

RPA 3

A tract of land in the Southwest Quarter of Section 30 Township 48 North, Range 31 West of the 5th Principal Meridian in the City of Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North $01^{\circ}36'54''$ East on the East line of said Southwest Quarter, 1,638.53 feet to a point on the existing Northerly right-of-way line of Missouri State Highway 470 as now established also being the Point of Beginning of the tract of land to be herein described; thence leaving said East line South $72^{\circ}00'58''$ West on said existing Northerly right-of-way line, 391.92 feet; thence South $64^{\circ}11'13''$ West on said existing Northerly right-of-way line, 403.76 feet; thence South $72^{\circ}00'58''$ West on said existing Northerly right-of-way line, 400.00 feet; thence South $83^{\circ}40'02''$ West on said existing Northerly right-of-way line, 123.79 feet; thence Westerly on said existing Northerly right-of-way line along a curve to the left having an initial tangent bearing of South $72^{\circ}00'57''$ West with a radius of 5,879.58 feet, a central angle of $01^{\circ}47'15''$ and an arc distance of 183.44 feet; thence South $64^{\circ}04'37''$ West on said existing Northerly right-of-way line, 175.06 feet; thence North $08^{\circ}14'46''$ West, 1121.09 feet to a point on the existing Southerly right-of-way line of Northwest Colbern Road as now established; thence North $84^{\circ}43'55''$ East on said existing Southerly right-of-way line, 304.86 feet; thence Easterly on said existing Southerly right-of-way line along a curve to the left being tangent to the last described course with a radius of 2,904.93 feet, a central angle of $12^{\circ}44'58''$ and an arc distance of 646.40 feet; thence North $71^{\circ}58'57''$ East on said existing Southerly right-of-way line, 377.80 feet; thence Easterly on said existing Southerly right-of-way line along a curve to the right being tangent to the last described course with a radius of 2,824.93 feet, a central angle of $09^{\circ}39'18''$ and an arc distance of 476.04 feet to a point on the East line of said Southwest Quarter; thence South $01^{\circ}36'54''$ West on said East line, 923.53 feet to the Point of Beginning. Containing 1,679,178 square feet or 38.55 acres, more or less.