

EXHIBIT "A"

DEED BOOK 1665 PAGE 512

UNION PACIFIC RAILROAD

NEW RIGHT OF WAY:

A STRIP OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE WITH THE QUARTER SECTION LINE OF SAID SECTION 8, N 02°22'35" E, 826.18 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH THE QUARTER SECTION LINE OF SAID SECTION 8 AND THE EAST LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, N 02°22'35" E, 142.66 FEET; THENCE LEAVING THE QUARTER SECTION LINE OF SAID SECTION 8 AND WITH THE NORTHEASTERLY LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS THE FOLLOWING COURSES: N 87°22'50" W, 152.47 FEET; THENCE S 54°57'26" W, 32.95 FEET; THENCE WITH A CURVE TO THE RIGHT 231.25 FEET, CURVE RADIUS 379.03 FEET, CHORD BEARING N 15°00'06" W, 227.68 FEET; THENCE N 02°28'36" E, 357.81 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS; THENCE LEAVING THE NORTHEASTERLY LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS AND WITH THE NORTH LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, N 87°51'58" W, 50.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, AND WITH THE WESTERLY LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS THE FOLLOWING COURSES: S 02°28'36" W, 357.52 FEET; THENCE WITH A CURVE TO THE LEFT 36.76 FEET, CURVE RADIUS 429.03 FEET; CHORD BEARING S 0°01'19" W, 36.75 FEET; THENCE LEAVING THE WESTERLY LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, WITH A CURVE TO THE LEFT 449.38 FEET, CURVE RADIUS 380.00 FEET, CHORD BEARING S 41°46'48" E, 423.65 FEET TO THE POINT OF BEGINNING, AND CONTAINS 46,535 SQUARE FEET OR 1.07 ACRES, MORE OR LESS.

DUSTIN E. KAISER - PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 2729

BARTLETT & WEST, INC.  
MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257  
1719 SOUTH RIDGE DRIVE, SUITE 100  
JEFFERSON CITY, MISSOURI 65109  
PHONE: 573-634-3181

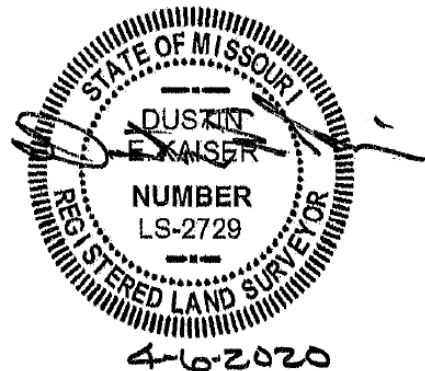


EXHIBIT "B"

DEED BOOK 1665 PAGE 512

UNION PACIFIC RAILROAD

TEMPORARY CONSTRUCTION EASEMENT:

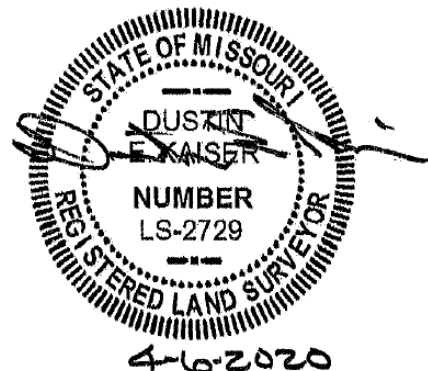
AN EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE WITH THE QUARTER SECTION LINE OF SAID SECTION 8, N 02°22'35" E, 826.18 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, LEAVING THE QUARTER SECTION LINE OF SAID SECTION 8 AND THE EAST LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, WITH A CURVE TO THE RIGHT 449.38 FEET, CURVE RADIUS 380.00 FEET, CHORD BEARING N 41°46'48" W, 423.65 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS; THENCE WITH THE WESTERLY LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, WITH A CURVE TO THE LEFT 227.23 FEET, CURVE RADIUS 429.03 FEET, CHORD BEARING S 17°36'21" E, 224.59 FEET; THENCE LEAVING THE WESTERLY LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, N 54°57'26" E, 17.61 FEET; THENCE WITH A CURVE TO THE LEFT 66.13 FEET, CURVE RADIUS 390.00 FEET, CHORD BEARING S 45°55'20" E, 66.05 FEET; THENCE S 39°13'12" W, 35.00 FEET; THENCE WITH A CURVE TO THE LEFT 133.57 FEET, CURVE RADIUS 425.00 FEET, CHORD BEARING S 59°47'01" E, 133.02 FEET; THENCE N 21°12'46" E, 35.00 FEET; THENCE WITH A CURVE TO THE LEFT 48.89 FEET, CURVE RADIUS 390.00 FEET, CHORD BEARING S 72°22'43" E, 48.86 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 8 AND THE EAST LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE OF SAID SECTION 8 AND THE EAST LINE OF SAID TRACT "B" DESCRIBED BY THE DEED IN BOOK 1665 PAGE 512 OF THE JACKSON COUNTY RECORDS, N 02°22'35" E, 10.22 FEET TO THE POINT OF BEGINNING, AND CONTAINS 9,701 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

DUSTIN E. KAISER - PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 2729

BARTLETT & WEST, INC.  
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**LEGEND:**



PROPOSED RIGHT OF WAY DEDICATION=46,535 SQ. FT. OR 1.07 AC.±



PROPOSED TEMPORARY CONST. EASEMENT=9,701 SQ. FT. OR 0.22 AC.±

P.O.C

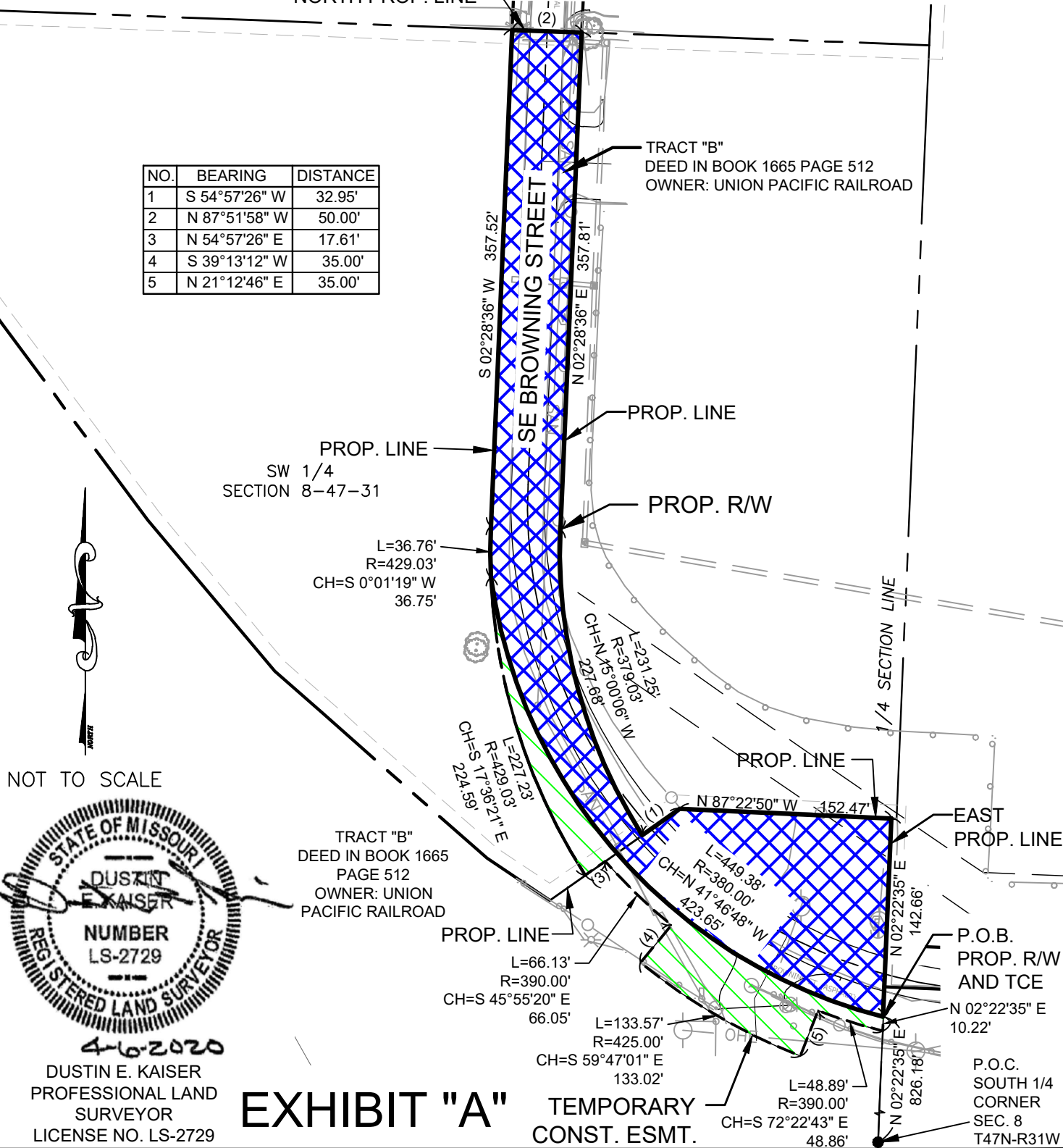
POINT OF COMMENCEMENT

P.O.B.

POINT OF BEGINNING

NORTH PROP. LINE

NO.	BEARING	DISTANCE
1	S 54°57'26" W	32.95'
2	N 87°51'58" W	50.00'
3	N 54°57'26" E	17.61'
4	S 39°13'12" W	35.00'
5	N 21°12'46" E	35.00'



Drawing Name: C:\pwwdata\toppeka01\taaa00528\dms58298\17591.300\_ Exhibits.dwg Layout Name: Union Pacific Railroad Plotted on: 4/7/2020 1:53:54 PM

<p><b>Bartlett &amp; West</b> www.bartwest.com</p>	<p><b>UNION PACIFIC RAILROAD</b>          1127 SE BROWNING STREET          JACKSON COUNTY, MISSOURI</p>	PROJ NO: <p style="text-align: center;">17591.300</p>	SHEET NUMBER <p style="text-align: center;">1 OF 1</p>
	DATE: <p style="text-align: center;">APRIL 2020</p>		