

Utility Easement Vacation Description

Exhibit A

A strip of land, 10 feet in width, 5 feet each side of the following described center line, being located within Lots 2A and 3A of LEE'S SUMMIT POLICE AND COURT FACILITY, a subdivision of land in the City of Lee's Summit, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on May 2, 2025 as follows:

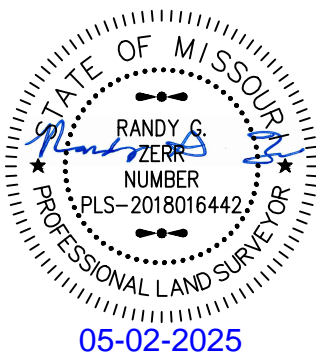
Commencing at the Northwest corner of said Lot 3A, said Point of Commencement being the intersection of the South right-of-way line of Tudor Road and the East right-of-way line of NW Commerce Drive as both now established in April 2025; thence South 01°59'43" West, along the East right-of-way line of said NW Commerce Drive, 283.58 feet to the Point of Beginning of said center line; thence, departing said East right-of-way line, South 87°43'32" East, along said center line, 396.54 feet to a point hereon known as Point "A"; thence continuing South 87°43'32" East, along said center line, 5.01 feet; thence South 87°57'38" East, along said center line, 50.14 feet; thence South 87°44'23" East, along said center line, 4.97 feet to a point hereon known as Point "B"; thence continuing South 87°44'23" East, along said center line, 353.42 feet to the Point of Termination, said point being on the West line of an existing 10 .00 foot wide utility easement as recorded in the Jackson County Recorder of Deeds' office in Plat Book I60, Page 53 (Instrument No. 1997I0020462) and dated April 10, 1997.

Also strip of land, 10 feet in width, 5 feet each side of the following described center line, beginning at the aforementioned Point "A" of said center line; thence North 02°04'31" East, along said center line, 27.53 feet; thence Northerly, along said center line, on a tangent curve to the right having an arc length of 124.64 feet, a radius of 329.97 feet, and a chord that bears North 13°04'48" East, 123.90 feet; thence North 23°54'04" East, along said center line, 98.04 feet; thence Northerly, along said center line, on a tangent curve to the left having an arc length of 63.31 feet, a radius of 282.97 feet, and a chord that bears North 17°20'13" East, 63.18 feet to the Point of Termination, said point being on the South right-of-way line of said NW Tudor Road.

Also strip of land, 10 feet in width, 5 feet each side of the following described center line, beginning at the aforementioned Point "B" of said center line; thence North 01°49'00" East, along said center line, 27.37 feet; thence Northerly, along said center line, on a tangent curve to the right having an arc length of 101.95 feet, a radius of 269.97 feet, and a chord that bears North 13°04'56" East, 101.35 feet; thence North 23°54'04" East, along said center line, 98.06 feet; thence Northerly, along said center line, on a tangent curve to the left having an arc length of 88.33 feet, a radius of 343.10 feet, and a chord that bears North 16°22'40" East, 88.09 feet; thence continuing Northerly, along said center line, on a compound curve to the left having an arc length of 1.00 foot, a radius of 443.19 feet, and a chord that bears North 07°38'44" East, 1.00 foot to the Point of Termination, said point being on the South right-of-way line of said NW Tudor Road.

The outer easement lines described above must either be truncated or extended to terminate at the lines which contain the points of beginning and terminus, and at angle points, so as not to leave any areas of void or overlapping.

I hereby certify that this real property legal description has been prepared by me or under my direct supervision on May 2, 2025 and is correct to the best of my knowledge and belief.



Randy G. Zerr, Missouri PLS-2018016442  
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U/E VACATION EASEMENT



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Sheet 1 of 2

Certificates of Authorization: MO CLS-2011003572; KS CLS-234;  
OK CA-7072; SD C-8496; AR COA 3574; TX 10194376

May 02, 2025-10:28am  
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