZONING:

THE PROPERTY SHOWN HEREON CURRENTLY CONTAINS PORTIONS THAT LIE WITHIN THE FOLLOWING ZONES:

- AG - AGRICULTURAL
- CP-2 - PLANNED COMMUNITY COMMERCIAL
- P1 - PLANNED INDUSTRIAL
- PMIX - PLANNED MIXED USE
- RP-1 - PLANNED SINGLE FAMILY RESIDENTIAL

NOTE: THE ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE CITY OF LEE'S SUMMIT WEBSITE INTERACTIVE ZONING MAP

(https://www.arcgis.com/home/webmap/viewer.html?webmap=b28ffa7cefa41cd9ffa5d3981a1a9b6)

AND THE OWNER, ADDRESS, AND LAND USE TYPE INFORMATION WAS TAKEN FROM THE COUNTY OF JACKSON WEBSITE PARCEL VIEWER

(http://jacksoncom.maps.arcgis.com/apps/webappviewer/index.html?id=19d0c3bfbac42abc35bad9e238c53)