

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE
Tract 6

Original Parcel

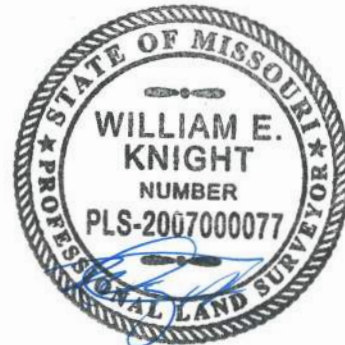
All that part of the Northeast 1/4 of Section 3, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described in Quit-Claim Deed document 2017E0102661 (Tract 1), Recorded on Nov. 11, 2017.

Permanent Drainage Easement (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at the Northwest Corner of said Northeast 1/4 of Section 3; thence S86°43'13"E along the North line of said Northeast 1/4, a distance of 312.96 feet; thence S03°16'47"W perpendicular from the last course, a distance of 58.28 feet to a point on West property line of said Original Parcel and the Southerly Right-of-Way line of Chipman Road, as now established and the true **Point of Beginning**; thence along said Southerly Right-of-Way line for the following Three (3) described courses, S81°22'03"E a distance of 74.18 feet; thence N08°37'57"E a distance of 15.00 feet; thence Southeasterly along a curve to the left, said curve having a radius of 2332.01 feet, a delta angle of 04°37'56", an arc length of 188.54 feet, a chord bearing of S83°41'10"E with a chord length of 188.49 feet; thence S89°28'53"W leaving said Southerly Right-of-Way, a distance of 262.78 feet to a point on said West property line; thence N00°31'07"W along said West property line, a distance of 19.41 feet to the **Point of Beginning**.

Containing 2,884.52 square feet or 0.066 acres, more or less.



12/7/2020

Date: 12/5/2020 Time: 8:54:44 AM By: denetter

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|---|---|--|------------------|
|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No. 1010050300 | Date: 12/5/2020 |
| | | Property Owner: Rising Star Ranch, LLC | |
| | | Address: 2807 NW Chipman Road | |
| | | Plat: Not Platted | |
| | | Permanent Drainage Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 6

Original Parcel

All that part of the Northeast 1/4 of Section 3, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly

Permanent Gas Easement (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at the Northwest Corner of said Northeast 1/4 of Section 3; thence S86°43'13"E, along the North line of said Northeast 1/4, a distance of 312.96 feet; thence S03°16'47"W, perpendicular from the last course, a distance of 58.28 feet, to a point on West property line of said Original Parcel and the Southerly Right-of-Way line of Chipman Road; thence S00°31'07"E along said West property line, a distance of 22.19 feet, to the true **Point of Beginning**; thence S88°33'40"E leaving said West property line, a distance of 414.25 feet to a point on the East property line of said Original Parcel; thence S00°31'07"E along said East property line, a distance of 20.01 feet; thence N88°33'40"W leaving said east property line, a distance of 414.25 feet to a point on said West property line; thence N00°31'07"W along said West property line, a distance of 20.01 feet to the **Point of Beginning**.

Total containing 8,284.95 square feet or 0.190 acres, more or less.



12/7/2020

Date: 12/5/2020 Time: 8:56:20 AM By: deneter

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WILSON & COMPANY
 800 EAST 101ST TERRACE, SUITE 200
 KANSAS CITY, MO. 64131
 816-701-3100

LS
LEE'S SUMMIT
 MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|--|------------------|
| Project No.1010050300 | Date: 12/5/2020 |
| Property Owner: Rising Star Ranch, LLC | |
| Address: 2807 NW Chipman Road | |
| Plat: Not Platted | |
| Permanent Gas Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 6

Original Parcel

All that part of the Northeast 1/4 of Section 3, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly

Temporary Construction Easement (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at the Northwest Corner of said Northeast 1/4 of Section 3; thence S86°43'13"E, along the North line of said Northeast 1/4, a distance of 312.96 feet; thence S03°16'47"W, perpendicular from the last course, a distance of 58.28 feet, to a point on West property line of said Original Parcel and the Southerly Right-of-Way line of Chipman Road; thence S00°31'07"E along said West property line, a distance of 19.41 feet, to the true **Point of Beginning**; thence N89°28'53"E leaving said West property line, a distance of 262.78 feet, to a point on said Southerly Right-of-Way; thence Southeasterly along a curve to the left, also the said Southerly Right-of-Way, said curve having a radius of 2332.01 feet, a delta angle of 03°43'13", an arc length of 151.42 feet, a chord bearing of S87°51'44"E with a chord length of 151.39 feet, to a point on the East property line of said Original Parcel; thence S00°31'07"E along said East property line, a distance of 9.91 feet; thence N88°33'40"W leaving said east property line, a distance of 77.41 feet; thence S02°24'47"W a distance of 12.32 feet; thence N88°17'18"W, a distance of 43.34 feet; thence N02°58'51"E a distance of 12.12 feet; thence N88°33'40"W a distance of 111.51 feet; thence S89°28'53"W a distance of 182.00 feet to a point on said West property line; thence N00°31'07"W along said West property line, a distance of 9.00 feet to the **Point of Beginning**.

Total containing 4,520.10 square feet or 0.082 acres, more or less.



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| <p>WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100</p> | <p>LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221</p> | Project No.1010050300 | Date: 3/10/2021 |
| | | Property Owner: Rising Star Ranch, LLC | |
| | | Address: 2807 NW Chipman Road | |
| | | Plat: Not Platted | |
| | | Temporary Const. Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 7

Original Parcel

All that part of the Northeast 1/4 of Section 3, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described in Quit-Claim Deed document 2017E0102661 (Tract 2), Recorded on Nov. 11, 2017.

Permanent Drainage Easement (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at the Northwest Corner of said Northeast 1/4 of Section 3; thence S03°29'13"W along the West line of said Northeast 1/4, a distance of 33.97 feet to a point on the Southerly Right-of-Way line of Chipman Road, as now established; thence S81°22'03"E along said Southerly Right-of-Way line, a distance of 186.94 feet, to a point being the Northeast Corner of that certain Storm Drainage Easement filed as Document No. 2009E0098296 in Jackson County, Missouri and the true **Point of Beginning**; thence continuing along said Southerly Right-of-Way line for the following Three (3) described courses, S81°22'03"E a distance of 29.00 feet; thence N08°37'57"E a distance of 5.00 feet; thence S81°22'03"E a distance of 98.05 feet to a point on the East property line of said Original Parcel; thence S00°31'07"E along said East property line, a distance of 19.41 feet; thence N81°22'03"W leaving said East property line, a distance of 128.98 feet to a point on the East line of said Storm Drainage Easement; thence N03°57'57"E along said East line of said Storm Drainage Easement, a distance of 14.21 feet to the **Point of Beginning**.

Containing 2,311.37 square feet or 0.053 acres, more or less.



12/7/2020

Date: 12/5/2020 Time: 10:42:05 AM By: demeter

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LEE'S SUMMIT
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CITY OF LEE'S SUMMIT, MISSOURI
CHIPMAN ROAD IMPROVEMENTS
CITY PROJECT NO. 73-3221

| | |
|--|------------------|
| Project No.1010050300 | Date: 12/5/2020 |
| Property Owner: Rising Star Ranch, LLC | |
| Address: 2807 NW Chipman Road | |
| Plat: Not Platted | |
| Permanent Drainage Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 7

Original Parcel

All that part of the Northeast 1/4 of Section 3, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described in Quit-Claim Deed document 2017E0102661 (Tract 2), Recorded on Nov. 11, 2017.

Permanent Gas Easement (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at the Northwest Corner of said Northeast 1/4 of Section 3; thence S03°29'13"W, along the West line of said Northeast 1/4, a distance of 51.84 feet to the true **Point of Beginning**; thence S74°39'25"E leaving said West line, a distance of 160.99 feet; thence S88°33'40"E a distance of 157.27 feet to a point on the East property line of said Original Parcel; thence S00°31'07"E, along said East property line, a distance of 20.01 feet; thence N88°33'40"W leaving said East property line, a distance of 160.39 feet; thence N74°39'25"W a distance of 159.23 feet to a point on said West line, being the West property line of said Original Parcel; thence N03°29'13"E along said West lines, a distance of 20.44 feet to the **Point of Beginning**.

Containing 6,378.71 square feet or 0.146 acres, more or less.



12/7/2020

Date: 12/5/2020 Time: 10:43:34 AM By: denetter

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|---|---|--|------------------|
|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No.1010050300 | Date: 12/5/2020 |
| | | Property Owner: Rising Star Ranch, LLC | |
| | | Address: 2807 NW Chipman Road | |
| | | Plat: Not Platted | |
| | | Permanent Gas Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 7

Original Parcel

All that part of the Northeast 1/4 of Section 3, Township 47 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described in Quit-Claim Deed document 2017E0102661 (Tract 2), Recorded on Nov. 11, 2017.

Temporary Construction Easement-1 (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at the Northwest Corner of said Northeast 1/4 of Section 3; thence S03°29'13"W, along the West line of said Northeast 1/4, a distance of 33.97 feet to a point on the Southerly Right-of-Way line of Chipman Road, as now established and the true **Point of Beginning**; thence S81°22'03"E along said Southerly Right-of-Way line, a distance of 76.57 feet, to a point being the Northwest Corner of that certain Channel Easement filed as Document No. I24139 in book 169 at page 1125, in Jackson County, Missouri; thence S03°57'57"W along the West line of said Channel Easement, a distance of 26.96 feet; thence N74°39'25"W leaving said West line of said Channel Easement, a distance of 159.23 feet to a point on the West property line of said Original Parcel: thence N03°29'13"E, along said West property line, a distance of 17.87 feet to the **Point of Beginning**.

Containing 1,707.98 square feet or 0.039 acres, more or less.

Temporary Construction Easement-2 (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at the Northwest Corner of said Northeast 1/4 of Section 3; thence S03°29'13"W, along the West line of said Northeast 1/4, a distance of 33.97 feet to a point on the Southerly Right-of-Way line of Chipman Road, as now established; thence S81°22'03"E along said Southerly Right-of-Way line, a distance of 186.94 feet to a point being the Northeast Corner of that certain Storm Drainage Easement, filed as Document No. 2009E0098296 in Jackson County, Missouri; thence S03°57'57"W along the East line of said Storm Drainage Easement, a distance of 14.21 feet to the true **Point of Beginning**; thence S81°22'03"E a distance of 128.98 feet to a point on the East property line of said Original Parcel: thence S00°31'07"E along said East property line, a distance of 9.00 feet; thence N81°22'03"W leaving said East property line, a distance of 49.64 feet; thence N88°33'40"W a distance of 79.85 feet to a point on said East line of said Storm Drainage Easement; thence N03°57'57"E along said East line of said Storm Drainage Easement, a distance of 18.95 feet to the **Point of Beginning**.

Total containing 1,549.34 square feet or 0.036 acres, more or less.



Date: 3/10/2021 Time: 3:49:22 PM By: denattar File: M:\TRN\13-100-503-00\CADD\Exhibits\Tract 07.dgn

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|---|---|--|------------------|
|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No. 1010050300 | Date: 3/10/2021 |
| | | Property Owner: Rising Star Ranch, LLC | |
| | | Address: 2807 NW Chipman Road | |
| | | Plat: Not Platted | |
| | | Temporary Const. Easement | Sheet No. 1 of 1 |

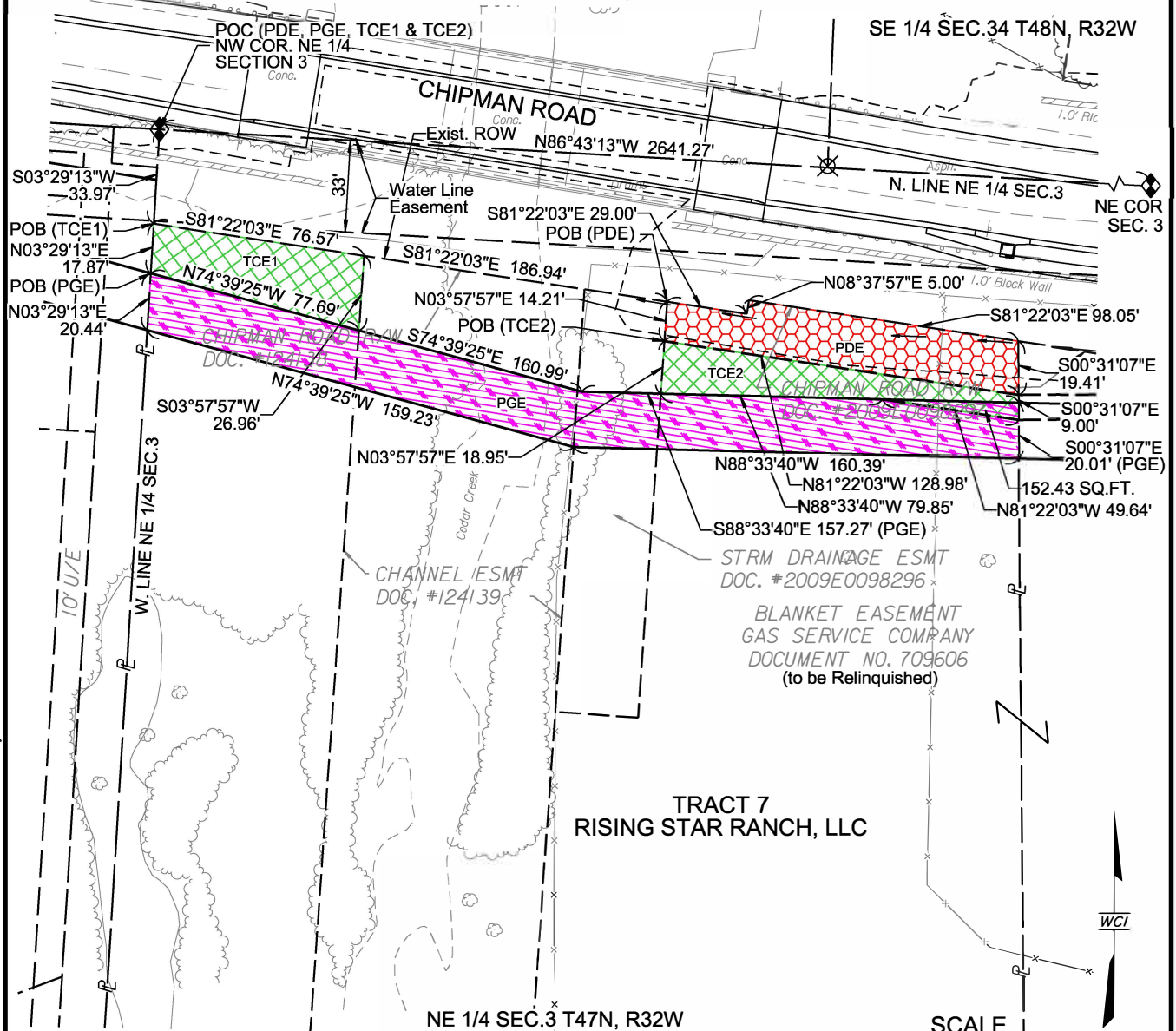
EXHIBIT B-2

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

SW 1/4 SEC.34 T48N, R32W

SE 1/4 SEC.34 T48N, R32W



LEGEND

PDE=PERMANENT DRAINAGE EASEMENT (2,311.37 SQ.FT.)

PGE=PERMANENT GAS EASEMENT (6,378.71 SQ.FT.)

TCE=TEMPORARY CONSTRUCTION EASEMENT
TCE1 (1,707.98 SQ.FT.) TCE2 (1,549.34 SQ.FT.)

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

X = REMOVE TREE

DND = DO NOT DISTURB

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

Date: 3/10/2021 Time: 3:51:53 PM By: demetrier

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WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO. 64131
816-701-3100

LEE'S SUMMIT
MISSOURI
CITY OF LEE'S SUMMIT, MISSOURI
CHIPMAN ROAD IMPROVEMENTS
CITY PROJECT NO. 73-3221

| | |
|--|-----------------|
| Project No. 1010050300 | Date: 3/10/2021 |
| Property Owner: Rising Star Ranch, LLC | |
| Address: 2807 NW Chipman Road | |
| Plat: Not Platted | |
| Sheet No. 1 of 1 | |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 8

Original Parcel

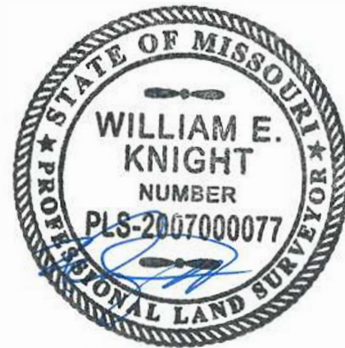
All that part of Lot 44, EDGEWOOD TRAIL 2ND PLAT, a recorded subdivision in Lee's Summit, Jackson County, Missouri.

Right-of-Way (SEE EXHIBIT "B")

A part of said Lot 44, being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 44, said point being on the Southerly Right-of-Way Line of Chipman Road, as now established and a point on the North line of the Northwest 1/4 of Section 3, Township 47 North, Range 32 West; thence S86°36'17"E along the North line of said Lot 44 and said Southerly Right-of-Way line, a distance of 320.83 feet to the Northeast Corner of said Lot 44; thence S03°29'13"W along the East property line of said Lot 44, a distance of 16.57 feet; thence N80°52'33"W leaving said East property line, a distance of 115.46 feet to a point of curvature; thence Northwesterly, Westerly and Southwesterly along a curve to the left, said curve being tangent to the last described course and having a radius of 470.00 feet, a delta angle of 26°24'49" and an arc length of 216.67 feet, a chord bearing S85°55'02"W with a chord length of 214.76 feet, to a point of reverse curve; thence Southwesterly along a curve to the right, said curve having a radius of 550.00 feet, a delta angle of 00°33'01", an arc length of 5.28 feet, a chord bearing S72°59'08"W with a chord length of 5.28 feet, to a point on the Westerly property line of said Lot 44; thence N22°20'29"E along said Westerly property line, a distance of 36.83 feet to the **Point of Beginning**.

Containing 3,466.93 square feet or 0.080 acres, more or less.



12/7/2020

Date: 12/6/2020 Time: 9:47:54 AM By: denetier

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LS
LEE'S SUMMIT
 MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No.1010050300 | Date: 12/6/2020 |
| Property Owner: William J. & Maria Steenson | |
| Address: 613 NW Timber Ridge Trail | |
| Plat: Edgewood Trail 2nd Plat | |
| Right-of-Way | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 8

Original Parcel

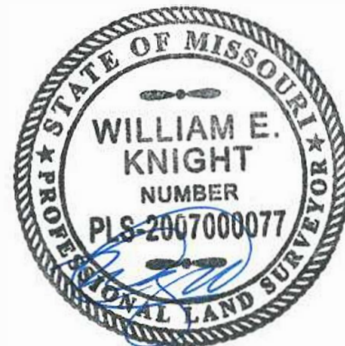
All that part of Lot 44, EDGEWOOD TRAIL 2ND PLAT, a recorded subdivision in Lee's Summit, Jackson County, Missouri.

Permanent Drainage Easement (SEE EXHIBIT "B")

A part of said Lot 44, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 44, said point being on the Southerly Right-of-Way Line of Chipman Road, as now established and a point on the North line of the Northwest 1/4 of Section 3, Township 47 North, Range 32 West; thence S22°20'29"W along the Westerly property line of said Lot 44, a distance of 36.83 feet to a point on a non-tangent curve and the true **Point of Beginning**; thence Northeasterly along said non-tangent curve to the left, said curve having a radius of 550.00 feet, a delta angle of 00°33'01", an arc length of 5.28 feet, a chord bearing N72°59'08"E with a chord length of 5.28 feet, to a point of reverse curve; thence Northeasterly and Easterly along a curve to the right, said curve having a radius of 470.00 feet, a delta angle of 17°14'52", an arc length of 141.49 feet, a chord bearing N81°20'04"E with a chord length of 140.95 feet, to a point on the West Line of a Storm Water Detention Area, Grading, Drainage & Utility Easement, as shown on the recorded plat of said Edgewood Trail 2nd Plat; thence S03°21'26"W along said West Line, a distance of 106.46 feet to the Southwest Corner of said platted easement; thence N87°44'34"W leaving said West line, a distance of 169.85 feet to a point on said Westerly property line of said Lot 44; thence N22°20'29"E along said Westerly property line, a distance of 83.03 feet to the **Point of Beginning**.

Containing 14,778.70 square feet or 0.339 acres, more or less.



12/7/2020

Date: 12/6/2020 Time: 9:48:54 AM By: demetor

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|---|---|---|------------------|
|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No. 1010050300 | Date: 12/6/2020 |
| | | Property Owner: William J. & Maria Steenson | |
| | | Address: 613 NW Timber Ridge Trail | |
| | | Plat: Edgewood Trail 2nd Plat | |
| | | Permanent Drainage Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 8

Original Parcel

All that part of Lot 44, EDGEWOOD TRAIL 2ND PLAT, a recorded subdivision in Lee's Summit, Jackson County, Missouri.

Permanent Gas Easement (SEE EXHIBIT "B")

A part of said Lot 44, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 44, said point being on the Southerly Right-of-Way Line of Chipman Road, as now established and a point on the North line of the Northwest 1/4 of Section 3, Township 47 North, Range 32 West; thence S22°20'29"W along the Westerly property line of said Lot 44, a distance of 93.53 feet to the true **Point of Beginning**; thence N81°00'07"E leaving said Westerly property line, a distance of 271.58 feet; thence S74°39'25"E a distance of 87.77 feet to a point on the Easterly property line of said Lot 44; thence S03°29'13"W along said Easterly property line, a distance of 20.44 feet; thence N74°39'25"W leaving said Easterly property line, a distance of 87.66 feet; thence S81°00'07"W a distance of 279.44 feet to a point on said Westerly property line; thence N22°20'29"E along said Westerly property line, a distance of 23.42 feet to the **Point of Beginning**.

Total containing 7,264.49 square feet or 0.167 acres, more or less.



Date: 2/19/2021 Time: 9:18:50 AM By: denette

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 MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No. 1010050300 | Date: 2/19/2021 |
| Property Owner: William J. & Maria Steenson | |
| Address: 613 NW Timber Ridge Trail | |
| Plat: Edgewood Trail 2nd Plat | |
| Permanent Gas Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 8

Original Parcel

All that part of Lot 44, EDGEWOOD TRAIL 2ND PLAT, a recorded subdivision in Lee's Summit, Jackson County, Missouri.

Permanent Electric Easement (SEE EXHIBIT "B")

A part of said Lot 44, being more particularly described as follows:

Commencing at the Northeast Corner of said Lot 44, said point being on the Southerly Right-of-Way Line of Chipman Road, as now established and a point on the North line of the Northwest 1/4 of Section 3, Township 47 North, Range 32 West; thence S03°29'13"W along the Easterly Line of said Lot 44, a distance of 26.00 feet to a point on an existing 10 foot utility easement of said Lot 44; thence N86°27'36"W along said existing 10 foot utility easement line, a distance of 10.00 feet to a point on an existing 10 foot utility easement of said Lot 44, and the true **Point of Beginning**; thence N83°13'25"W leaving said utility easement line, a distance of 243.36 feet to a point on a non-tangent curve; thence Northeasterly along a curve to the right, said curve having a radius of 470.00 feet, a delta angle of 01°04'13", an arc length of 8.78 feet, a chord bearing N82°44'49"E with a chord length of 8.78 feet; thence S86°36'17"E a distance of 178.83 feet; thence S80°52'33"E a distance of 55.77 feet to a point on said 10 foot existing utility easement line; thence S03°29'13"W along said 10 foot existing utility easement line, a distance of 10.41 feet to the **Point of Beginning**.

Total containing 1,976.30 square feet or 0.045 acres, more or less.



Date: 2/19/2021 Time: 9:17:16 AM By: denetter

File: M:\TRN\10-100-503-00\CADD\Exhibits\Tract 08.dgn

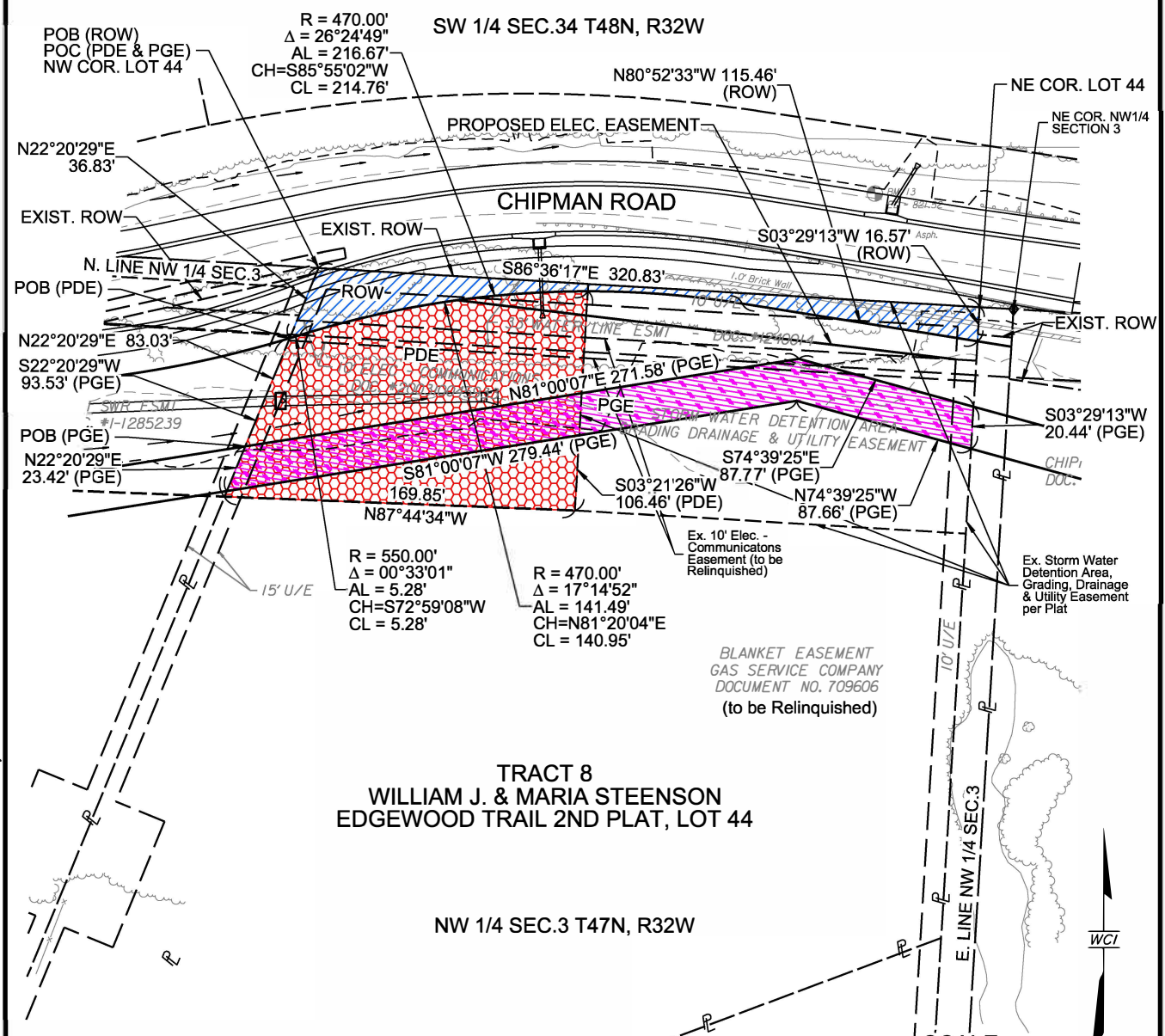
WILSON & COMPANY
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 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No. 1010050300 | Date: 2/19/2021 |
| Property Owner: William J. & Maria Steenson | |
| Address: 613 NW Timber Ridge Trail | |
| Plat: Edgewood Trail 2nd Plat | |
| Permanent Electric Easement | Sheet No. 1 of 1 |

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE



Date: 3/10/2021 Time: 4:08:16 PM By: demetter File: M:\TRN10-100-503-00\CAADD\Exhibits\Tract 08.dgn

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

WILSON & COMPANY
 800 EAST 101ST TERRACE, SUITE 200
 KANSAS CITY, MO. 64131
 816-701-3100

LEE'S SUMMIT MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

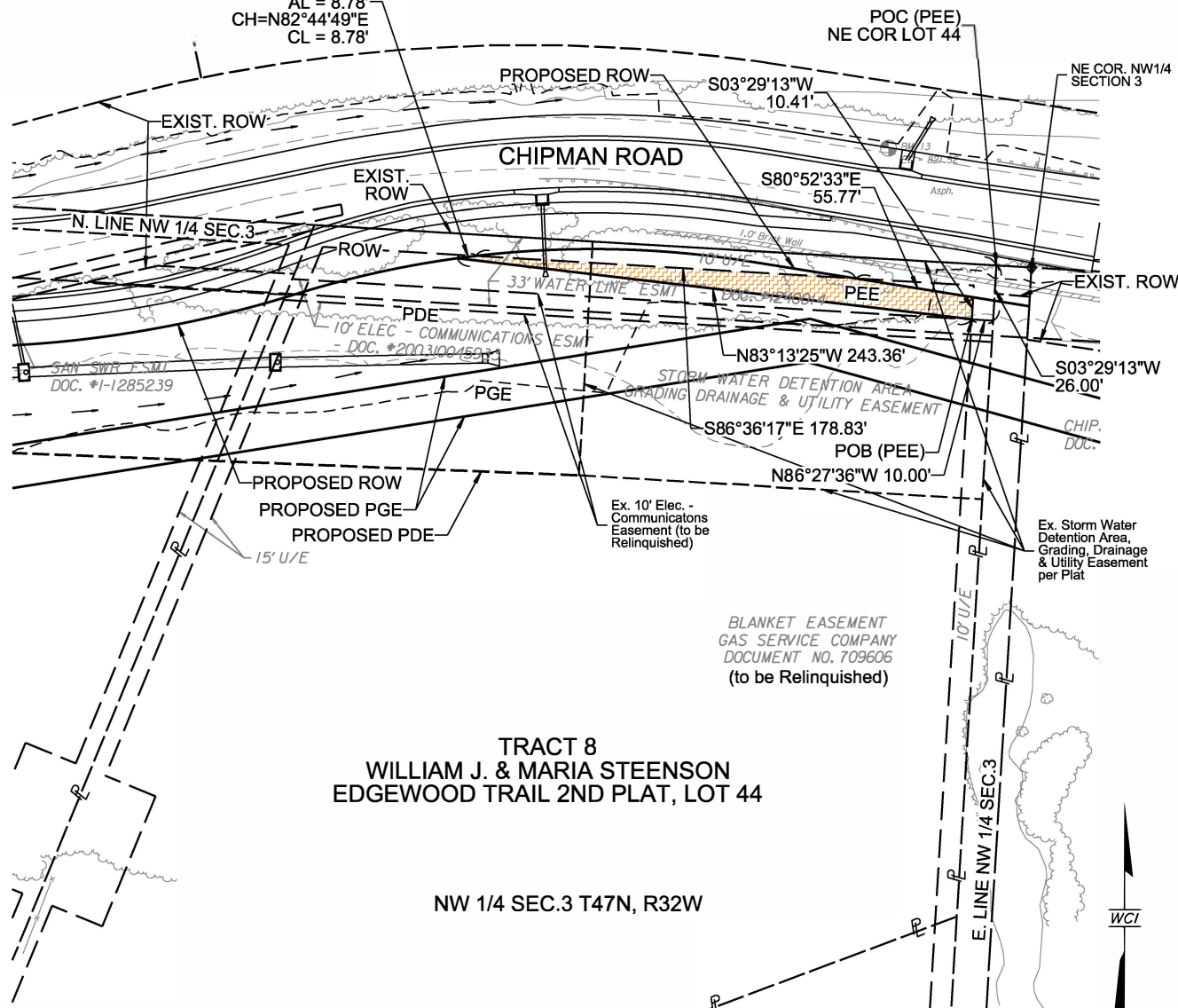
| | |
|---|-----------------|
| Project No. 1010050300 | Date: 3/10/2021 |
| Property Owner: William J. & Maria Steenson | |
| Address: 613 NW Timber Ridge Trail | |
| Plat: Edgewood Trail 2nd Plat, Lot 44 | |
| Sheet No. 1 of 1 | |

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

R = 470.00'
 $\Delta = 01^{\circ}04'13"$
 AL = 8.78'
 CH = N82°44'49"E
 CL = 8.78'

SW 1/4 SEC.34 T48N, R32W



Date: 3/10/2021 Time: 4:07:06 PM By: demetier

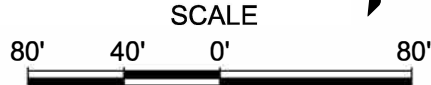
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LEGEND

PEE=PERMANENT ELECTRIC EASEMENT (1,976.30 SQ.FT.)

- ROW=RIGHT OF WAY
- PDE=PERMANENT DRAINAGE EASEMENT
- PGE=PERMANENT GAS EASEMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- X = REMOVE TREE
- DND = DO NOT DISTURB

BLANKET EASEMENT
 GAS SERVICE COMPANY
 DOCUMENT NO. 709606
 (to be Relinquished)



This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

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LEE'S SUMMIT MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|-----------------|
| Project No. 1010050300 | Date: 3/10/2021 |
| Property Owner: William J. & Maria Steenson | |
| Address: 613 NW Timber Ridge Trail | |
| Plat: Edgewood Trail 2nd Plat, Lot 44 | |
| Sheet No. 1 of 1 | |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 9

Original Parcel

All that part of Lot 43, EDGEWOOD TRAIL 2ND PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

Right-of-Way (SEE EXHIBIT "B")

A part of said Lot 43, being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 43, as per said plat, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S22°20'29"W along the East line of said Lot 43, a distance of 34.17 feet to a point on a non-tangent curve; thence leaving said East property line, Southwesterly, Westerly and Northwesterly along said non-tangent curve to the right, said curve having a radius of 550.00 feet, a delta angle of 35°03'58", an arc length of 336.61 feet, a chord bearing N89°12'22"W with a chord length of 331.38 feet, to a point on the West line of said Lot 43; thence N03°21'30"E along said West line, a distance of 3.05 feet to a point on a non-tangent curve, being said Southerly Right-of-Way line; thence Easterly along said Southerly Right-of-Way line along a curve to the left, said curve having a radius of 370.00 feet, a delta angle of 31°15'58", an arc length of 201.91 feet, a chord bearing S87°18'43"E with a chord length of 199.41 feet; thence continuing along said Southerly Right-of-Way line, N77°03'18"E a distance of 148.75 feet to the **Point of Beginning**.

Containing 5,637.42 square feet or 0.129 acres, more or less.



12/7/2020

Date: 12/6/2020 Time: 2:02:54 PM By: denetter

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LS
LEE'S SUMMIT
 MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No.1010050300 | Date: 12/6/2020 |
| Property Owner: Richard Dean & Michon Maria Coats | |
| Address: 612 NW Timber Ridge Trail | |
| Plat: Edgewood Trail - 2nd Plat, Lot 43 | |
| Right-of-Way | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 9

Original Parcel

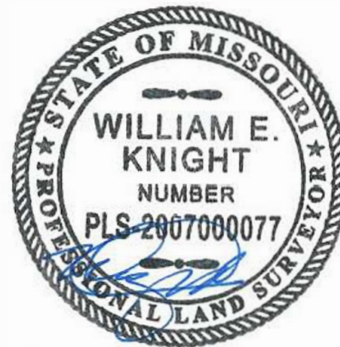
All that part of Lot 43, EDGEWOOD TRAIL 2ND PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

Permanent Drainage Easement (SEE EXHIBIT "B")

A part of said Lot 43, being more particularly described as follows:

Commencing at the Northeast Corner of said Lot 43, as per said plat, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S22°20'29"W along the East line of said Lot 43, a distance of 34.17 feet to the true **Point of Beginning**; thence continuing S22°20'29"W along said East line, a distance of 83.03 feet; thence leaving said East line N87°44'34"W, a distance of 200.73 feet to the Southeast Corner of that certain Storm Drainage Easement as filed for record as Document No. 11285241 in Jackson County, Missouri; thence N09°02'06"E along said storm drainage easement, a distance of 30.00 feet; thence N80°57'54"W along said storm drainage easement, a distance of 68.13 feet; thence N66°43'14"W along said storm drainage easement, a distance of 40.97 feet, to a point on the West line of said Lot 43; thence N03°21'30"E along said West line, a distance of 17.00 feet to a point on a non-tangent curve; thence Easterly along said non-tangent curve to the left, said curve having a radius of 550.00 feet, a delta angle of 35°03'58", an arc length of 336.61 feet, a chord bearing S89°12'22"E with a chord length of 331.38 feet to the **Point of Beginning**.

Containing 13,706.89 square feet or 0.315 acres, more or less.



12/17/2020

Date: 12/6/2020 Time: 2:04:00 PM By: denetor

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LEE'S SUMMIT
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 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No.1010050300 | Date: 12/6/2020 |
| Property Owner: Richard Dean & Michon Maria Coats | |
| Address: 612 NW Timber Ridge Trail | |
| Plat: Edgewood Trail - 2nd Plat, Lot 43 | |
| Permanent Drainage Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 9

Original Parcel

All that part of Lot 43, EDGEWOOD TRAIL 2ND PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

Permanent Gas Easement (SEE EXHIBIT "B")

A part of said Lot 43, being more particularly described as follows:

Commencing at the Northeast Corner of said Lot 43, as per said plat, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S22°20'29"W along the East line of said Lot 43, a distance of 90.87 feet to the true **Point of Beginning**; thence continuing S22°20'29"W along said East line, a distance of 23.42 feet; thence leaving said East line S81°00'07"W a distance of 268.72 feet; thence N59°53'09"W a distance of 47.59 feet to a point on the West line of said Lot 43; thence N03°21'30"E along said West line, a distance of 22.40 feet; thence S59°53'09"E leaving said West line, a distance of 50.57 feet; thence N81°00'07"E a distance of 273.79 feet to the **Point of Beginning**.

Total containing 6,406.73 square feet or 0.147 acres, more or less.



Date: 3/10/2021 Time: 4:12:54 PM By: denetter

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|---|---|---|------------------|
|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No. 1010050300 | Date: 3/10/2021 |
| | | Property Owner: Richard Dean & Michon Maria Coats | |
| | | Address: 612 NW Timber Ridge Trail | |
| | | Plat: Edgewood Trail - 2nd Plat, Lot 43 | |
| | | Permanent Gas Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 9

Original Parcel

All that part of Lot 43, EDGEWOOD TRAIL 2ND PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

Temporary Construction Easement (SEE EXHIBIT "B")

A part of said Lot 43, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 43; thence S03°21'30"W along the West line of Lot 43 a distance of 152.35 feet to the Southwesterly corner of that certain Storm Drainage Easement as filed for record as Document No. 11285241 in Jackson County, Missouri and the true **Point of Beginning**; thence N43°44'49"E along said storm drainage easement, a distance of 54.71 feet; thence S80°57'54"E along said storm drainage easement, a distance of 68.23 feet to the southeasterly corner of said storm drainage easement; thence S87°44'34"E leaving said storm drainage easement, a distance of 170.56 feet; thence S72°41'32"W a distance of 202.17 feet; thence N86°38'30"W a distance of 84.70 feet to a point on said West line of said Lot 43; thence N03°21'30"E along said West line, a distance of 33.15 feet to the **Point of Beginning**.

Total containing 11,903.76 square feet or 0.273 acres, more or less.



Date: 3/10/2021 Time: 4:13:56 PM By: denetter

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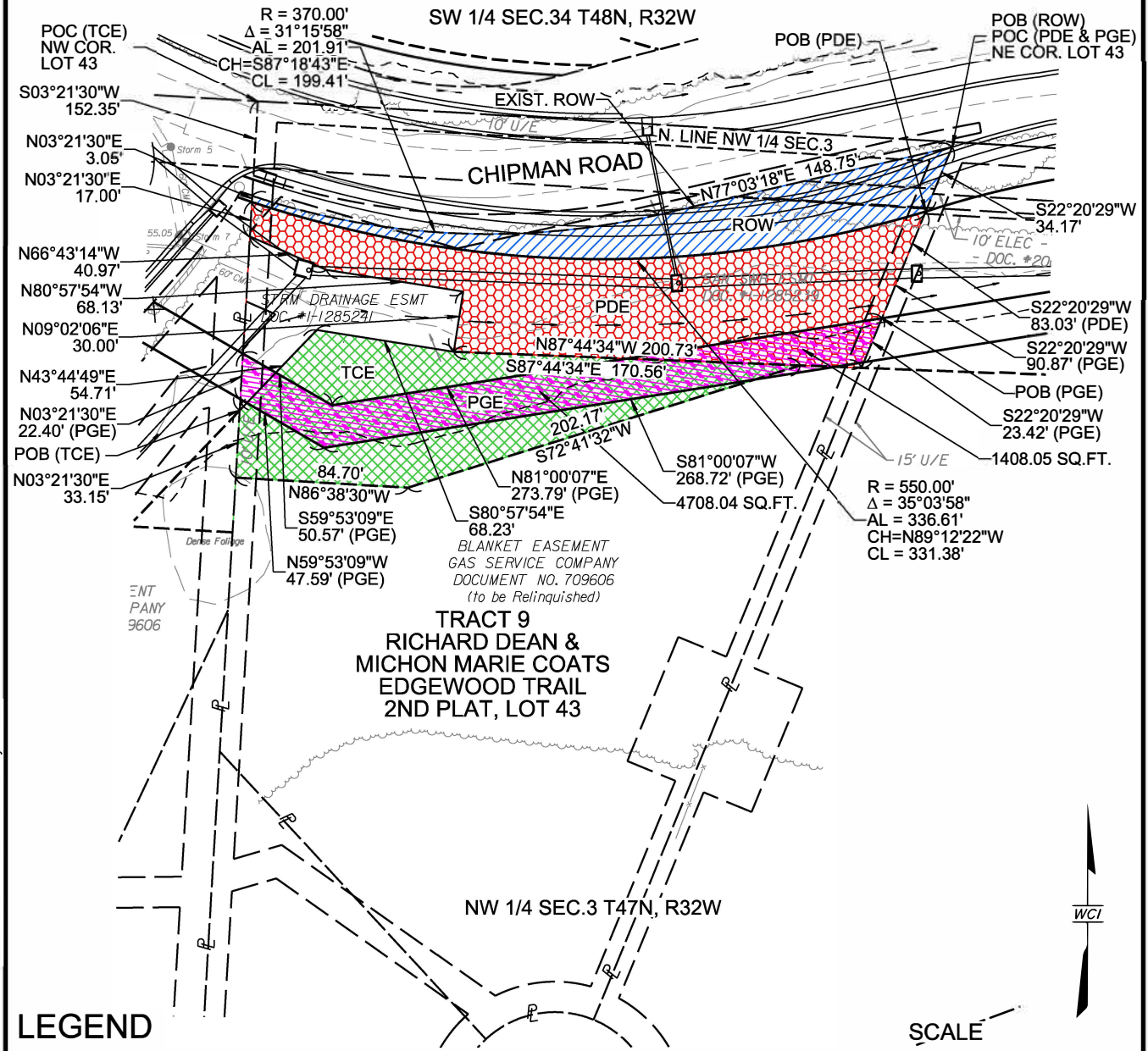
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 KANSAS CITY, MO. 64131
 816-701-3100

LEE'S SUMMIT
 MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No.1010050300 | Date: 3/10/2021 |
| Property Owner: Richard Dean & Michon Maria Coats | |
| Address: 612 NW Timber Ridge Trail | |
| Plat: Edgewood Trail - 2nd Plat, Lot 43 | |
| Temporary Const. Easement | Sheet No. 1 of 1 |

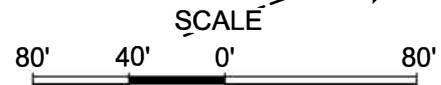
EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE



LEGEND

- ROW=RIGHT OF WAY (5,637.42 SQ.FT.)
- PDE=PERMANENT DRAINAGE EASEMENT (13,706.89 SQ.FT.)
- PGE=PERMANENT GAS EASEMENT (6,406.73 SQ.FT.)
- TCE=TEMPORARY CONSTRUCTION EASEMENT (11,903.76 SQ.FT.)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- X = REMOVE TREE
- DND = DO NOT DISTURB



This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

Date: 3/10/2021 Time: 4:15:44 PM By: demetter

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LEE'S SUMMIT
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 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|-----------------|
| Project No. 1010050300 | Date: 3/10/2021 |
| Property Owner: Richard Dean & Michon Maria Coats | |
| Address: 612 NW Timber Ridge Trail | |
| Plat: Edgewood Trail - 2nd Plat, Lot 43 | |
| Sheet No. 1 of 1 | |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 11

Original Parcel

All that part of Lot 3-A, EDGEWOOD TRAIL, LOTS 3-A AND 4-A, a subdivision in Lee's Summit, Jackson County, Missouri.

Right-of-Way (SEE EXHIBIT "B")

A part of Lot 3-A, being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 3-A, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence Southeasterly along the Northerly, Northeasterly and Easterly lines of said Lot 3-A and said Southerly Right-of-Way line for the following six (6) described courses; thence along a curve to the right, said curve having a radius of 317.43, a delta angle of 26°18'08", an arc length of 145.72 feet, a chord bearing S52°46'29"E with a chord length of 144.44 feet; thence S41°54'57"E, a distance of 48.17 feet; thence S43°55'33"E, a distance of 17.48 feet to a non-tangent curve to the left, said curve having a radius of 249.07 feet, a delta angle of 14°25'53", an arc length of 62.73 feet, a chord bearing S47°41'30"E with a chord length of 62.57 feet to a non-tangent curve to the left, said curve having a radius of 255.27 feet, a delta angle of 05°29'57", an arc length of 24.50 feet, a chord bearing S63°52'09"E with a chord length of 24.49 feet, to a point of reverse curve to the right, said curve having a radius of 25.00 feet, a delta angle of 38°39'06", an arc length of 16.86 feet, a chord bearing S46°16'17"E with a chord length of 16.55 feet; thence Northwesterly along a curve to the right, said curve having a radius of 560.00 feet, a delta angle of 17°25'52", an arc length of 170.37 feet, a chord bearing N54°59'16"W with a chord length of 169.71 feet to a reverse curve to the left, said curve having a radius of 460.00 feet, a delta angle of 15°41'33", an arc length of 125.99 feet, a chord bearing N54°07'05"W with a chord length of 125.59 feet, to a point on the West line of said Lot 3-A; thence N02°23'54"E, along said West line, a distance of 29.20 feet to the **Point of Beginning**.

Containing 5,255.09 square feet or 0.121 acres, more or less.



Date: 11/6/2020 Time: 1:09:41 PM By: donelster

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|--|---|---|------------------|
| <p>WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100</p> | <p>LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221</p> | Project No.1010050300 | Date: 11/6/2020 |
| | | Property Owner: Kathryn & Michael Harvel | |
| | | Address: 625 NW Edgewood Drive | |
| | | Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 3-A | |
| | | Right-of-Way | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 11

Original Parcel

All that part of Lot 3-A, EDGEWOOD TRAIL, LOTS 3-A AND 4-A, a subdivision in Lee's Summit, Jackson County, Missouri.

Permanent Drainage Easement (SEE EXHIBIT "B")

A part of Lot 3-A, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 3-A, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S02°23'54"W along the West property line, a distance of 29.20 feet to the true **Point of Beginning**; thence Southeasterly along a curve to the right, said curve having a radius of 460.00 feet, a delta angle of 15°41'33", an arc length of 125.99 feet, a chord bearing S54°07'05"E with a chord length of 125.59 feet to a point of reverse curve; thence Southeasterly along a curve to the left, said curve having a radius of 560.00 feet, a delta angle of 17°25'52", an arc length of 170.37 feet, a chord bearing S54°59'16"W with a chord length of 169.71 feet, to a point on said Southerly Right-of-Way; thence Southerly along a curve to the right, said curve having a radius of 25.00 feet, a delta angle of 29°27'12", an arc length of 12.85 feet, a chord bearing S12°13'08"E with a chord length of 12.71 feet; thence Northwesterly along a curve to the right, said curve having a radius of 570.00 feet, a delta angle of 10°14'27", an arc length of 101.88 feet, a chord bearing N59°22'42"W with a chord length of 101.74 feet, to a point on the North line of the NW 1/4, Section 3; thence S86°36'17"E along said North line, a distance of 8.81 feet; thence Northwesterly along a curve to the right, said curve having a radius of 565.33 feet, a delta angle of 08°44'27", an arc length of 86.24 feet, a chord bearing N50°38'33"W with a chord length of 86.16 feet, to a point of reverse curve; thence Northwesterly along a curve to the left, said curve having a radius of 454.67 feet, a delta angle of 15°22'10", an arc length of 121.96 feet, a chord bearing N53°57'24"W with a chord length of 121.60 feet, to a point on said West property line; thence N02°23'54"E, a distance of 5.92 feet to the **Point of Beginning**.

Containing 2,040.18 square feet or 0.047 acres, more or less.



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| | | | |
|--|---|---|------------------|
| <p>WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100</p> | <p>LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221</p> | Project No.1010050300 | Date: 11/6/2020 |
| | | Property Owner: Kathryn & Michael Harvel | |
| | | Address: 625 NW Edgewood Drive | |
| | | Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 3-A | |
| | | Permanent Drainage Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 11

Original Parcel

All that part of Lot 3-A, EDGEWOOD TRAIL, LOTS 3-A AND 4-A, a subdivision in Lee's Summit, Jackson County, Missouri.

Permanent Gas Easement (SEE EXHIBIT "B")

A part of Lot 3-A, being more particularly described as follows:

Commencing at the Southeasterly Corner of said Lot 3-A, said point being on the Westerly Right-of-Way line of Edgewood Drive, as now established; thence N41°39'38"E along said Westerly Right-of-Way line, a distance of 72.62 feet to the true **Point of Beginning**; thence leaving said Westerly Right-of-Way N59°53'09"W a distance of 199.85 feet; thence N18°19'58"W a distance of 100.50 feet; thence N76°11'36"W a distance of 6.89 feet to a point on the West property line of said Lot 3-A; thence N02°23'54"E along said West property line, a distance of 20.40 feet; thence S76°11'36"E a distance of 21.98 feet; thence S18°19'58"E a distance of 103.97 feet; thence S59°53'09"E a distance of 196.35 to a point on said Westerly Right-of-Way; thence S41°39'38"W a distance of 20.41 feet to the **Point of Beginning**.

Containing 6,295.39 square feet or 0.145 acres, more or less.



Date: 11/16/2020 Time: 1:08:20 PM By: denetter

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LS
LEE'S SUMMIT
 MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No.1010050300 | Date: 11/6/2020 |
| Property Owner: Kathryn & Michael Harvel | |
| Address: 625 NW Edgewood Drive | |
| Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 3-A | |
| Permanent Gas Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 11

Original Parcel

All that part of Lot 3-A, EDGEWOOD TRAIL, LOTS 3-A AND 4-A, a subdivision in Lee's Summit, Jackson County, Missouri.

Temporary Construction Easement (SEE EXHIBIT "B")

A part of Lot 3-A, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 3-A, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence $S02^{\circ}23'54''W$ along the West property line of said Lot 3-A, a distance of 35.12 feet to the true **Point of Beginning**; thence Southeasterly along a curve to the right, said curve having a radius of 454.67 feet, a delta angle of $15^{\circ}22'10''$, an arc length of 121.96 feet, a chord bearing $S53^{\circ}57'24''W$ with a chord length of 121.60 feet to a point of reverse curve to the left, said curve having a radius of 565.33 feet, a delta angle of $08^{\circ}44'27''$, an arc length of 86.24 feet, a chord bearing $S50^{\circ}38'33''E$ with a chord length of 86.16 feet to a point on the North line of the Northwest 1/4 of Section 3, Township 47 North, Range 32 West; thence $N86^{\circ}36'17''W$ along said North line, a distance of 8.81 feet; thence leaving said North line along a curve to the left, said curve having a radius of 570.00 feet, a delta angle of $10^{\circ}14'27''$, an arc length of 101.88 feet, a chord bearing $S59^{\circ}22'42''E$ with a chord length of 101.74 feet, to a point on the Westerly Right-of-Way line of Edgewood Drive; thence along said Westerly Right-of-Way, Southwesterly along a curve to the right, said curve having a radius of 25.00 feet, a delta angle of $39^{\circ}09'10''$, an arc length of 17.08 feet, a chord bearing $S22^{\circ}05'03''W$ with a chord length of 16.75 feet, to a point of tangency; thence continuing along said Westerly Right-of-Way, $S41^{\circ}39'38''W$ a distance of 33.25 feet; thence leaving said Westerly Right-of-Way, $N12^{\circ}44'13''W$ a distance of 16.78 feet; thence $N59^{\circ}53'09''W$ a distance of 182.42 feet; thence $N18^{\circ}19'58''W$ a distance of 75.38 feet; thence $N51^{\circ}38'11''W$ a distance of 39.13 feet to a point on said West property line; thence $N02^{\circ}23'54''E$ along said West property line, a distance of 14.14 feet to the **Point of Beginning**.

Total containing 11,448.89 square feet or 0.263 acres, more or less



Date: 3/10/2021 Time: 7:57:36 PM By: denetter

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|--|---|---|------------------|
| <p>WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100</p> | <p>LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221</p> | Project No.1010050300 | Date: 3/10/2021 |
| | | Property Owner: Kathryn & Michael Harvel | |
| | | Address: 625 NW Edgewood Drive | |
| | | Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 3-A | |
| | | Temporary Const. Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 11

Original Parcel

All that part of Lot 3-A, EDGEWOOD TRAIL, LOTS 3-A AND 4-A, a subdivision in Lee's Summit, Jackson County, Missouri.

Permanent Electric Easement (SEE EXHIBIT "B")

A part of Lot 3-A, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 3-A, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S02°23'54"W along the West property line of said Lot 3-A, a distance of 42.20 feet to the true **Point of Beginning**; thence leaving said West property line, S61°39'06"E a distance of 99.92 feet; thence Southeasterly along a curve to the right, said curve having a radius of 460.00 feet, a delta angle of 02°25'39", an arc length of 19.49 feet, a chord bearing S47°29'09"E with a chord length of 19.49 feet to a point of reverse curve; thence Southeasterly along a curve to the left, said curve having a radius of 560.00 feet, a delta angle of 02°02'41", an arc length of 19.99 feet, a chord bearing S47°17'40"E with a chord length of 19.98 feet; thence N79°43'24"W a distance of 10.96 feet; thence S11°40'32"W a distance of 22.18 feet; thence N78°19'28"W a distance of 10.00 feet; thence N11°40'32"E a distance of 23.22 feet; thence N61°39'06"W a distance of 110.58 feet to a point on said West property line of said Lot 3-A; thence N02°23'54"E along said West property line, a distance of 16.68 feet to the **Point of Beginning**.

Total containing 2,013.18 square feet or 0.046 acres, more or less.



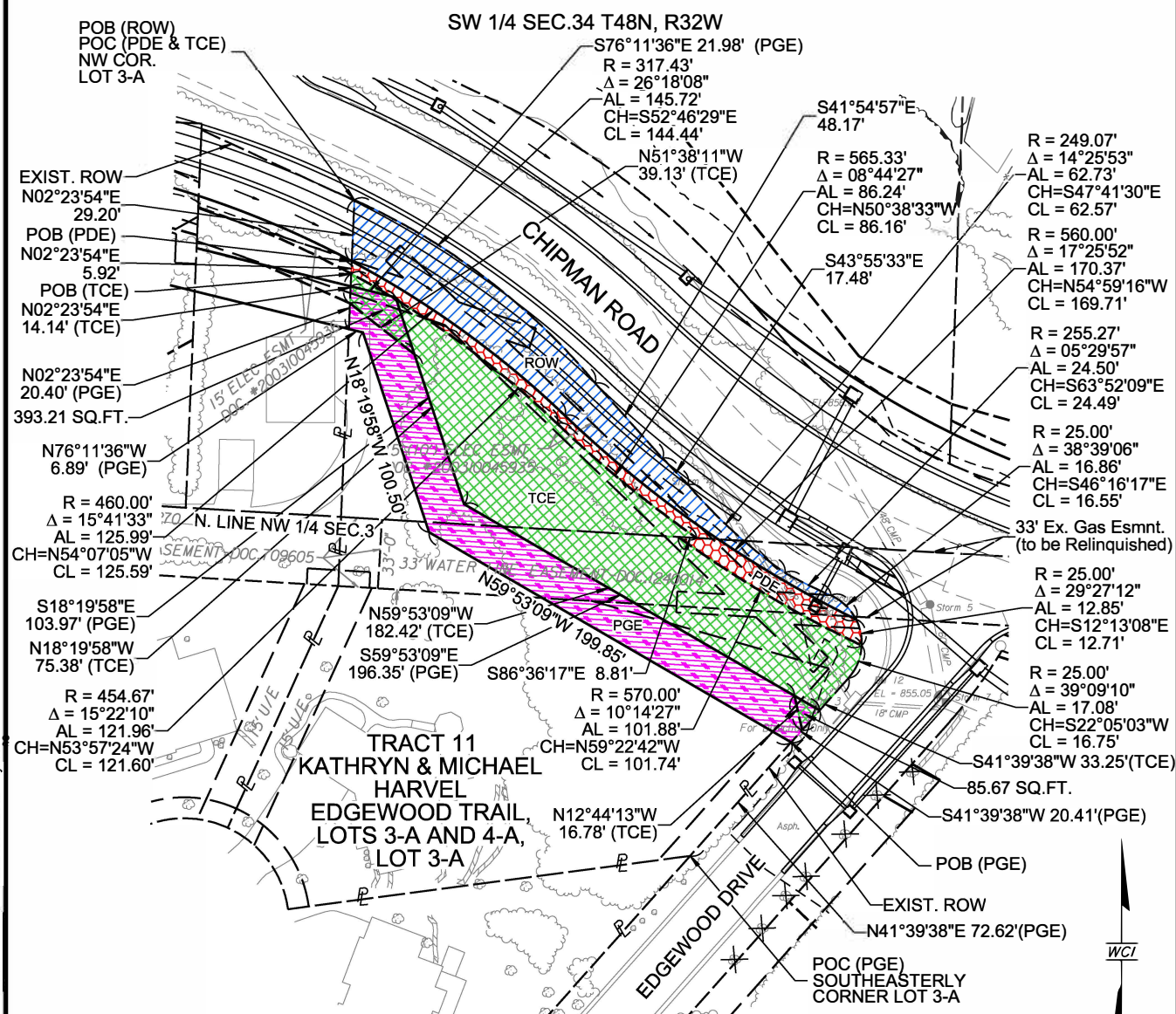
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|---|---|---|------------------|
|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No. 1010050300 | Date: 3/10/2021 |
| | | Property Owner: Kathryn & Michael Harvel | |
| | | Address: 625 NW Edgewood Drive | |
| | | Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 3-A | |
| | | Permanent Electric Easement | Sheet No. 1 of 1 |

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE



Date: 3/10/2021 Time: 7:49:56 PM By: demeter

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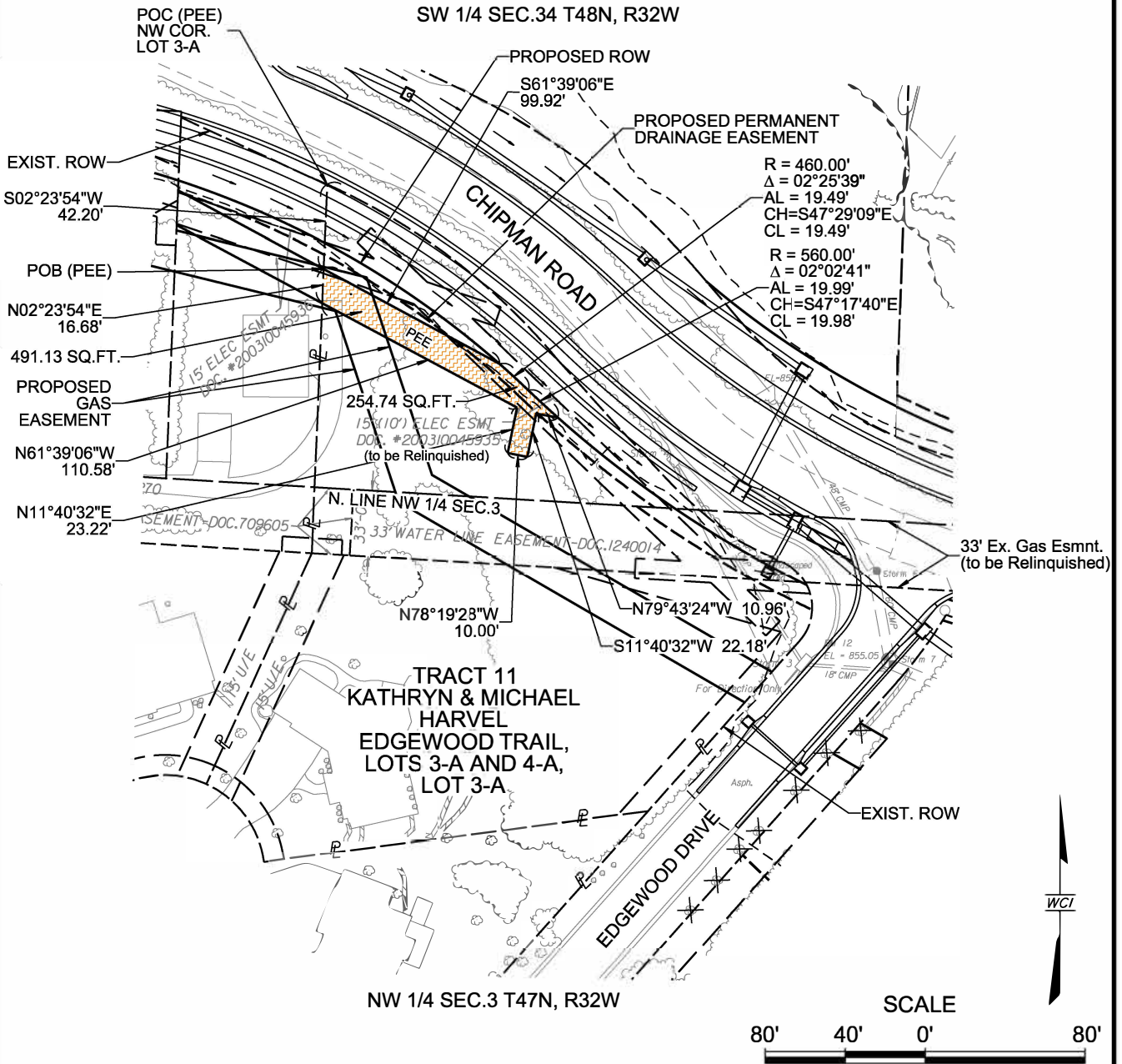
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LEE'S SUMMIT MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No. 1010050300 | Date: 3/10/2021 |
| Property Owner: Kathryn & Michael Harvel | |
| Address: 625 NW Edgewood Court | |
| Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 3-A | |
| | Sheet No. 1 of 1 |

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE



Date: 3/10/2021 Time: 7:54:07 PM By: denetter

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LEGEND

- PEE=PERMANENT ELECTRIC EASEMENT (2,013.18 SQ.FT.)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- X = REMOVE TREE
- DND = DO NOT DISTURB

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

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LEE'S SUMMIT MISSOURI
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CHIPMAN ROAD IMPROVEMENTS
CITY PROJECT NO. 73- 3221

| | |
|--|-----------------|
| Project No.1010050300 | Date: 3/10/2021 |
| Property Owner: Kathryn & Michael Harvel | |
| Address: 625 NW Edgewood Court | |
| Plat: Edgewood Trail , Lots 3-A and 4-A, Lot 3-A | |
| Sheet No. 1 of 1 | |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 12

Original Parcel

All that part of Lot 4-A, EDGEWOOD TRAIL, LOTS 3-A AND 4-A, a subdivision in Lee's Summit, Jackson County, Missouri.

Right-of-Way (SEE EXHIBIT "B")

A part of Lot 4-A, being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 4-A, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S65°11'03"E along the Northerly line of said Lot 4-A and said Southerly Right-of-Way line, a distance of 70.81 feet; thence Southeasterly along said Northerly line and said Southerly Right-of-Way line along a curve to the right, said curve having a radius of 317.43 feet, a delta angle of 01°42'31", an arc length of 9.47 feet, a chord bearing S66°46'48"E with a chord length of 9.47 feet, to the Northeast Corner of said lot 4-A; thence S02°23'54"W, along the East property line of said Lot 4-A, a distance of 29.20 feet; thence Northwesterly along a curve to the left, said curve having a radius of 460.00 feet, a delta angle of 09°54'19", an arc length of 79.52 feet, a chord bearing N66°55'01"W with a chord length of 79.43 feet, to a point on the West property line of said Lot 4-A; thence N02°23'54"E, along said West property line, a distance of 31.51 feet to the **Point of Beginning**.

Containing 2,155.30 square feet or 0.049 acres, more or less.



Date: 7/31/2020 Time: 12:02:39 PM By: denetter

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|--|---|---|------------------|
| <p>WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100</p> | <p>LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221</p> | Project No.1010050300 | Date: 7/31/2020 |
| | | Property Owner: Kevin & Marlo Knapp | |
| | | Address: 628 NW Edgewood Court | |
| | | Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 4-A | |
| | | Right-of-Way | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 12

Original Parcel

All that part of Lot 4-A, of "EDGEWOOD TRAIL, LOTS 3-A AND 4-A", a recorded plat in Jackson County, Missouri, of a subdivision in the City of Lee's Summit.

Permanent Drainage Easement (SEE EXHIBIT "B")

A part of Lot 4-A, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 4-A, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S02°23'54"E along the West property line of said Lot 4-A, a distance of 31.51 feet, to the true **Point of Beginning**; thence Southeasterly along a curve to the right, said curve having a radius of 460.00 feet, a delta angle of 09°54'19", an arc length of 79.52 feet, a chord bearing S66°55'01"E with a chord length of 79.43 feet, to a point on the East property line of said lot 4-A; thence S02°23'54"W along the said East property line, a distance of 5.92 feet; thence leaving said East property line, Northwesterly along a curve to the left, said curve having a radius of 454.67 feet, a delta angle of 10°02'20", an arc length of 79.66 feet, a chord bearing N66°39'39"W with a chord length of 79.56 feet, to a point on said West property line; thence N02°23'54"E, along said West property line, a distance of 5.54 feet to the **Point of Beginning**.

Containing 424.50 square feet or 0.010 acres, more or less.



Date: 11/15/2020 Time: 10:44:15 AM By: demetter

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 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No.1010050300 | Date: 11/5/2020 |
| Property Owner: Kevin & Marlo Knapp | |
| Address: 628 NW Edgewood Court | |
| Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 4-A | |
| Permanent Drainage Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 12

Original Parcel

All that part of Lot 4-A, of "EDGEWOOD TRAIL, LOTS 3-A AND 4-A", a recorded plat in Jackson County, Missouri, of a subdivision in the City of Lee's Summit.

Permanent Gas Easement (SEE EXHIBIT "B")

A part of Lot 4-A, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 4-A, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S02°23'54"E along the West property line of said Lot 4-A, a distance of 56.52 feet, to the true **Point of Beginning**; thence leaving said West property line, S76°11'36"E a distance of 75.80 feet to a point on the East property line of said lot 4-A; thence S02°23'54"W, along the East property line of said Lot 4-A, a distance of 20.40 feet; thence leaving said East property line, N76°11'36"W with a distance of 75.80 feet to a point on said West property line; thence N02°23'54"E, along said West property line, a distance of 20.40 feet to the **Point of Beginning**.

Containing 1,516.07 square feet or 0.035 acres, more or less.

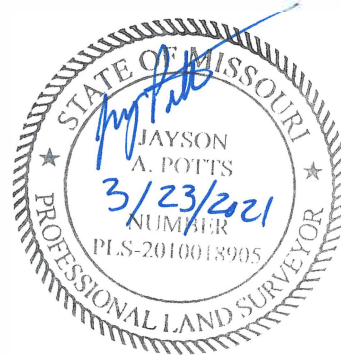
Permanent Gas Easement - 1 (SEE EXHIBIT "C")

A part of Lot 4-A, being more particularly described as follows:

Beginning at the West Southwest Corner of said Lot 4-A; thence N03°21'30"E along the West property line of said Lot 4-A, a distance of 12.39; thence leaving said West property line, N60°42'26"E a distance of 38.17 feet to a point on a North property line of said lot 4-A; thence S86°36'17"E, along said North property line, a distance of 37.03 feet; thence leaving said North property line, S60°42'26"W a distance of 61.10 feet to a point on a South property line of said lot 4-A; thence N86°36'17"W, along said South property line, a distance of 17.72 feet to the **Point of Beginning**.

Containing 1,102.51 square feet or 0.025 acres, more or less.

Total Permanent Gas Easement containing 2,618.58 square feet or 0.060 acres, more or less.



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| <p>WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100</p> | <p>LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221</p> | Project No. 1 01 00503 00 | Date: 3/23/2021 |
| | | Property Owner: Kevin & Marlo Knapp | |
| | | Address: 628 NW Edgewood Court | |
| | | Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 4-A | |
| | | Permanent Gas Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 12

Original Parcel

All that part of Lot 4-A, of "EDGEWOOD TRAIL, LOTS 3-A AND 4-A", a recorded plat in Jackson County, Missouri, of a subdivision in the City of Lee's Summit.

Temporary Construction Easement (SEE EXHIBIT "B")

A part of Lot 4-A, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 4-A, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S02°23'54"W along the West property line of said Lot 4-A, a distance of 37.05 feet to the true **Point of Beginning**; thence Southeasterly along a curve to the right, said curve having a radius of 454.67 feet, a delta angle of 10°02'20", an arc length of 79.66 feet, a chord bearing S66°39'39"E with a chord length of 79.56 feet, to a point on the East property line of said Lot 4-A; thence S02°23'54"W, along said East property line, a distance of 14.14 feet; thence leaving said East property line N66°01'31"W a distance of 45.00 feet; thence N76°11'36"W a distance of 33.11 feet, to a point on said West property line; thence N02°23'54"E, along said West property line, a distance of 19.47 feet to the **Point of Beginning**.

Total containing 1,209.68 square feet or 0.028 acres, more or less.



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 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No. 1010050300 | Date: 3/10/2021 |
| Property Owner: Kevin & Marlo Knapp | |
| Address: 628 NW Edgewood Court | |
| Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 4-A | |
| Temporary Const. Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 12

Original Parcel

All that part of Lot 4-A, of "EDGEWOOD TRAIL, LOTS 3-A AND 4-A", a recorded plat in Jackson County, Missouri, of a subdivision in the City of Lee's Summit.

Permanent Electric Easement (SEE EXHIBIT "B")

A part of Lot 4-A, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot 4-A, said point being on the Southerly Right-of-Way line of Chipman Road, as now established; thence S02°23'54"W along the West property line of said Lot 4-A, a distance of 36.41 feet to the true **Point of Beginning**; thence leaving said West property line S61°39'06"E, a distance of 82.64 feet to a point on the East property line of said Lot 4-A; thence S02°23'54"W along said East property line, a distance of 16.68 feet; thence leaving said East property line, N61°39'06"W a distance of 82.64 feet to a point on said West property line; thence N02°23'54"E along said West property line, a distance of 16.68 feet to the **Point of Beginning**.

Total containing 1,239.56 square feet or 0.028 acres, more or less.



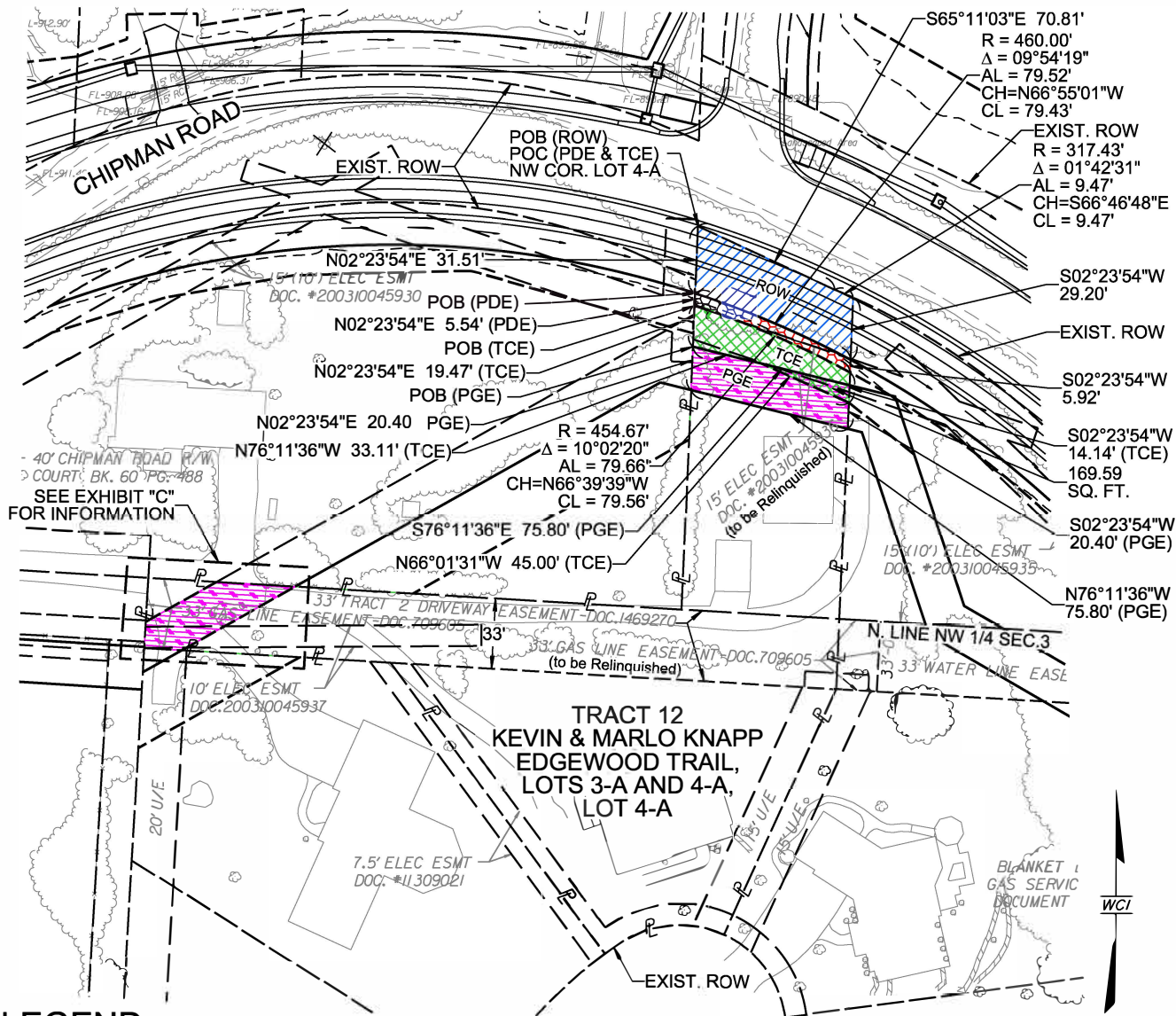
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|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No. 1010050300 | Date: 3/10/2021 |
| | | Property Owner: Kevin & Marlo Knapp | |
| | | Address: 628 NW Edgewood Court | |
| | | Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 4-A | |
| | | Permanent Electric Easement | Sheet No. 1 of 1 |

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

SW 1/4 SEC.34 T48N, R32W



LEGEND

- ROW=RIGHT OF WAY (2,155.30 SQ. FT.)
- PDE=PERMANENT DRAINAGE EASEMENT (424.50 SQ. FT.)
- PGE=PERMANENT GAS EASEMENT (1,516.07 SQ. FT.)
- TCE=TEMPORARY CONSTRUCTION EASEMENT (1,209.68 SQ. FT.)

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 X = REMOVE TREE
 DND = DO NOT DISTURB

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

Date: 3/23/2021 Time: 9:10:15 AM By: demetter File: M:\TRN10-100-503-00\CADD\Exhibits\Tract 12.dgn

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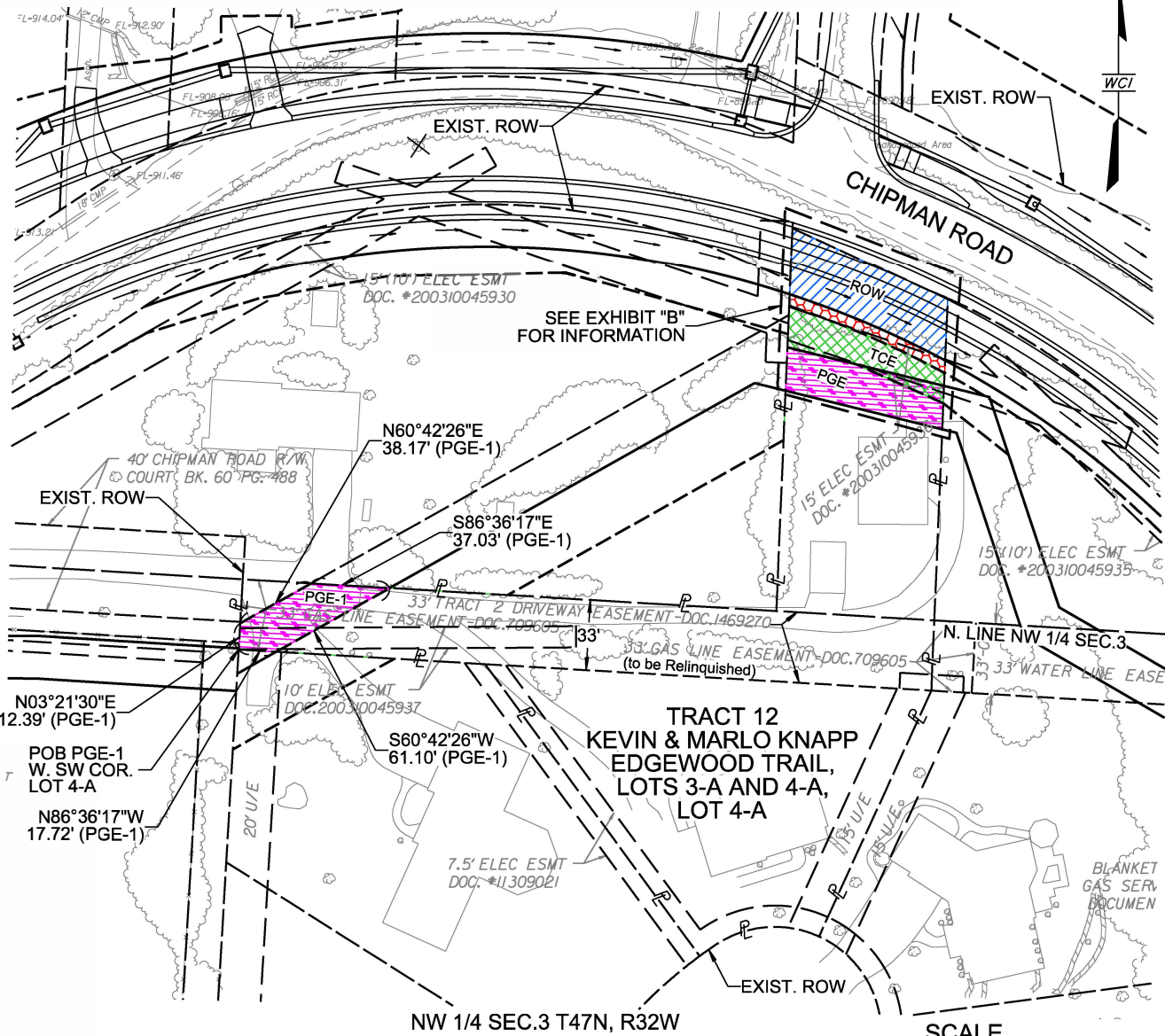
LEE'S SUMMIT
 MISSOURI
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 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|-----------------|
| Project No. 1010050300 | Date: 3/23/2021 |
| Property Owner: Kevin & Marlo Knapp | |
| Address: 628 NW Edgewood Court | |
| Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 4-A | |
| Sheet No. 1 of 1 | |

EXHIBIT "C"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

SW 1/4 SEC.34 T48N, R32W



Date: 3/23/2021 Time: 9:11:22 AM By: demeter

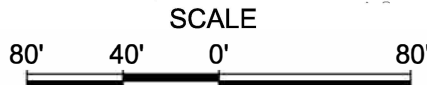
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LEGEND

PGE=PERMANENT GAS EASEMENT (PGE-1 = 1,102.51 SQ. FT.)

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- X = REMOVE TREE
- DND = DO NOT DISTURB

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.



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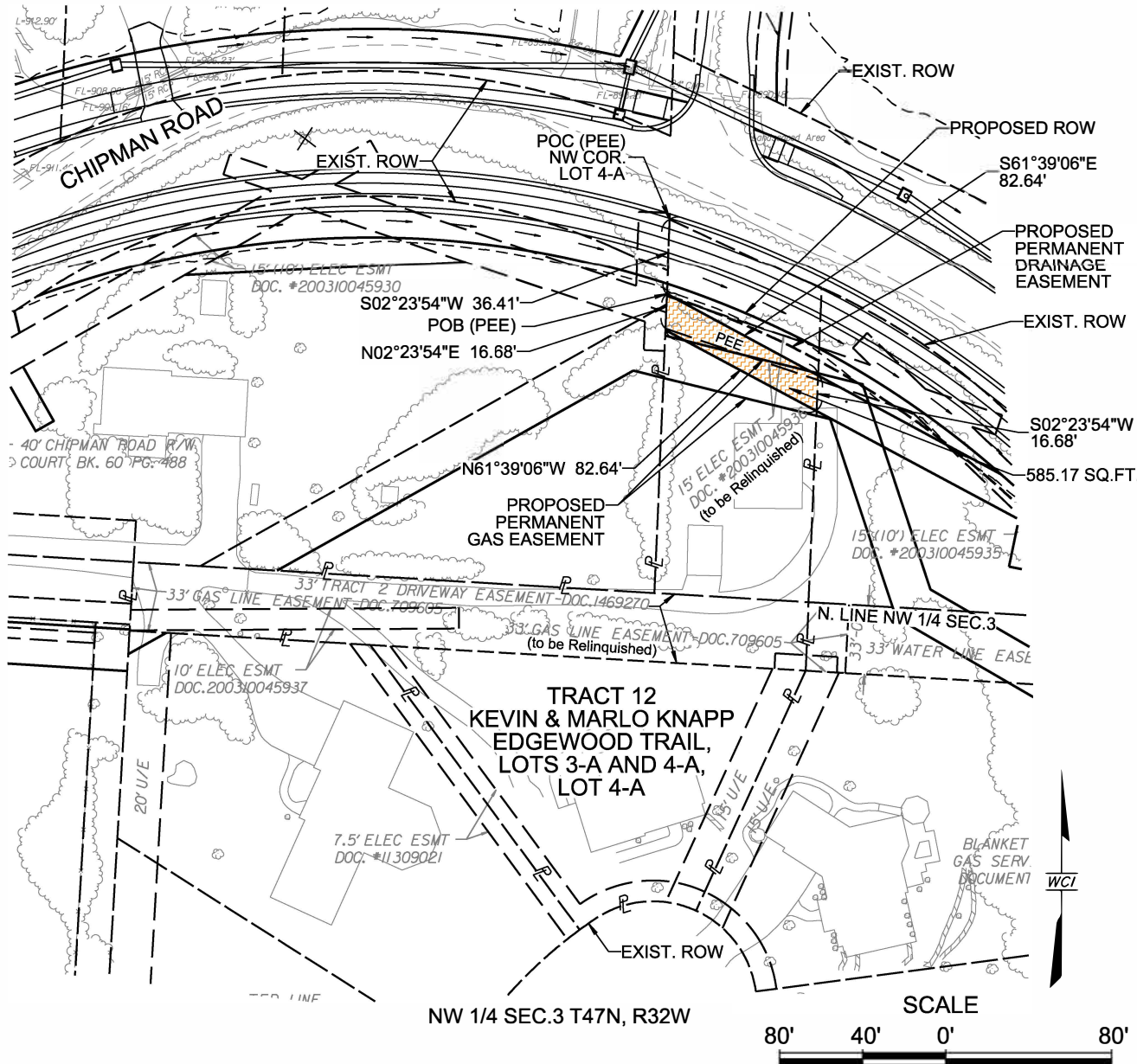
LEE'S SUMMIT
 MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|-----------------|
| Project No. 1010050300 | Date: 3/23/2021 |
| Property Owner: Kevin & Marlo Knapp | |
| Address: 628 NW Edgewood Court | |
| Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 4-A | |
| Sheet No. 1 of 1 | |

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

SW 1/4 SEC.34 T48N, R32W



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LEGEND

- PEE=PERMANENT ELECTRIC EASEMENT (1,239.56 SQ.FT.)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- X = REMOVE TREE
- DND = DO NOT DISTURB

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

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 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|-----------------|
| Project No. 1010050300 | Date: 3/10/2021 |
| Property Owner: Kevin & Marlo Knapp | |
| Address: 628 NW Edgewood Court | |
| Plat: Edgewood Trail, Lots 3-A and 4-A, Lot 4-A | |
| Sheet No. 1 of 1 | |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 21

Original Parcel

All that part of Lot 5, HALLER ESTATES, a subdivision in Lee's Summit, Jackson County, Missouri. Plat recorded as document 843028, book 28, page 8, on Aug. 27, 1964, in Jackson County, Missouri.

Right-of-Way (SEE EXHIBIT "B")

A part of Lot 5, HALLER ESTATES, being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 5, said point being on the Northerly Right-of-Way line of Chipman Road, as now established; thence N02°25'42"E along the Westerly line of said Lot 1 a distance of 15.45 feet; thence Northeasterly along a non-tangent curve to the left, said curve having a radius of 460.00 feet, a delta angle of 26°41'29", an arc length of 214.29 feet, a chord bearing N68°15'46"E with a chord length of 212.36 feet, to a point of reverse curve; thence continuing Northeasterly along a curve to the right, said curve having a radius of 560.00 feet, a delta angle of 00°48'02", an arc length of 7.83 feet, a chord bearing N55°19'03"E with a chord length of 7.83 feet, to a point on the Easterly line of said Lot 5; thence S02°25'41"W, along said Easterly line, a distance of 53.74 feet to the Southeast Corner of said Lot 5, also a point on said Northerly Right-of-Way; thence Southwesterly along the Southerly line of said Lot 5 and said Northerly Right-of-Way line, along a non-tangent curve to the right, said curve having a radius of 543.68 feet, a delta angle of 21°56'51", an arc length of 208.26 feet, a chord bearing S77°29'12"W with a chord length of 206.99 feet to the **Point of Beginning**.

Containing 6,343.07 square feet or 0.146 acres, more or less.



Date: 11/13/2020 Time: 10:20:21 AM By: denetter

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LEE'S SUMMIT
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 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No. 1010050300 | Date: 11/13/2020 |
| Property Owner: Dawn R. Brockman, Trustee | |
| Address: 11800 NW Chipman Road | |
| Plat: HALLER ESTATES, Lot 5 | |
| Right-of-Way | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 21

Original Parcel

All that part of Lot 5, HALLER ESTATES, a subdivision in Lee's Summit, Jackson County, Missouri. Plat recorded as document 843028, book 28, page 8, on Aug. 27, 1964, in Jackson County, Missouri.

Temporary Construction Easement (SEE EXHIBIT "B")

A part of Lot 5, HALLER ESTATES, being more particularly described as follows:

Commencing at the Southwest Corner of said Lot 5, said point being on the Northerly Right-of-Way line of Chipman Road, as now established; thence N02°25'42"E along the Westerly line of said Lot 5 a distance of 15.45 feet to the **Point of Beginning**; thence N02°25'42"E continuing along said Westerly line a distance of 5.05 feet; thence N83°31'44"E, a distance of 17.05 feet; thence N54°51'17"E, a distance of 85.03 feet; thence N86°01'58"E, a distance of 63.49 feet; thence N52°21'21"E, a distance of 39.74 feet; thence N15°28'12"E, a distance of 61.08 feet; thence S88°34'32"E, a distance of 8.48 feet to a point on the Easterly line of said Lot 5; thence S02°25'41"W, along said Easterly line, a distance of 60.19 feet; thence Southwesterly along a non-tangent curve to the left, said curve having a radius of 560.00 feet, a delta angle of 00°48'02", an arc length of 7.83 feet, a chord bearing S55°19'03"W with a chord length of 7.83 feet to a point of reverse curve; thence continuing Southwesterly along on a curve to the right, said curve having a radius of 460.00 feet, a delta angle of 26°41'29", an arc length of 214.29 feet, a chord bearing S68°15'46"W with a chord length of 212.36 feet to the **Point of Beginning**.

Containing 4,518.13 square feet or 0.104 acres, more or less.



Date: 11/13/2020 Time: 10:22:20 AM By: deneter

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LS
LEE'S SUMMIT
 MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

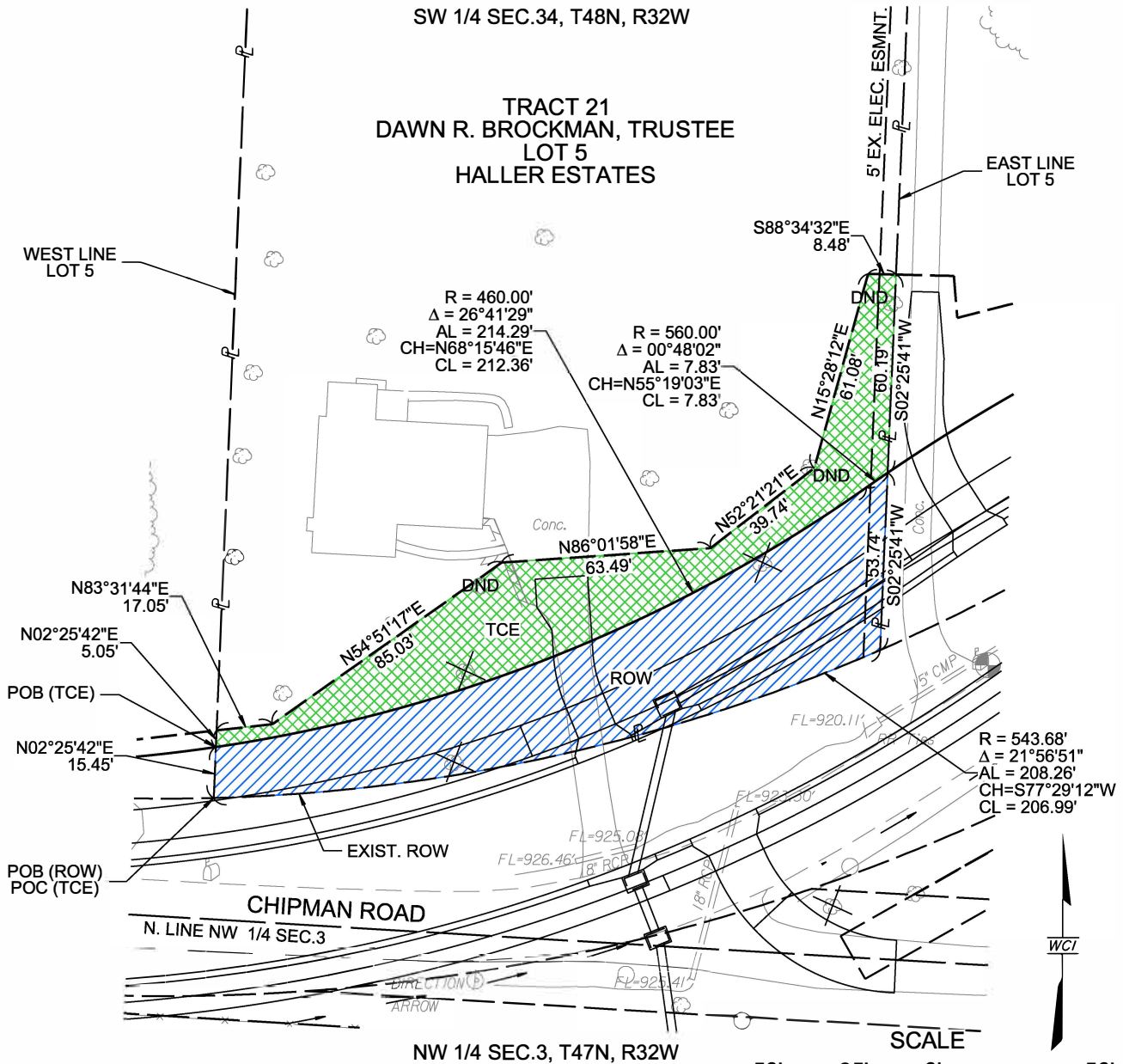
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|---|------------------|
| Project No.1010050300 | Date: 11/13/2020 |
| Property Owner: Dawn R. Brockman, Trustee | |
| Address: 11800 NW Chipman Road | |
| Plat: HALLER ESTATES, Lot 5 | |
| Temporary Const. Easement | Sheet No. 1 of 1 |

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

SW 1/4 SEC.34, T48N, R32W

TRACT 21
DAWN R. BROCKMAN, TRUSTEE
LOT 5
HALLER ESTATES



Date: 7/31/2020 Time: 11:35:56 AM By: demetter

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LEGEND

- ROW=RIGHT OF WAY (6,343.07 SQ.FT.)
- TCE=TEMPORARY CONSTRUCTION EASEMENT (4,518.13 SQ.FT.)

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
X = REMOVE TREE
DND = DO NOT DISTURB

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

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LEE'S SUMMIT
MISSOURI
CITY OF LEE'S SUMMIT, MISSOURI
CHIPMAN ROAD IMPROVEMENTS
CITY PROJECT NO. 73-3221

| | |
|---|-----------------|
| Project No. 1010050300 | Date: 7/31/2020 |
| Property Owner: Dawn R. Brockman, Trustee | |
| Address: 11800 NW Chipman Road | |
| Plat: HALLER ESTATES, Lot 5 | |
| Sheet No. 1 of 1 | |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 22

Original Parcel

All that part of Lot 1, BERKMAN ESTATES, a subdivision in Lee's Summit, Jackson County, Missouri. Plat recorded as document 857743, book 28, page 60, on April 13, 1965, in Jackson County, Missouri.

Right-of-Way (SEE EXHIBIT "B")

A part of Lot 1, BERKMAN ESTATES, being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 1, said point being on the Northerly Right-of-Way Line of Chipman Road, as now established; thence N02°25'41"E along the Westerly Line of said Lot 1, a distance of 53.74 feet; thence Northeasterly along a non-tangent curve to the right, said curve having a radius of 560.00 feet, a delta angle of 13°36'08", an arc length of 132.95 feet, a chord bearing N62°31'08"E with a chord length of 132.63 feet, to a point on the Easterly Line of said Lot 1; thence S02°26'00"W, along said Easterly Line, a distance of 46.94 feet to the Southeast Corner of said Lot 1, also a point on said Northerly Right-of-Way; thence S56°40'09"W, along the Southerly Line of said Lot 1 and said Northerly Right-of-Way Line, a distance of 42.96 feet, to a point of curvature; thence continuing along said Southerly Line of Lot 1 and said Northerly Right-of-Way Line on a curve to the right, said curve having a radius of 543.68 feet, a delta angle of 09°50'37", an arc length of 93.41 feet, a chord bearing of S61°35'27"W with a chord length of 93.29 feet, to the **Point of Beginning**.

Containing 6,432.62 square feet or 0.148 acres, more or less.



Date: 11/13/2020 Time: 10:29:09 AM By: denetter

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 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No.1010050300 | Date: 11/13/2020 |
| Property Owner: Dawn R. Brockman, Trustee | |
| Address: 11900 NW Chipman Road | |
| Plat: BERKMAN ESTATES, Lot 1 | |
| Right-of-Way | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 22

Original Parcel

All that part of Lot 1, BERKMAN ESTATES, a subdivision in Lee's Summit, Jackson County, Missouri. Plat recorded as document 857743, book 28, page 60, on April 13, 1965, in Jackson County, Missouri.

Temporary Construction Easement (SEE EXHIBIT "B")

A part of Lot 1, BERKMAN ESTATES, being more particularly described as follows:

Commencing at the Southwest Corner of said Lot 1, said point being on the Northerly Right-of-Way Line of Chipman Road, as now established; thence N02°25'41"E along the Westerly Line of said Lot 1, a distance of 53.74 feet to the true **Point of Beginning**; thence N02°25'41"E continuing along said Westerly Line a distance of 60.19 feet; thence S88°34'32"E, a distance of 17.54 feet; thence S04°40'34"E, a distance of 12.73 feet; thence N75°41'04"E, a distance of 100.10 feet to a point on the Easterly Line of said Lot 1; thence S02°26'00"W, along said Easterly Line, a distance of 10.57 feet; thence Southwesterly along a non-tangent curve to the left, said curve having a radius of 560.00 feet, a delta angle of 13°36'08", an arc length of 132.95 feet, a chord bearing S62°31'08"W with a chord length of 132.63 feet, to the **Point of Beginning**.

Containing 2,963.64 square feet or 0.068 acres, more or less.



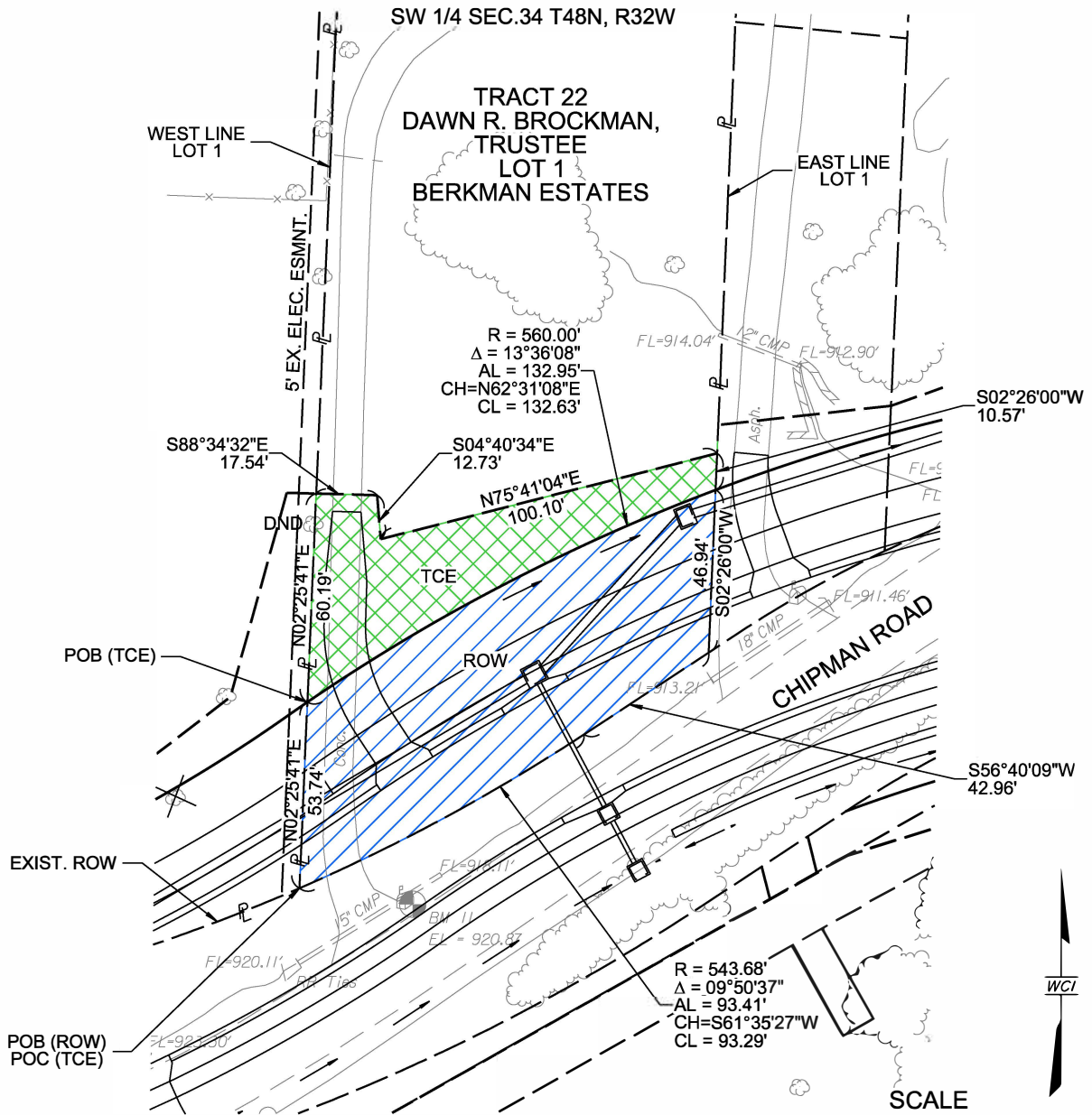
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|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No. 1010050300 | Date: 11/13/2020 |
| | | Property Owner: Dawn R. Brockman, Trustee | |
| | | Address: 11900 NW Chipman Road | |
| | | Plat: BERKMAN ESTATES, Lot 1 | |
| | | Temporary Const. Easement | Sheet No. 1 of 1 |

EXHIBIT "B"

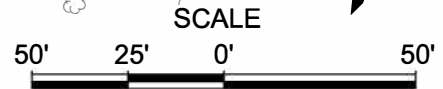
BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE



LEGEND

-  ROW=RIGHT OF WAY (6,432.62 SQ.FT.)
-  TCE=TEMPORARY CONSTRUCTION EASEMENT (2,963.64 SQ.FT.)

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 X = REMOVE TREE
 DND = DO NOT DISTURB



This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

Date: 7/31/2020 Time: 11:33:13 AM By: demetter File: M:\TRAIN\10-100-503-00\CADD\Exhibits\Tract 22.dgn

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 CITY PROJECT NO. 73-3221

| | |
|---|-----------------|
| Project No. 1010050300 | Date: 7/31/2020 |
| Property Owner: Dawn R. Brockman, Trustee | |
| Address: 11900 NW Chipman Road | |
| Plat: BERKMAN ESTATES, Lot 1 | |
| Sheet No. 1 of 1 | |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 29

Original Parcel

All that part of Lot 1, CEDAR CREEK, LOTS 1-13, a subdivision in Lee's Summit, Jackson County, Missouri. Plat recorded as document I545489, book 40, page 47, on Nov. 17, 1983, in Jackson County, Missouri.

Right-of-Way (SEE EXHIBIT "B")

A part of Lot 1, being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 1, said point being on the Northerly Right-of-Way line of Chipman Road, as now established; thence Northwesterly along the Southerly property line of said Lot 1 and said Northerly Right-of-Way line on a non-tangent curve to the right, said curve having a radius of 225.00 feet, a delta angle of 25°20'15", an arc length of 99.50 feet, a chord bearing N53°13'36"W with a chord length of 98.69 feet; thence N40°33'29"W, along said Southerly property line and said Northerly Right-of-Way line, a distance of 24.38 feet; thence Southeasterly along a non-tangent curve to the left, said curve having a radius of 460.00 feet, a delta angle of 14°15'48", an arc length of 114.51 feet, a chord bearing S56°41'36"E with a chord length of 114.22 feet, to a point on the Easterly property line of said Lot 1; thence S02°06'55"W, along said Easterly property line, a distance of 14.90 feet to the **Point of Beginning**.

Containing 1,081.77 square feet or 0.025 acres, more or less.



6/17/2021

Date: 6/17/2021 Time: 9:49:38 AM By: denetier

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|---|---|---|------------------|
|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No. 1010050300 | Date: 6/17/2021 |
| | | Property Owner: Richard & Carol M. Kyanka | |
| | | Address: 701 NW Cedar Creek Lane | |
| | | Plat: CEDAR CREEK, LOTS 1-13, Lot 1 | |
| | | Right-of-Way | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE
Tract 29

Original Parcel

Missouri Plat recorded as Cedar Creek Easement, Book 34, page 47, in November 13, 1990, in Jackson County, Missouri.

Temporary Construction Easement (SEE EXHIBIT "B")

A part of Lot 1, being more particularly described as follows:

at the Southwest Corner of said Lot 1, said point being on the Northerly Right-of-Way line of

Beginning

Chipman Road, as now established, said point also being on the Easterly Easement line of Cedar Creek Lane, a private street as shown on the recorded plat of said Cedar Creek; thence N02°06'45"E, along said

160.26 feet, a chord bearing N23°01'43"E with a chord length of 156.72 feet, to a point of compound curve, Easterly Easement line, also the Westerly property line of said Lot 1, a distance of 15.07 feet; thence thence continuing Northerly along a curve to the right, said curve having a radius of 460.00 feet, a delta angle of 03°13'31", an arc length of 8.39 feet, a chord bearing N45°23'25"E with a chord length of 8.39 feet; thence leaving said Easterly property line, S44°37'10"E a distance of 15.44 feet; thence S35°34'01"W a distance of 54.28 feet; thence S11°02'01"W a distance of 75.23 feet; thence S60°07'14"E a distance of 161.31 feet; thence S38°41'26"E a distance of 160.26 feet; thence S62°38'19"E a distance of 49.79 feet to a point on the Easterly property line of said Lot 1; thence S02°06'55"W along said Easterly property line, a distance of 13.56 feet; thence leaving said Easterly property line, Northwesterly along a non-tangent curve to the right, said curve having a radius of 460.00 feet, a delta angle of 14°15'48", an arc length of 114.51 feet, a chord bearing N56°41'36"W with a chord length of 114.22 feet, to a point on said Northerly Right-of-Way; thence N40°33'29"W along said Northerly Right-of-Way line, a distance of 6.53 feet; thence Northwesterly along said Northerly Right-of-Way, on a curve to the left, said curve being tangent to the last described course and having a radius of 361.00 feet, a delta angle of 23°50'46", an arc length of 150.25 feet, a chord bearing N52°28'52"W with a chord length of 149.16 feet; thence N64°24'15"W a distance of 109.20 to the **Point of Beginning**.

Containing 15,219.50 square feet or 0.349 acres, more or less.



6/17/2021

Date: 6/17/2021 Time: 9:58:21 AM By: denaeter

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|---|---|---|------------------|
|  WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100 |  LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221 | Project No. 1010050300 | Date 6/17/2021 |
| | | Property Owner: Richard & Carol M. Kyanka | |
| | | Address: 701 NW Cedar Creek Lane | |
| | | Plat: CEDAR CREEK, LOTS 1-13, Lot 1 | |
| | | Temporary Const. Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 30

Original Parcel

All that part of Lot 2, CEDAR CREEK, LOTS 1-13, a subdivision in Lee's Summit, Jackson County, Missouri. Plat recorded as document I545489, book 40, page 47, on Nov. 17, 1983, in Jackson County, Missouri.

Right-of-Way (SEE EXHIBIT "B")

A part of Lot 2, being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 2, said point being on the Northerly Right-of-Way line of Chipman Road, as now established; thence N02°06'55"E, along the Westerly property line of said Lot 2, a distance of 14.90 feet; thence Southeasterly along a non-tangent curve to the left, said curve having a radius of 460.00 feet, a delta angle of 23°38'08", an arc length of 189.76 feet, a chord bearing S75°38'34"E with a chord length of 188.42 feet, to a point on the Southerly property line of said Lot 2, said point also being on said Northerly Right-of-Way; thence Westerly and Northwesterly along said Southerly property line and said Northerly Right-of-Way, on a non-tangent curve to the right, said curve having a radius of 175.00 feet, a delta angle of 32°32'02", an arc length of 99.37 feet, a chord bearing N88°18'22"W with a chord length of 98.04 feet; thence N72°02'21"W, along said Southerly property line and said Northerly Right-of-Way, a distance of 65.78 feet; thence Northwesterly along said Southerly property line and said Northerly Right-of-Way, on a curve to the right, said curve being tangent to the last described course and having a radius of 225.00 feet, a delta angle of 06°08'38" and an arc length of 24.13 feet, a chord bearing N68°58'45"W with a chord length of 24.11 feet, to the **Point of Beginning**.

Containing 1,945.97 square feet or 0.045 acres, more or less.



Date: 11/13/2020 Time: 12:54:36 PM By: denetter

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 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No. 1010050300 | Date: 11/13/2020 |
| Property Owner: Andrew J. & Mary L. Mirick, Jr. | |
| Address: 709 NW Cedar Creek Lane | |
| Plat: CEDAR CREEK, LOTS 1-13, Lot 2 | |
| Right-of-Way | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 30

Original Parcel

All that part of Lot 2, CEDAR CREEK, LOTS 1-13, a subdivision in Lee's Summit, Jackson County, Missouri. Plat recorded as document I545489, book 40, page 47, on Nov. 17, 1983, in Jackson County, Missouri.

Permanent Wall Easement (SEE EXHIBIT "B")

A part of Lot 2, being more particularly described as follows:

Commencing at the Southwest Corner of said Lot 2, said point being on the Northerly Right-of-Way line of Chipman Road, as now established; thence N02°06'55"E, along the Westerly property line of said Lot 2, a distance of 14.90 feet to the true **Point of Beginning**; thence continuing N02°06'55"E along said Westerly property line a distance of 5.85 feet; thence Southeasterly along a non-tangent curve to the left, said curve having a radius of 454.67 feet, a delta angle of 26°12'17", an arc length of 207.95 feet, with a chord bearing S76°37'37"E and a chord length of 206.14 feet, to a point on the Southerly property line of said Lot 2, said point also being on said Northerly Right-of-Way; thence S74°58'48"W along said Northerly Right-of-Way, a distance of 17.51 feet; thence Southwesterly along a curve to the right, said curve being tangent to the last described course and having a radius of 175.00 feet, a delta angle of 00°26'50", an arc length of 1.37 feet, with a chord bearing S75°12'12"W and a chord length of 1.37 feet; thence Northwesterly along a non-tangent curve to the right, said curve having a radius of 460.00 feet, a delta angle of 23°38'08", an arc length of 189.76 feet, with a chord bearing N75°38'34"W and a chord length of 188.42 feet, to the **Point of Beginning**.

Containing 1,059.51 square feet or 0.024 acres, more or less.



Date: 4/8/2021 Time: 11:42:10 AM By: denetter

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 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No 1010050300 | Date: 4/8/2021 |
| Property Owner: Andrew J. & Mary L. Mirick, Jr. | |
| Address: 709 NW Cedar Creek Lane | |
| Plat: CEDAR CREEK, LOTS 1-13, Lot 2 | |
| Permanent Drainage Easement | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE
Tract 30

Original Parcel

All that part of Lot 2, CEDAR CREEK, LOTS 1-13, a subdivision in Lee's Summit, Jackson County, Missouri. Plat recorded as document I545489, book 40, page 47, on Nov. 17, 1983, in Jackson County, Missouri.

Temporary Construction Easement (SEE EXHIBIT "B")

A part of Lot 2, being more particularly described as follows:

at the Southwest Corner of said Lot 2, said point being on the Northerly Right-of-Way line of

Commencing

Chipman Road, as now established; thence N02°06'55"E, along the Westerly property line of said Lot 2, a distance of 20.75 feet to the true **Point of Beginning**; thence continuing N02°06'55"E along said Westerly property line a distance of 7.71 feet; thence S74°28'38"E, a distance of 98.28 feet; thence S83°26'11"E, a distance of 104.07 feet; thence S73°28'21"E, a distance of 32.80 feet to a point on the Southerly property line of said Lot 2, said point also being on said Northerly Right-of-Way; thence S74°58'48"W, a distance of 30.31 feet; thence Westerly and Northwesterly along a non-tangent curve to the right, said curve having a radius of 454.67 feet, a delta angle of 26°12'17", an arc length of 207.95 feet, a chord bearing N76°37'37"W with a chord length of 206.14 feet, to the **Point of Beginning**.

Containing 3,534.52 square feet or 0.081 acres, more or less.



Date: 11/13/2020 Time: 1:00:58 PM By: deneter

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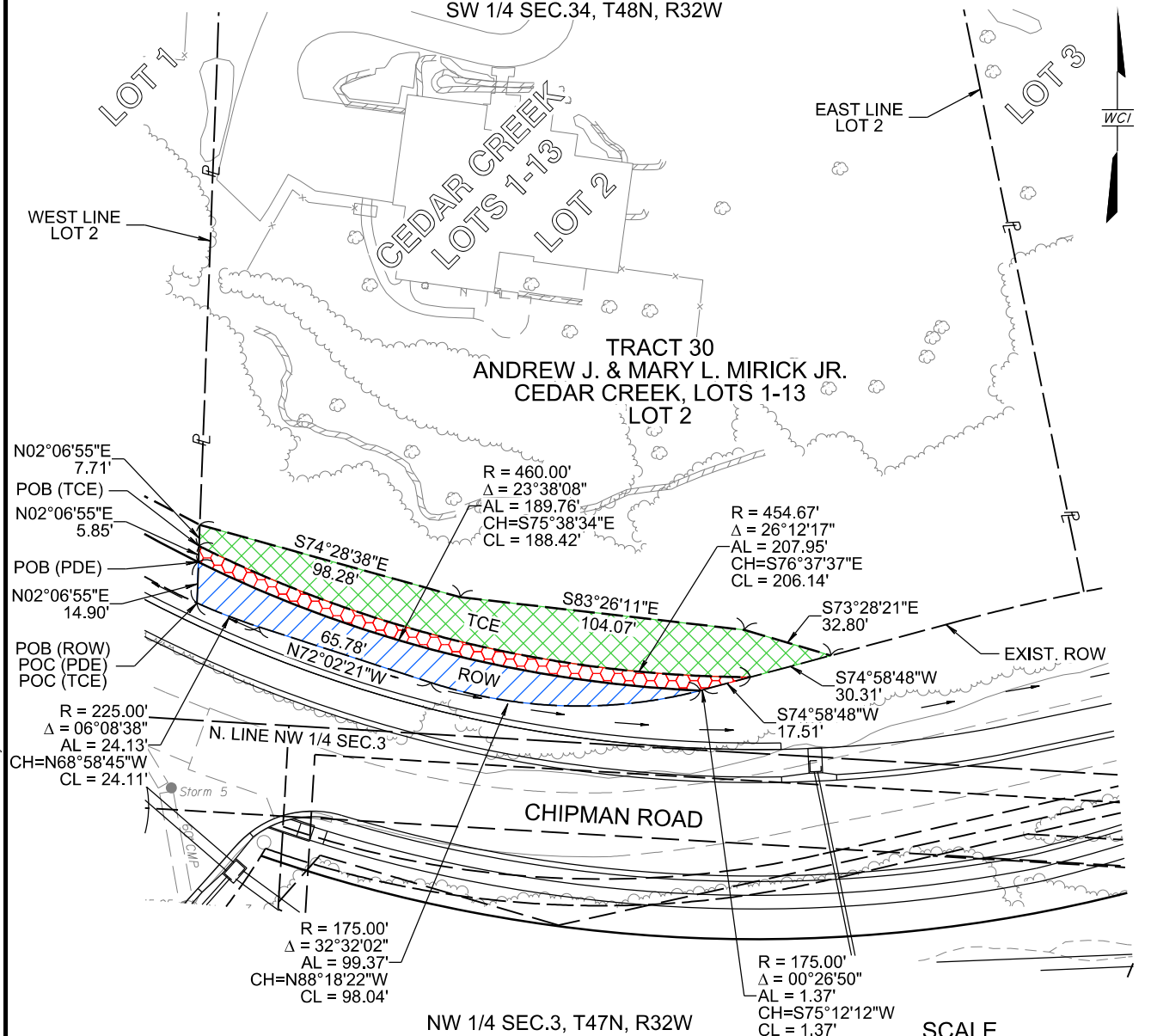
LEE'S SUMMIT MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|------------------|
| Project No.1010050300 | Date: 11/13/2020 |
| Property Owner: Andrew J. & Mary L. Mirick, Jr. | |
| Address: 709 NW Cedar Creek Lane | |
| Plat: CEDAR CREEK, LOTS 1-13, Lot 2 | |
| Temporary Const. Easement | Sheet No. 1 of 1 |

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

SW 1/4 SEC.34, T48N, R32W

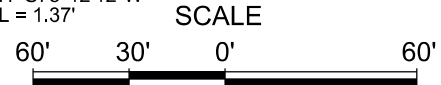


Date: 7/31/2020 Time: 10:59:48 AM By: denetter File: M:\TRN\10-100-503-00\CADD\EXHIBITS\Tract 30.dgn

LEGEND

- ROW=RIGHT OF WAY (1,945.97 SQ.FT.)
- PDE=PERMANENT DRAINAGE EASEMENT (1,059.51 SQ.FT.)
- TCE=TEMPORARY CONSTRUCTION EASEMENT (3,534.52 SQ.FT.)

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 X = REMOVE TREE
 DND = DO NOT DISTURB



This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

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LEE'S SUMMIT MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

| | |
|---|-----------------|
| Project No. 1010050300 | Date: 7/31/2020 |
| Property Owner: Andrew J. & Mary L. Mirick, Jr. | |
| Address: 709 NW Cedar Creek Lane | |
| Plat: CEDAR CREEK, LOTS 1-13, Lot 2 | |
| Sheet No. 1 of 1 | |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 35

Original Parcel

All that part of the Southeast Quarter of Section 34, Township 48 North, Range 32 West, lying East of the Chicago, Rock Island and Pacific Railway Right-of-Way and North of center of Chipman Road, in Lee's Summit, Jackson County, Missouri, being more particularly described in a Deed of Trust, dated January 01, 2011 and filed as Instrument No. 2011E0001006 in Jackson County, Missouri.

Right-of-Way (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at a found 5/8" iron bar, being the Northeast Corner of the Northeast Quarter of Section 3, Township 47 North, Range 32 West; thence N86°43'13"W along the Township line, a distance of 1304.64 feet, to a point on the Northerly Right-of-Way line of Chipman Road, as now established, and the true **Point of Beginning**; thence continuing N86°43'13"W along said Township line and said Northerly Right-of-Way line, a distance of 49.83 feet to a point on the Westerly property line of said Original Parcel; thence N06°02'54"W along said Westerly property line, a distance of 24.54 feet; thence leaving said Westerly property line, Northeasterly along a non-tangent curve to the left, said curve having a radius of 760.00 feet, a delta angle of 15°16'11", an arc length of 202.55 feet, a chord bearing N79°44'02"E with a chord length of 201.95 feet, to a point of reverse curve to the right; thence Northeasterly and Easterly along said curve to the right, said curve being tangent to the last described course and having a radius of 550.00 feet, a delta angle of 22°09'58" and an arc length of 212.78 feet, a chord bearing N83°10'56"E with a chord length of 211.46 feet to a point on said Northerly Right-of-Way line of Chipman Road; thence along said Northerly Right-of-Way line the next 8 courses, S07°50'58"W a distance of 14.11 feet; thence S87°25'56"W, a distance of 55.41 feet; thence Southwesterly along a curve to the left, said curve being tangent to the last described course and having a radius of 315.00 feet, a delta angle of 13°51'19" and an arc length of 76.17 feet, a chord bearing S80°30'16"W with a chord length of 75.99 feet; thence S73°34'36"W, a distance of 71.66 feet; thence S75°07'46"W, a distance of 68.46 feet; thence S75°42'05"W, a distance of 43.86 feet; thence S78°55'43"E, a distance of 7.77 feet; thence Southwesterly along a non-tangent curve to the right, said curve having a radius of 600.00 feet, a delta angle of 05°15'53", an arc length of 55.13 feet, a chord bearing S80°23'20"W with a chord length of 55.11 feet to the **Point of Beginning**.

Containing 9,874.00 square feet or 0.227 acres, more or less.



Date: 11/13/2020 Time: 1:15:59 PM By: demotter

File: M:\TRN10-100-503-00\CADD\Exhibits\Tract 35.dgn

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LEE'S SUMMIT
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 CITY PROJECT NO. 73-3221

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| Project No.1010050300 | Date: 11/13/2020 |
| Property Owner: David A. & Margaret E. Stockdale | |
| Address: 2718 NW Chipman Road | |
| Plat: Not Platted | |
| Right-of-Way | Sheet No. 1 of 1 |

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 35

Original Parcel

All that part of the Southeast Quarter of Section 34, Township 48 North, Range 32 West, lying East of the Chicago, Rock Island and Pacific Railway Right-of-Way and North of center of Chipman Road, in Lee's Summit, Jackson County, Missouri, being more particularly described in a Deed of Trust, dated January 01, 2011 and filed as Instrument No. 2011E0001006 in Jackson County, Missouri.

Permanent Drainage Easement (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at a found 5/8" iron bar, being the Northeast Corner of the Northeast Quarter of Section 3, Township 47 North, Range 32 West; thence N86°43'13"W along the Township line, a distance of 1354.47 feet, to the Southwest property corner of said Original Parcel; thence N06°02'54"W along the Westerly property line, a distance of 24.54 feet to the true **Point of Beginning**; thence continuing N06°02'54"W, along said Westerly property line, a distance of 19.64 feet; thence N77°40'56"E, a distance of 93.35 feet; thence N68°59'49"E, a distance of 214.25 feet; thence S31°19'15"E, a distance of 64.92 feet; thence Southwesterly along a non-tangent curve to the left, said curve having a radius of 550.00 feet, a delta angle of 13°13'12", an arc length of 126.90 feet, a chord bearing S78°42'33"W with a chord length of 126.62 feet, to a point of reverse curve to the right; thence Southwesterly along said curve to the right, having a radius of 760.00 feet, a delta angle of 15°16'11" and an arc length of 202.55 feet, a chord bearing S79°44'02"W with a chord length of 201.95 feet to the **Point of Beginning**.

Containing 12,240.61 square feet or 0.281 acres, more or less.



Date: 11/16/2020 Time: 3:23:10 PM By: denetter

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| <p>WILSON & COMPANY 800 EAST 101ST TERRACE, SUITE 200 KANSAS CITY, MO. 64131 816-701-3100</p> | <p>LEE'S SUMMIT MISSOURI CITY OF LEE'S SUMMIT, MISSOURI CHIPMAN ROAD IMPROVEMENTS CITY PROJECT NO. 73-3221</p> | Project No. 1010050300 | Date: 11/16/2020 |
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| | | Permanent Drainage Easement | Sheet No. 1 of 1 |

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Tract 35

Original Parcel

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Temporary Construction Easement No. 1 (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at a found 5/8" iron bar, being the Northeast Corner of the Northeast Quarter of Section 3, Township 47 North, Range 32 West; thence N86°43'13"W along the Township line, a distance of 1354.46 feet, to the Southwest property corner of said Original Parcel; thence N06°02'54"W along the Westerly property line, a distance of 44.18 feet to the true **Point of Beginning**; thence continuing N06°02'54"W, along said Westerly property line, a distance of 18.72 feet; thence N79°01'33"E, a distance of 88.59 feet; thence N66°20'04"E, a distance of 190.16 feet; thence S90°00'00"E, a distance of 33.69 feet; thence S38°06'23"E, a distance of 63.86 feet; thence S88°47'47"E, a distance of 81.02 feet to a point on the Northerly Right-of-Way line of Chipman Road; thence S07°50'58"W, along said Northerly Right-of-Way line, a distance of 18.47 feet; thence Westerly along a non-tangent curve to the left, said curve having a radius of 550.00 feet, a delta angle of 08°56'46", an arc length of 85.88 feet, a chord bearing S89°47'32"W with a chord length of 85.79 feet; thence N31°19'15"W, a distance of 64.92 feet; thence S68°59'49"W, a distance of 214.25; thence S77°40'56"W, a distance of 93.35 feet to the **Point of Beginning**.

Containing 8,585.37 square feet or 0.197 acres, more or less.



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| | | Temporary Const. Easement | Sheet No. 1 of 1 |

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BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

Tract 35

Original Parcel

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Temporary Construction Easement No. 2 (SEE EXHIBIT "B")

A part of the Original Parcel, being more particularly described as follows:

Commencing at a found 5/8" iron bar, being the Northeast Corner of the Northeast Quarter of Section 3, Township 47 North, Range 32 West; thence N86°43'13"W along the Township line, a distance of 910.77 feet; thence N03°16'47"E perpendicular from last course, a distance of 120.39, to the Southeast corner of said Original Parcel and a point on Northerly Right-of-Way of Chipman Road, as now established, and the true **Point of Beginning**; thence N75°06'24"W, along said Northerly Right-of-Way, a distance of 11.11 feet; thence Northwesterly along a curve to the left, said curve being tangent to last described course and having a radius of 253.35 feet, a delta angle of 00°57'33" and an arc length of 4.24 feet, with a chord bearing N75°35'10"W and chord length of 4.24 feet; thence N03°17'36"E, a distance of 168.26 feet; thence N20°14'57"W, a distance of 85.01 feet; thence N03°24'24"E, a distance of 30.58 feet to a point on the North property line of said Original Parcel; thence S86°42'20"E, along said North property line, a distance of 48.94 feet to a point on the East property line of said Original Parcel; thence S03°17'36"W, along said East property line, a distance of 279.83 feet to the **Point of Beginning**.

Containing 6,546.43 square feet or 0.150 acres, more or less.



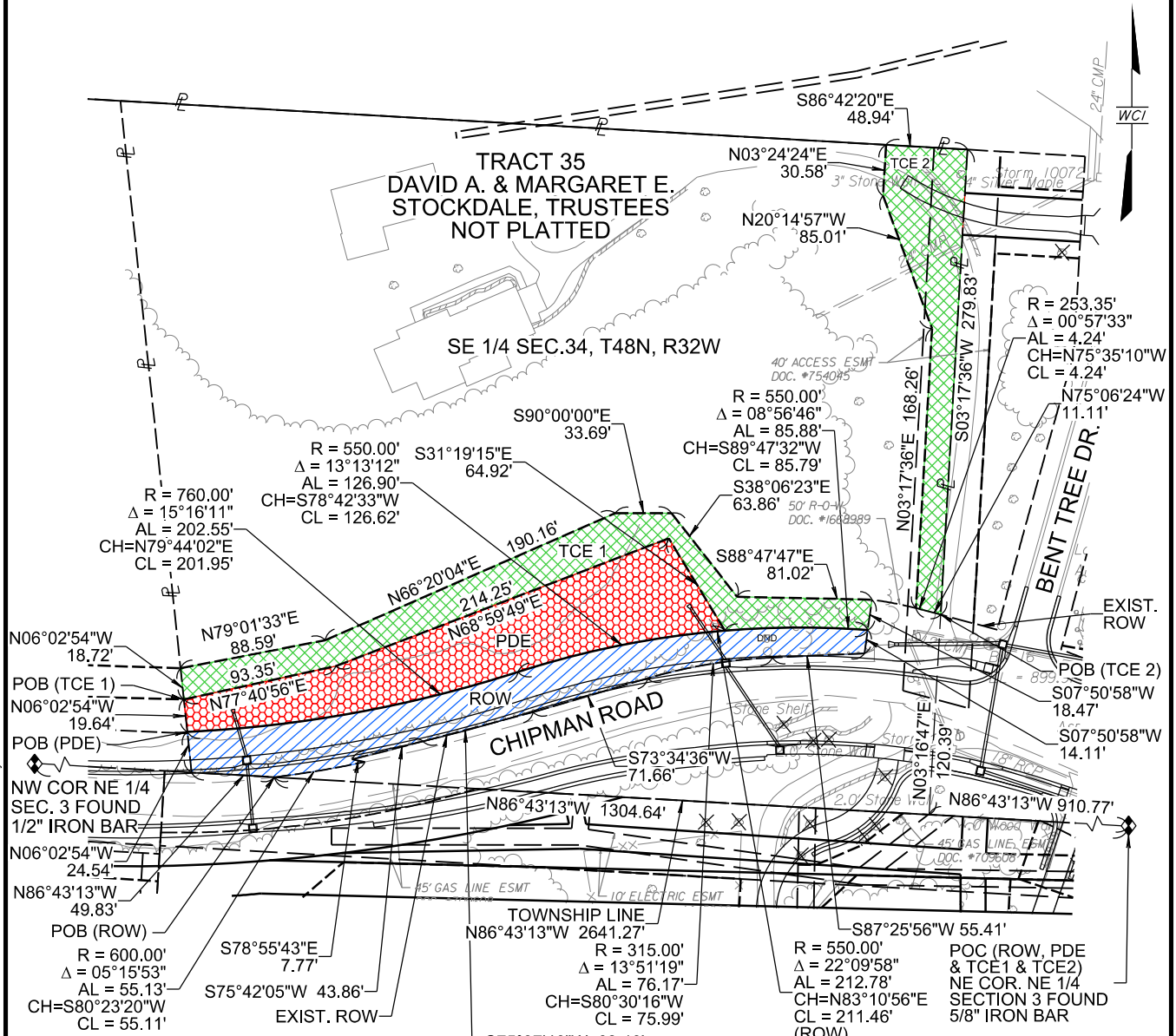
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| | | Temporary Const. Easement | Sheet No. 1 of 1 |

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

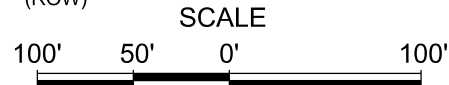


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LEGEND

- ROW=RIGHT OF WAY (9,874.00 SQ.FT.)
- PDE=PERMANENT DRAINAGE EASEMENT (12,240.61 SQ.FT.)
- TCE=TEMPORARY CONSTRUCTION EASEMENT (TCE-1=8,585.37 SQ.FT.) (TCE-2=6,546.43 SQ.FT.)

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 X = REMOVE TREE
 DND = DO NOT DISTURB



This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

WILSON & COMPANY
 800 EAST 101ST TERRACE, SUITE 200
 KANSAS CITY, MO. 64131
 816-701-3100

LS
LEE'S SUMMIT
 MISSOURI
 CITY OF LEE'S SUMMIT, MISSOURI
 CHIPMAN ROAD IMPROVEMENTS
 CITY PROJECT NO. 73-3221

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