

EXHIBIT A

DOUGLAS STREET

TRACT 1

PERMANENT SIDEWALK EASEMENT AND

PERMANENT UTILITY EASEMENT

DTLS APARTMENTS LLC

114 SE MAIN STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-18-25-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT, BEING ALL THAT PART OF LOT 1, DOWNTOWN LEE'S SUMMIT APARTMENTS, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID LOT 1 AND BEING A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG SAID SOUTHWEST LINE, SOUTH 28°54'42" EAST, 434.97 FEET, THENCE CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 64°58'43" WEST, 1.33 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 31°26'00" EAST, 6.99 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 31°26'00" EAST, 0.55 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 28°15'42" EAST, 12.45 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 25°44'21" WEST, 6.19 FEET, TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF SECOND STREET, AS NOW ESTABLISHED; THENCE ALONG SAID NORTHWEST LINE, SOUTH 56°59'57" WEST, 10.00 FEET; THENCE LEAVING SAID NORTHWEST LINE, NORTH 12°17'23" EAST, 22.98 FEET, TO THE POINT OF BEGINNING AND CONTAINS 114 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

EXHIBIT A

DOUGLAS STREET

TRACT 1

TEMPORARY CONSTRUCTION EASEMENTS

DTLS APARTMENTS LLC

114 SE MAIN STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-18-25-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

THREE TEMPORARY CONSTRUCTION EASEMENTS, BEING ALL THAT PART OF LOT 1, DOWNTOWN LEE'S SUMMIT APARTMENTS, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TEMPORARY CONSTRUCTION EASEMENT 1:

BEGINNING AT THE NORTH CORNER OF SAID LOT 1 AND BEING A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG SAID SOUTHWEST LINE, SOUTH 28°54'42" EAST, 8.00 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE LEAVING SAID SOUTHWEST LINE, SOUTH 61°05'18" WEST, 7.00 FEET; THENCE NORTH 28°54'42" WEST, 8.00 FEET, TO A POINT ON THE NORTHWEST LINE OF SAID LOT 1; THENCE ALONG SAID NORTHWEST LINE, NORTH 61°05'05" EAST, 7.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 56 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2:

COMMENCING AT THE AFOREMENTIONED POINT "A", THENCE CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 28°54'42" EAST, 390.82 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 28°54'42" EAST, 10.00 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE LEAVING SAID SOUTHWEST LINE, SOUTH 61°05'18" WEST, 12.00 FEET; THENCE NORTH 28°54'42" WEST, 10.00 FEET; THENCE NORTH 61°05'18" EAST, 12.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 120 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 3:

COMMENCING AT THE AFOREMENTIONED POINT "B", THENCE CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 28°54'42" EAST, 26.15 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 64°58'43" WEST, 1.33 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 31°26'00" EAST, 4.99 FEET, TO THE POINT OF BEGINNING;



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THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID SOUTHWEST LINE, SOUTH 31°26'00" EAST, 2.00 FEET; THENCE LEAVING SAID SOUTHWEST LINE, SOUTH 12°17'23" WEST, 22.98 FEET, TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF SECOND STREET, AS NOW ESTABLISHED; THENCE ALONG SAID NORTHWEST LINE, SOUTH 56°59'57" WEST, 35.30 FEET; THENCE LEAVING SAID NORTHWEST LINE, NORTH 33°00'03" WEST, 3.00 FEET; THENCE NORTH 56°59'57" EAST, 25.00 FEET; THENCE NORTH 27°22'45" EAST, 30.70 FEET, TO THE POINT OF BEGINNING AND CONTAINS 224 SQUARE FEET, MORE OR LESS.



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LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:



TEMPORARY CONSTRUCTION EASEMENT 1 = 56± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.

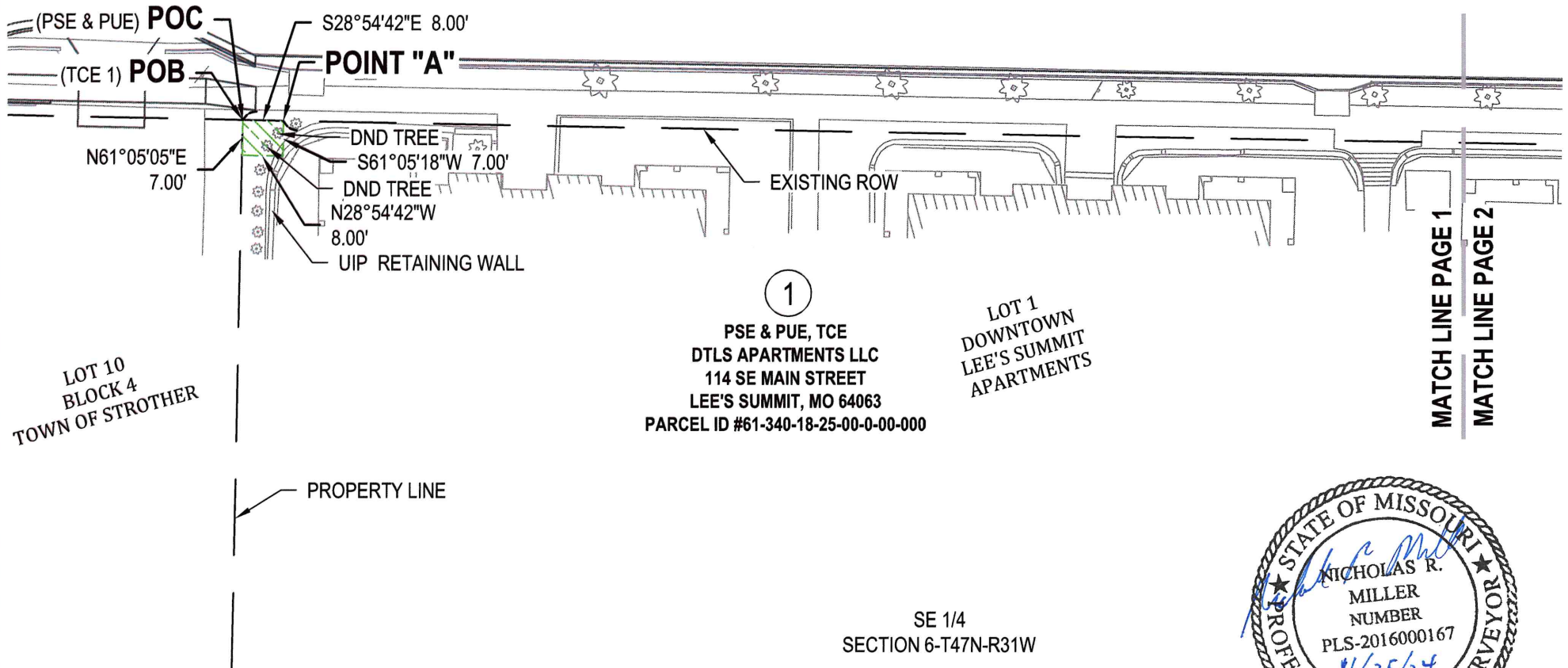
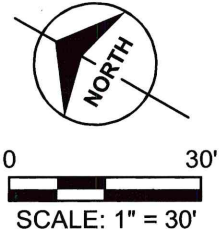


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: DOUGLAS STREET
ADDRESS: 114 SE MAIN STREET
DATE: NOVEMBER 15, 2024
OWNER: DTLS APARTMENTS LLC

POWELL
C W M
ARCHITECTURE/ENGINEERING/SURVEYING




3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

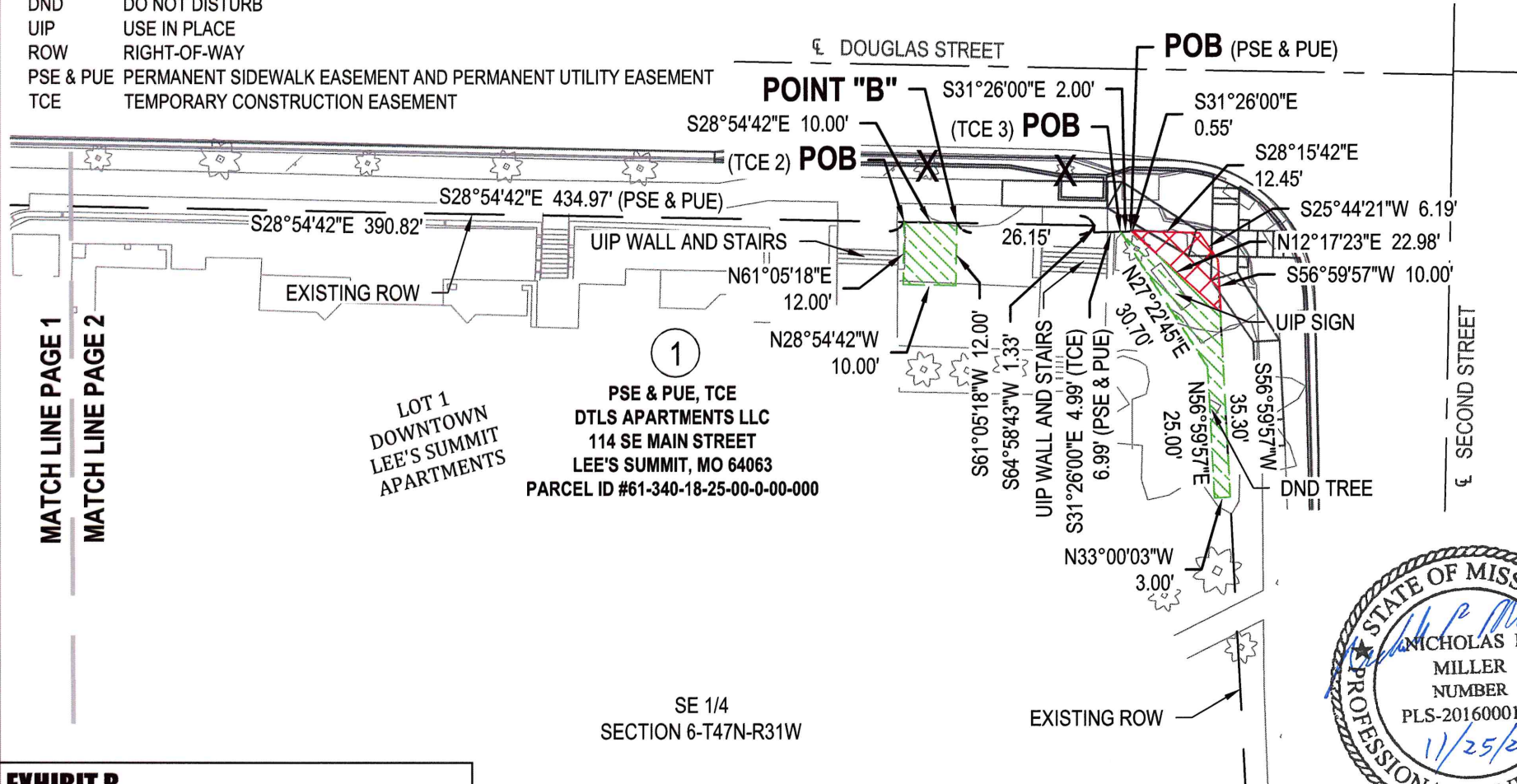
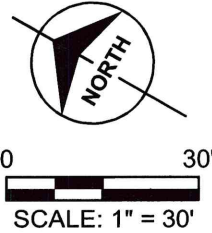
LEGEND:

-  PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT = 114± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT 2 = 120± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT 3 = 224± SQ.FT.

- POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



SE 1/4
SECTION 6-T47N-R31W

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: DOUGLAS STREET
ADDRESS: 114 SE MAIN STREET
DATE: NOVEMBER 15, 2024
OWNER: DTLs APARTMENTS LLC

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

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Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 2

TEMPORARY CONSTRUCTION EASEMENT

FIRST BAPTIST CHURCH OF LEE'S SUMMIT

2 SE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-18-01-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 10, BLOCK 4, TOWN OF STROTHER, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID LOT 10 AND BEING THE POINT OF INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTHEAST RIGHT-OF-WAY LINE OF FIRST STREET, AS NOW ESTABLISHED, THENCE ALONG SAID SOUTHWEST LINE, SOUTH 28°54'42" EAST, 51.99 FEET TO THE EAST CORNER OF SAID LOT 10; THENCE LEAVING SAID SOUTHWEST LINE, AND ALONG THE SOUTHEAST LINE OF SAID LOT 10, SOUTH 61°05'05" WEST, 7.00 FEET; THENCE NORTH 28°54'42" WEST, 51.99 FEET, TO A POINT ON SAID SOUTHEAST LINE; THENCE ALONG SAID SOUTHEAST LINE, NORTH 61°05'05" EAST, 7.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 364 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:



TEMPORARY CONSTRUCTION EASEMENT = 364± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

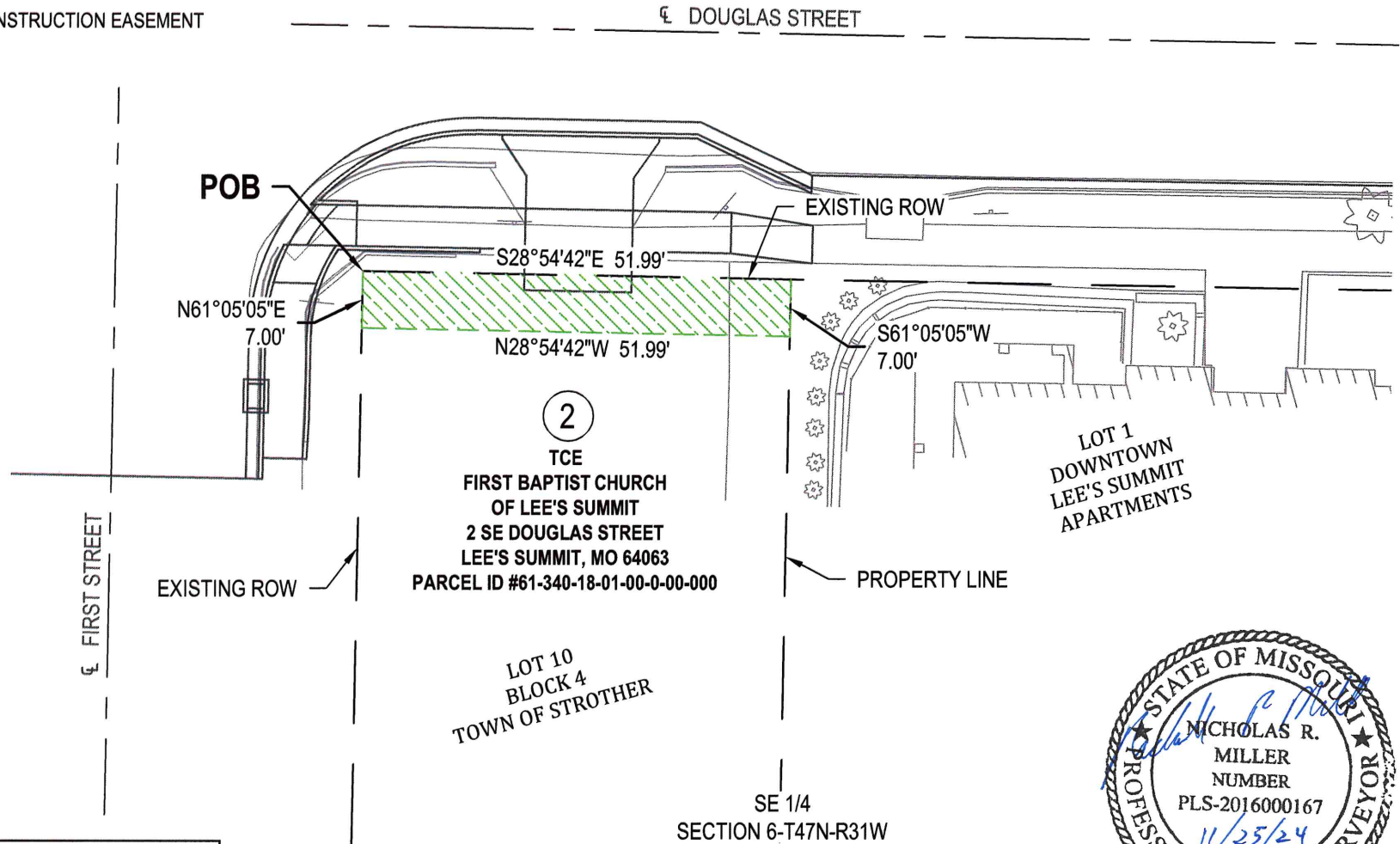


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: DOUGLAS STREET
ADDRESS: 2 SE DOUGLAS STREET
DATE: NOVEMBER 15, 2024
OWNER: FIRST BAPTIST CHURCH OF LEE'S SUMMIT

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
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Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 3

PERMANENT SIDEWALK EASEMENTS AND

PERMANENT UTILITY EASEMENTS

FIRST BAPTIST CHURCH OF LEE'S SUMMIT

3 NE MAPLE STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-10-15-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

TWO PERMANENT SIDEWALK EASEMENTS AND PERMANENT UTILITY EASEMENTS, BEING ALL THAT PART OF LOT 1, FIRST BAPTIST CHURCH OF LEE'S SUMMIT ADDITION, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT 1:

BEGINNING AT THE EAST CORNER OF SAID LOT 1 AND BEING THE POINT OF INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE NORTHWEST RIGHT-OF-WAY LINE OF FIRST STREET, AS NOW ESTABLISHED, THENCE ALONG SAID NORTHWEST LINE, SOUTH 61°05'05" WEST, 5.00 FEET; THENCE LEAVING SAID SOUTHWEST LINE, NORTH 28°52'06" WEST, 2.00 FEET; THENCE NORTH 61°05'05" EAST, 5.00 FEET, TO A POINT ON SAID SOUTHWEST LINE; THENCE ALONG SAID SOUTHWEST LINE, SOUTH 28°52'06" EAST, 2.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 10 SQUARE FEET, MORE OR LESS.

PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT 2:

BEGINNING AT THE NORTH CORNER OF SAID LOT 1 AND BEING THE POINT OF INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTHEAST RIGHT-OF-WAY LINE OF MAPLE STREET, AS NOW ESTABLISHED, THENCE ALONG SAID SOUTHWEST LINE, SOUTH 28°52'06" EAST, 7.00 FEET; THENCE LEAVING SAID SOUTHWEST LINE, NORTH 73°57'02" WEST, 9.89 FEET, TO A POINT ON SAID SOUTHEAST LINE; THENCE ALONG SAID SOUTHEAST LINE, NORTH 60°58'02" EAST, 7.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 24 SQUARE FEET, MORE OR LESS.



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EXHIBIT A

DOUGLAS STREET

TRACT 3

TEMPORARY CONSTRUCTION EASEMENTS

FIRST BAPTIST CHURCH OF LEE'S SUMMIT

3 NE MAPLE STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-10-15-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

FOUR TEMPORARY CONSTRUCTION EASEMENTS, BEING ALL THAT PART OF LOT 1, FIRST BAPTIST CHURCH OF LEE'S SUMMIT ADDITION, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TEMPORARY CONSTRUCTION EASEMENT 1:

COMMENCING AT THE EAST CORNER OF SAID LOT 1 AND BEING THE POINT OF INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE NORTHWEST RIGHT-OF-WAY LINE OF FIRST STREET, AS NOW ESTABLISHED, THENCE ALONG SAID SOUTHWEST LINE, NORTH 28°52'06" WEST, 2.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SOUTHWEST LINE, SOUTH 61°05'05" WEST, 5.00 FEET; THENCE SOUTH 28°52'06" EAST, 2.00 FEET, TO A POINT ON SAID NORTHWEST LINE; THENCE ALONG SAID NORTHWEST LINE, SOUTH 61°05'05" WEST, 6.00 FEET; THENCE NORTH 28°52'06" WEST, 5.00 FEET; THENCE NORTH 61°05'05" EAST, 6.00 FEET; THENCE NORTH 28°52'06" WEST, 28.54 FEET; THENCE NORTH 61°07'54" EAST, 5.00 FEET, TO A POINT HEREINAFTER KNOWN AS POINT "A", ALSO BEING A POINT ON SAID SOUTHWEST LINE; THENCE ALONG SAID SOUTHWEST LINE, SOUTH 28°52'06" EAST, 31.53 FEET, TO THE POINT OF BEGINNING AND CONTAINS 188 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2:

COMMENCING AT THE AFOREMENTIONED POINT "A", THENCE ALONG SAID SOUTHWEST LINE, NORTH 28°52'06" WEST, 132.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SOUTHWEST LINE, SOUTH 61°07'54" WEST, 3.00 FEET; THENCE NORTH 28°52'06" WEST, 13.00 FEET; THENCE NORTH 61°07'54" EAST, 3.00 FEET, TO A POINT HEREINAFTER KNOWN AS POINT "B", ALSO BEING A POINT ON SAID SOUTHWEST LINE; THENCE ALONG SAID SOUTHWEST LINE, SOUTH 28°52'06" EAST, 13.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 39 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

TEMPORARY CONSTRUCTION EASEMENT 3:

COMMENCING AT THE AFOREMENTIONED POINT "B", THENCE ALONG SAID SOUTHWEST LINE, NORTH 28°52'06" WEST, 30.08 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SOUTHWEST LINE, SOUTH 61°07'54" WEST, 6.00 FEET; THENCE NORTH 28°52'06" WEST, 69.00 FEET; THENCE NORTH 61°07'54" EAST, 6.00 FEET, TO A POINT ON SAID SOUTHWEST LINE; THENCE ALONG SAID SOUTHWEST LINE, SOUTH 28°52'06" EAST, 69.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 414 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 4:

COMMENCING AT THE NORTH CORNER OF SAID LOT 1 AND BEING THE POINT OF INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE RIGHT-OF-WAY LINE OF MAPLE STREET, AS NOW ESTABLISHED, THENCE ALONG SAID SOUTHWEST LINE, SOUTH 28°52'06" EAST, 7.00 FEET, TO THE POINT OF BEGINNING;




THENCE FROM THE POINT OF BEGINNING, ALONG SAID SOUTHWEST LINE, SOUTH 28°52'06" EAST, 9.03 FEET; THENCE LEAVING SAID SOUTHWEST LINE, SOUTH 61°07'54" WEST, 9.00 FEET; THENCE NORTH 28°52'06" WEST, 16.00 FEET, TO A POINT ON SAID SOUTHEAST LINE; THENCE ALONG SAID SOUTHEAST LINE, NORTH 60°58'02" EAST, 2.00 FEET; THENCE LEAVING SAID SOUTHEAST LINE, SOUTH 73°57'02" EAST, 9.89 FEET, TO THE POINT OF BEGINNING AND CONTAINS 120 SQUARE REET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
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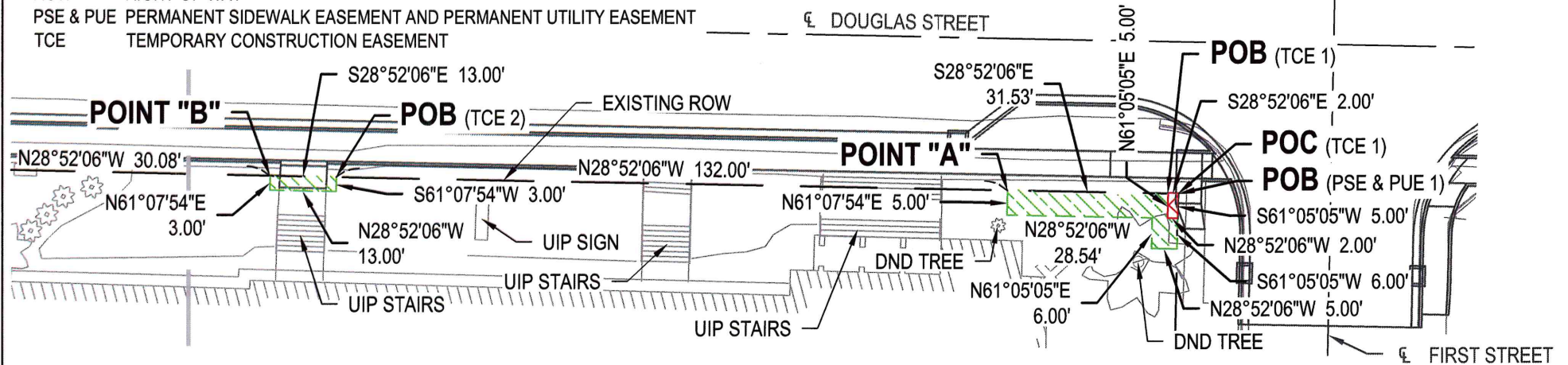
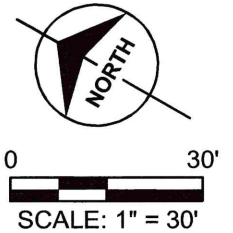
LEGEND:

-  PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT 1 = 10± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT 1 = 188± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT 2 = 39± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



MATCH LINE PAGE 2

MATCH LINE PAGE 1

LOT 1
FIRST BAPTIST CHURCH
OF LEE'S SUMMIT ADDITION

③
PSE & PUE, TCE
FIRST BAPTIST CHURCH
OF LEE'S SUMMIT
3 NE MAPLE STREET
LEE'S SUMMIT, MO 64063
PARCEL ID #61-340-10-15-00-0-00-000

SE 1/4
SECTION 6-T47N-R31W



EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: DOUGLAS STREET
ADDRESS: 3 NE MAPLE STREET
DATE: NOVEMBER 18, 2024
OWNER: FIRST BAPTIST CHURCH OF LEE'S SUMMIT




POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

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Independence, MO 64057
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Certificate of Authority
Land Surveying: MO 123 / KS 36

NICHOLAS R. MILLER, PLS
LS 2016000167

LEGEND:

-  PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT 2 = 24± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT 3 = 414± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT 4 = 120± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 30'
SCALE: 1" = 30'

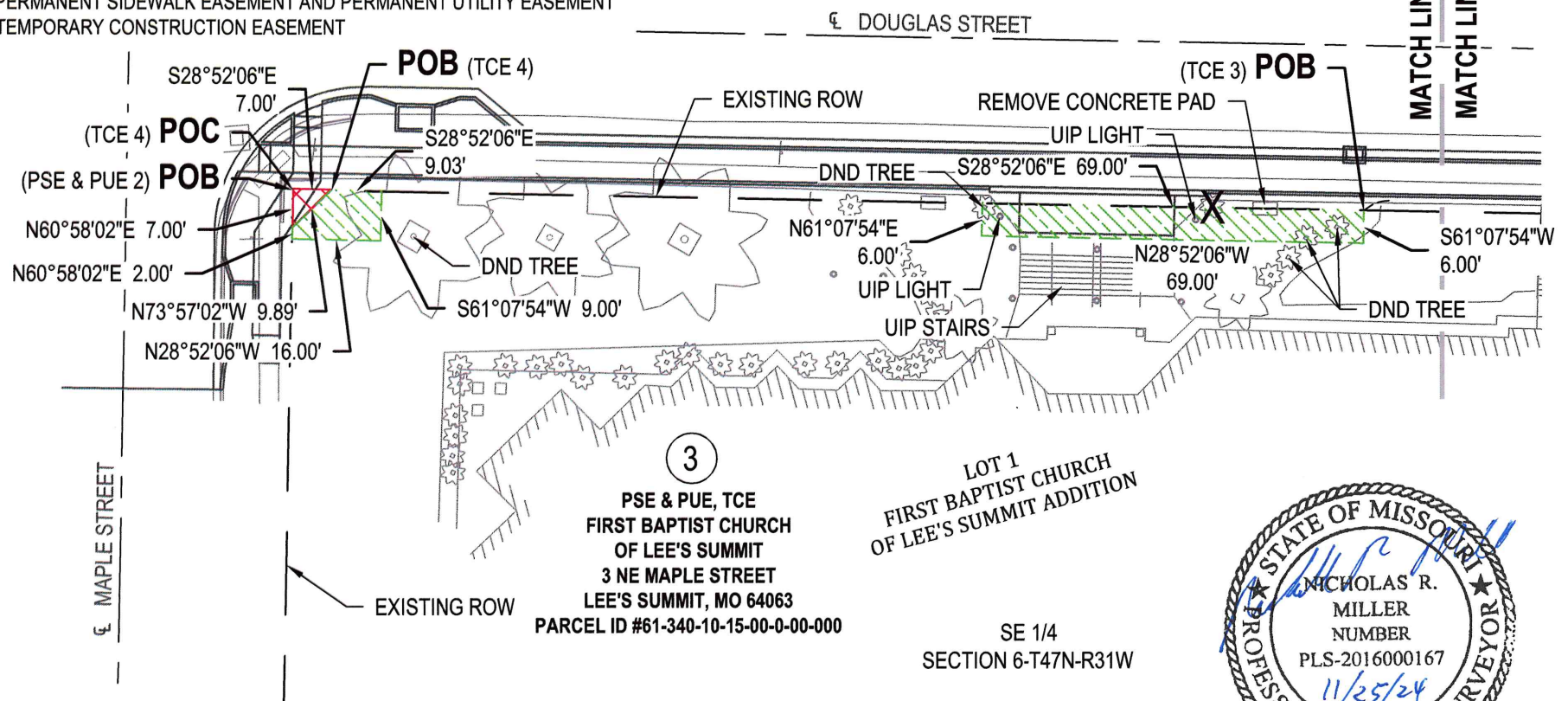


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: DOUGLAS STREET
ADDRESS: 3 NE MAPLE STREET
DATE: NOVEMBER 18, 2024
OWNER: FIRST BAPTIST CHURCH OF LEE'S SUMMIT

POWELL
C W M
ARCHITECTURE/ENGINEERING/SURVEYING

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LOT 1
FIRST BAPTIST CHURCH
OF LEE'S SUMMIT ADDITION

SE 1/4
SECTION 6-T47N-R31W



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 9

TEMPORARY CONSTRUCTION EASEMENT

CARREL, MICHAEL & NANCY

208 NE DOUGLAS STREET

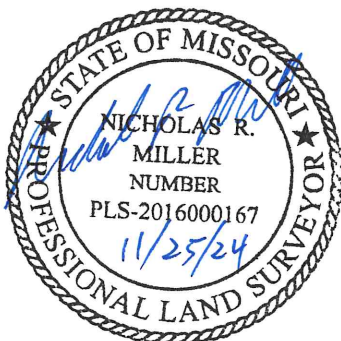
LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-03-20-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 1, BLOCK 2, MYRTLE PARK AN ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AND BEING THAT PART OF THE TRACT OF LAND DESCRIBED BY THE BENEFICIARY DEED RECORDED AS DOCUMENT NUMBER 2011E0056466, BOTH AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER SAID LOT 1, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG SAID WEST LINE, SOUTH 02°12'46" WEST, 30.37 FEET; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 28°52'06" EAST, 81.17 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 88°12'10" WEST, 18.60 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 28°52'06" WEST, 56.76 FEET; THENCE NORTH 02°12'46" EAST, 51.39 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 87°56'52" EAST, 6.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,349 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:

	TEMPORARY CONSTRUCTION EASEMENT = 1,349± SQ.FT.
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
X	REMOVE TREE
DND	DO NOT DISTURB
UIP	USE IN PLACE
ROW	RIGHT-OF-WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

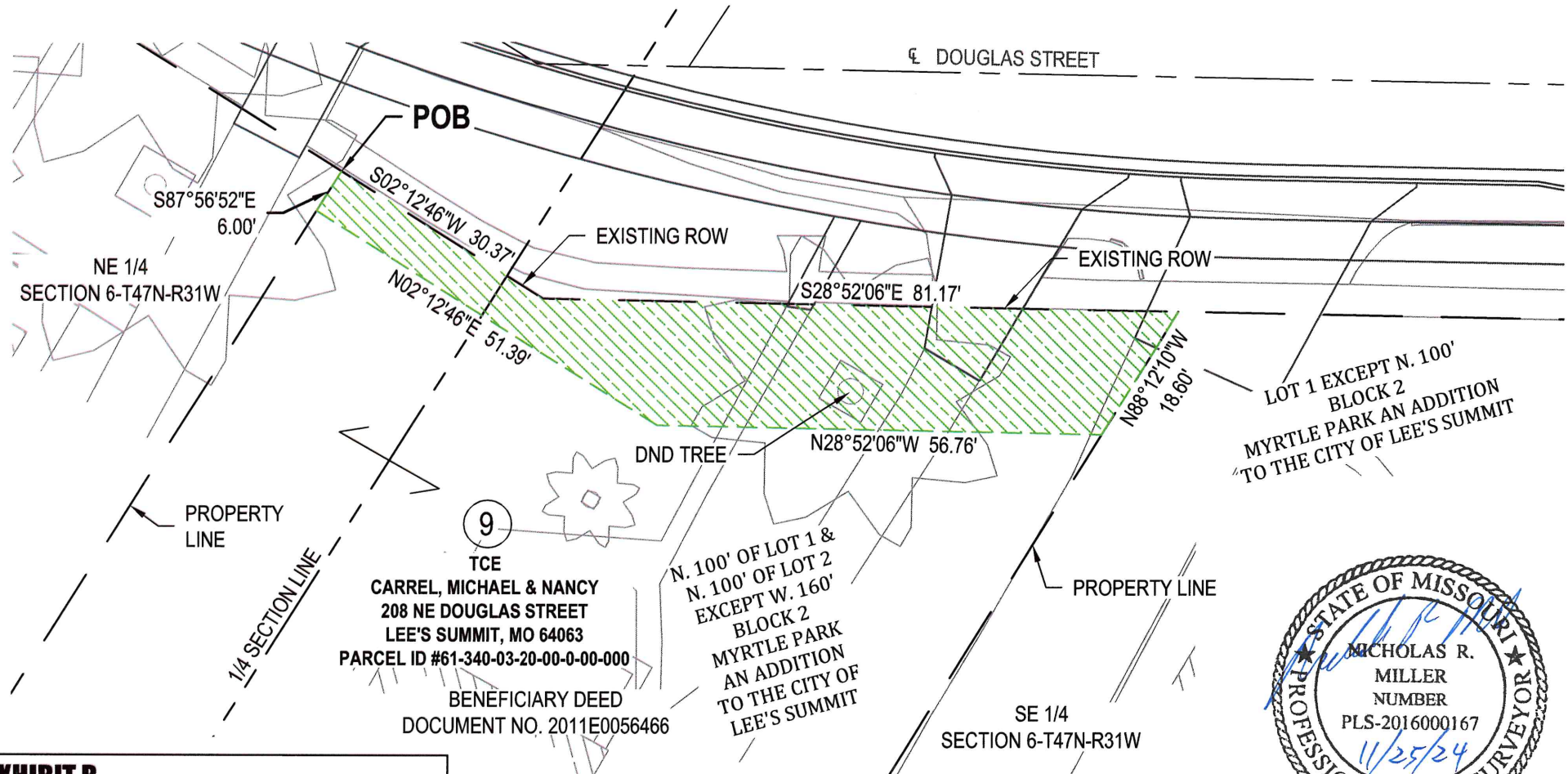


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: DOUGLAS STREET
ADDRESS: 208 NE DOUGLAS STREET
DATE: NOVEMBER 18, 2024
OWNER: CARREL, MICHAEL & NANCY

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 39

TEMPORARY CONSTRUCTION EASEMENT

MATHEWS, MICHAEL & CAROL

1 NE DOUGLAS STREET

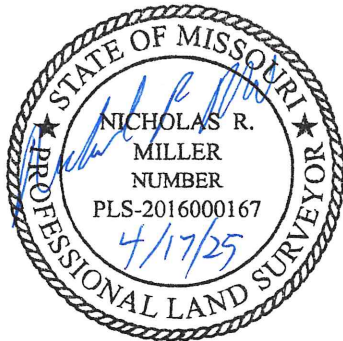
LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-09-13-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT A, REPLAT OF LOT 10, BLOCK 13, W.B. HOWARD'S FIRST ADDITION TO THE CITY OF LEE' SUMMIT, MISSOURI, A SUBDIVISION OF LAND AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 1978I0343903, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF SAID LOT A, AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE NORTHWEST RIGHT-OF-WAY LINE OF FIRST STREET, AS NOW ESTABLISHED, THENCE ALONG SAID NORTHEAST LINE, NORTH 28°52'06" WEST, 95.55 FEET, TO THE WEST CORNER OF SAID LOT A; THENCE LEAVING SAID NORTHEAST LINE, AND ALONG THE NORTHWEST LINE OF SAID LOT A, NORTH 61°13'17" EAST, 14.00 FEET; THENCE LEAVING THE NORTHWEST LINE OF SAID LOT A, SOUTH 28°52'06" EAST, 95.51 FEET, TO A POINT ON SAID NORTHWEST RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, SOUTH 61°02'51" WEST, 14.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,337 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:

 TEMPORARY CONSTRUCTION EASEMENT = 1,337± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

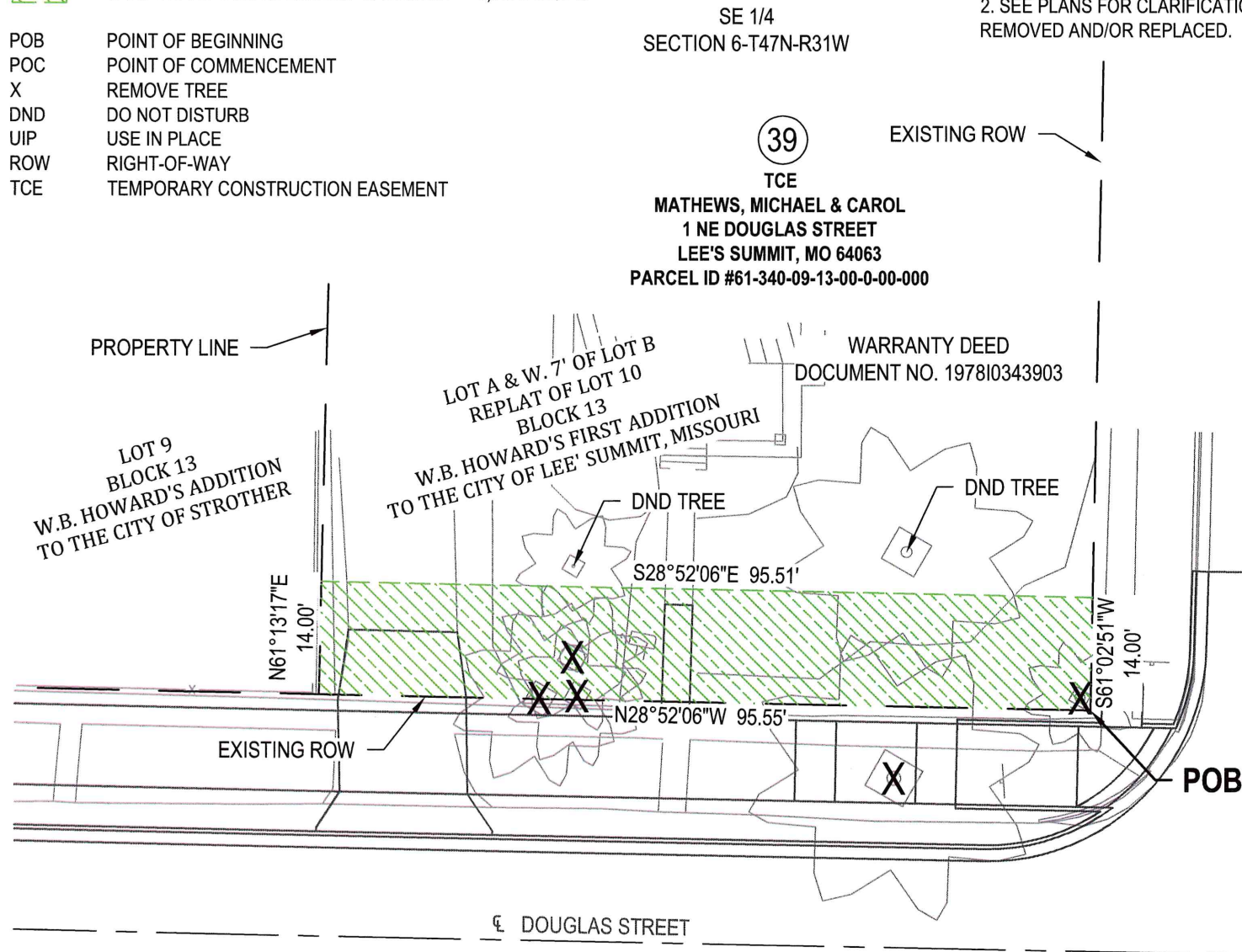


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 1 NE DOUGLAS STREET

DATE: NOVEMBER 18, 2024, REV. APRIL 17, 2025

OWNER: MATHEWS, MICHAEL & CAROL

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 40

TEMPORARY CONSTRUCTION EASEMENT

FIRST BAPTIST CHURCH OF LEE'S SUMMIT

3 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-09-07-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 9, BLOCK 13, W.B. HOWARD'S ADDITION TO THE CITY OF STROTHER, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID LOT 9, AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTHEAST RIGHT-OF-WAY LINE OF AN ALLEY, AS NOW ESTABLISHED, THENCE ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, NORTH 61°40'26" EAST, 24.00 FEET; THENCE LEAVING SAID SOUTHEAST RIGHT-OF-WAY LINE, SOUTH 28°52'06" EAST, 94.81 FEET, TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 9; THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 9, SOUTH 61°13'17" WEST, 24.00 FEET, TO A POINT ON SAID NORTHEAST LINE; THENCE ALONG SAID NORTHEAST LINE, NORTH 28°52'06" WEST, 95.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2,278 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:



TEMPORARY CONSTRUCTION EASEMENT = 2,278± SQ.FT.

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
X	REMOVE TREE
DND	DO NOT DISTURB
UIP	USE IN PLACE
ROW	RIGHT-OF-WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

40

TCE

FIRST BAPTIST CHURCH OF LEE'S SUMMIT
3 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063
PARCEL ID #61-340-09-07-00-0-00-000

SE 1/4
SECTION 6-T47N-R31W

PROPERTY LINE

S. 55' OF LOT 8
BLOCK 13
W.B. HOWARD'S
ADDITION
TO THE CITY
OF STROTHER

ALLEY

EXISTING ROW

LOT 9
BLOCK 13
W.B. HOWARD'S ADDITION
TO THE CITY OF STROTHER

S28°52'06"E 94.81'

N61°40'26"E 24.00'

S61°13'17"W 24.00'

N28°52'06"W 95.00'

REMOVE AND REPLACE
FENCE IN KIND

EXISTING ROW

POB

DOUGLAS STREET

LOT A & W. 7' OF LOT 10
REPLAT OF LOT 10
BLOCK 13
W.B. HOWARD'S FIRST ADDITION
TO THE CITY OF LEE'S SUMMIT, MISSOURI

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 3 NE DOUGLAS STREET

DATE: NOVEMBER 18, 2024 - REV: DEC 24, 2024

OWNER: FIRST BAPTIST CHURCH OF LEE'S SUMMIT

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 41

TEMPORARY CONSTRUCTION EASEMENT

FIRST BAPTIST CHURCH OF LEE'S SUMMIT

7 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-09-06-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 8, BLOCK 13, W.B. HOWARD'S ADDITION TO THE CITY OF STROTHER, A SUBDIVISION OF LAND, AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK I 3204 AT PAGE 1661, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF SAID LOT 8, AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE NORTHWEST RIGHT-OF-WAY LINE OF AN ALLEY, AS NOW ESTABLISHED, THENCE ALONG SAID NORTHEAST LINE, NORTH 28°52'06" WEST, 54.73 FEET, TO THE WEST CORNER OF SAID TRACT; THENCE ALONG THE NORTHWEST LINE OF SAID TRACT, NORTH 61°35'51" EAST, 21.00 FEET; THENCE LEAVING THE NORTHWEST LINE OF SAID TRACT, SOUTH 28°52'06" EAST, 54.76 FEET, TO A POINT ON SAID NORTHWEST RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, SOUTH 61°40'26" WEST, 21.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,150 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:



TEMPORARY CONSTRUCTION EASEMENT = 1,150± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

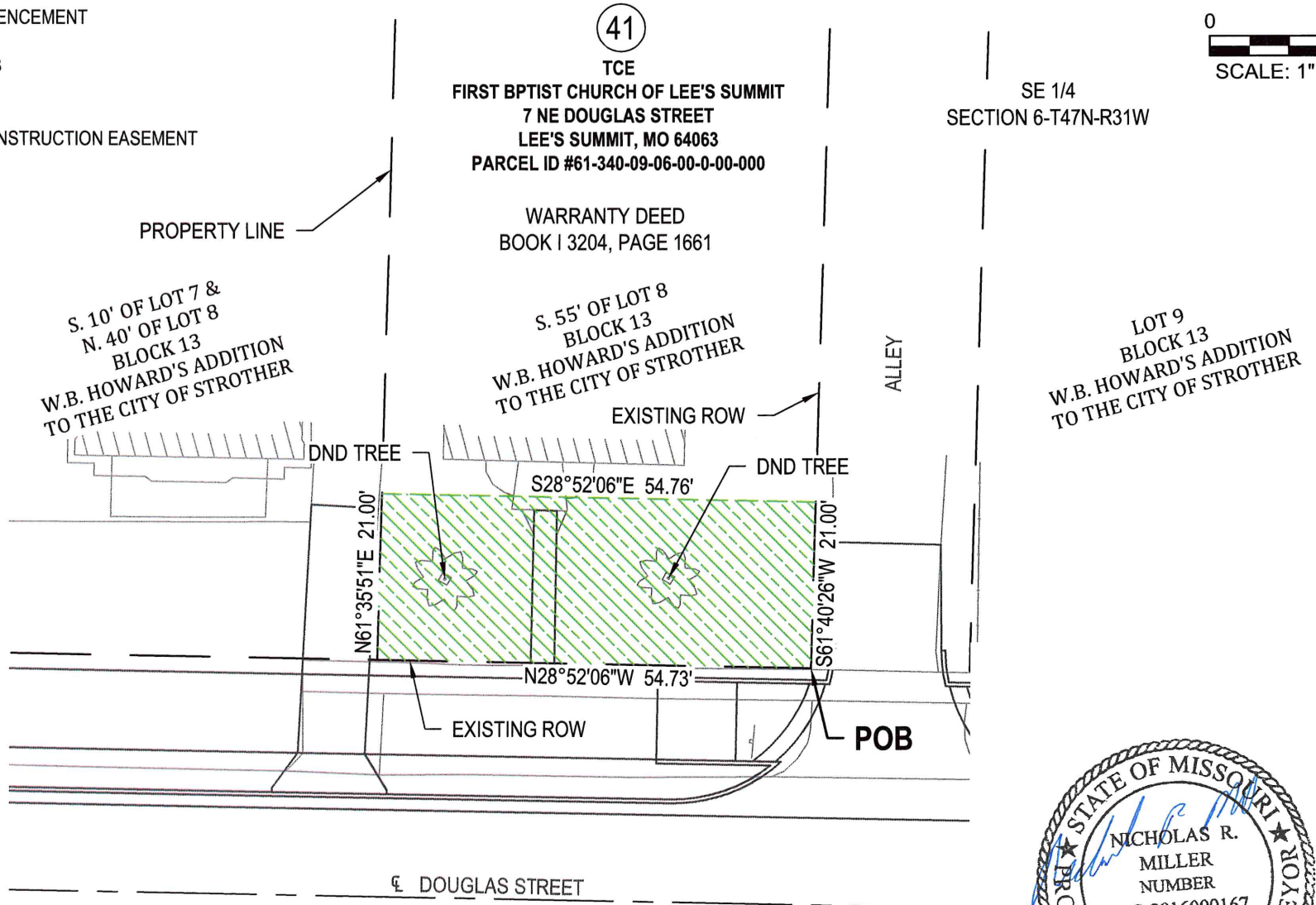


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 7 NE DOUGLAS STREET

DATE: NOVEMBER 18, 2024 - REV: DEC 24, 2024

OWNER: FIRST BAPTIST CHURCH OF LEE'S SUMMIT

POWELL

CWM

ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 42

TEMPORARY CONSTRUCTION EASEMENT

FIRST BAPTIST CHURCH OF LEE'S SUMMIT

9 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-09-05-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOTS 7 AND 8, BLOCK 13, W.B. HOWARD'S ADDITION TO THE CITY OF STROTHER, A SUBDIVISION OF LAND, AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1 3188 AT PAGE 835, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID LOT 7, AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTHEAST RIGHT-OF-WAY LINE OF MAPLE STREET, AS NOW ESTABLISHED, THENCE ALONG SAID NORTHEAST LINE, SOUTH 28°52'06" EAST, 87.25 FEET, TO THE WEST CORNER OF SAID TRACT, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTHEAST LINE, AND ALONG THE NORTHWEST LINE OF SAID TRACT, NORTH 61°30'56" EAST, 21.00 FEET; THENCE LEAVING SAID NORTHWEST LINE, SOUTH 28°52'06" EAST, 49.74 FEET, TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT; THENCE ALONG THE SOUTHEAST LINE OF SAID TRACT, SOUTH 61°35'51" WEST, 21.00 FEET, TO A POINT ON SAID NORTHEAST LINE; THENCE ALONG SAID NORTHEAST LINE, NORTH 28°52'06" WEST, 49.71 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,044 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:



TEMPORARY CONSTRUCTION EASEMENT = 1,044± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'

SCALE: 1" = 20'

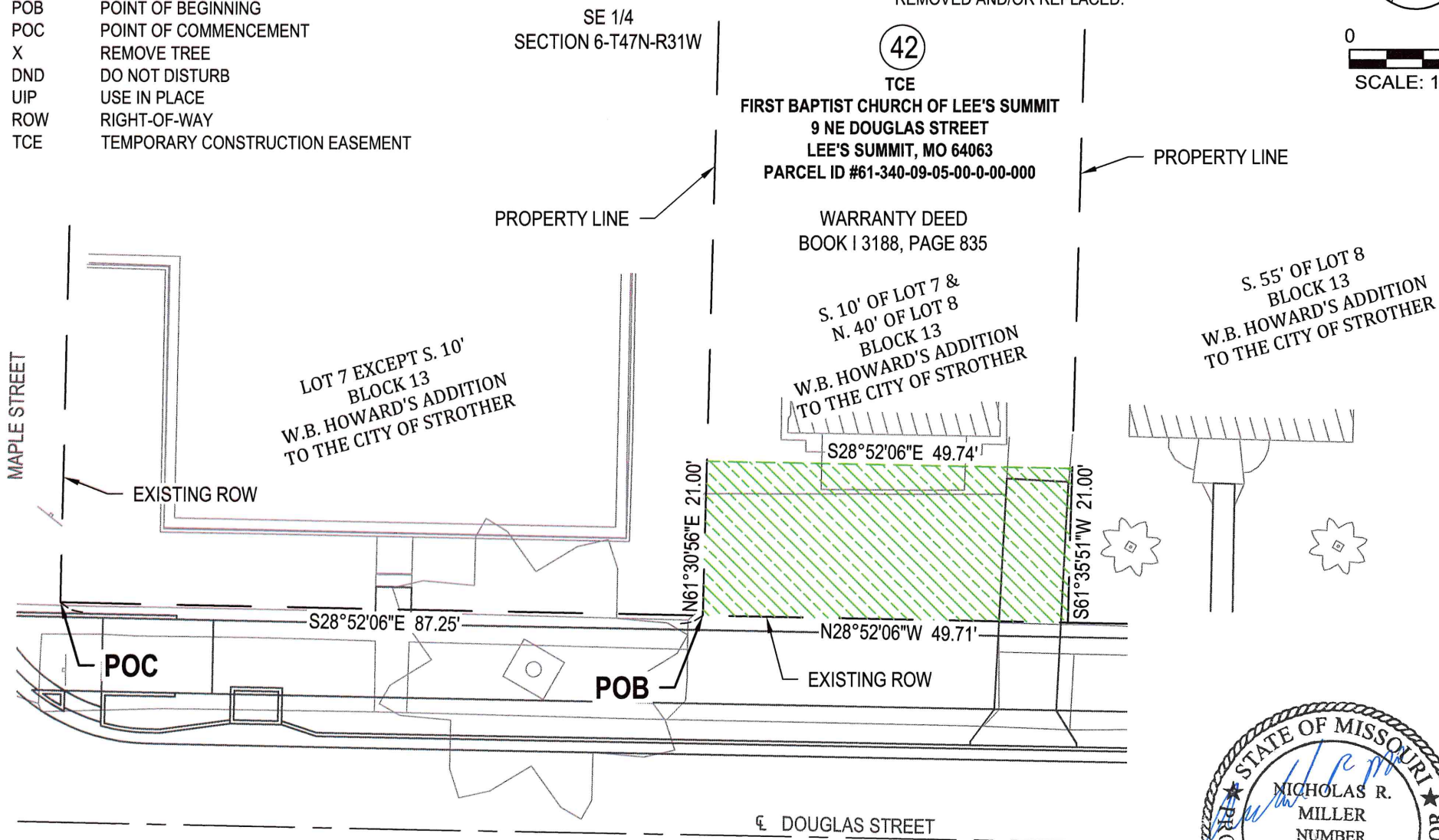


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 9 NE DOUGLAS STREET

DATE: NOVEMBER 18, 2024 - REV: DEC 24, 2024

OWNER: FIRST BAPTIST CHURCH OF LEE'S SUMMIT

POWELL

C W M

ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 43

TEMPORARY CONSTRUCTION EASEMENT

FIRST BAPTIST CHURCH OF LEE'S SUMMIT

11 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-340-09-04-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 7, BLOCK 13, W.B. HOWARD'S ADDITION TO THE CITY OF STROTHER, A SUBDIVISION OF LAND, AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE DEED OF TRUST RECORDED AS DOCUMENT NUMBER 2005I0092722 (TRACT II), BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID LOT 7, AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTHEAST RIGHT-OF-WAY LINE OF MAPLE STREET, AS NOW ESTABLISHED, THENCE ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, NORTH 61°19'58" EAST, 6.00 FEET; THENCE LEAVING SAID SOUTHEAST RIGHT-OF-WAY LINE, SOUTH 28°52'06" EAST, 79.37 FEET; THENCE NORTH 61°07'54" EAST, 15.00 FEET; THENCE SOUTH 28°52'06" EAST, 8.00 FEET, TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT II; THENCE ALONG THE SOUTHEAST LINE OF SAID TRACT II, SOUTH 61°30'56" WEST, 21.00 FEET, TO A POINT ON SAID NORTHEAST LINE; THENCE ALONG SAID NORTHEAST LINE, NORTH 28°52'06" WEST, 87.25 FEET, TO THE POINT OF BEGINNING AND CONTAINS 643 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:



TEMPORARY CONSTRUCTION EASEMENT = 643± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

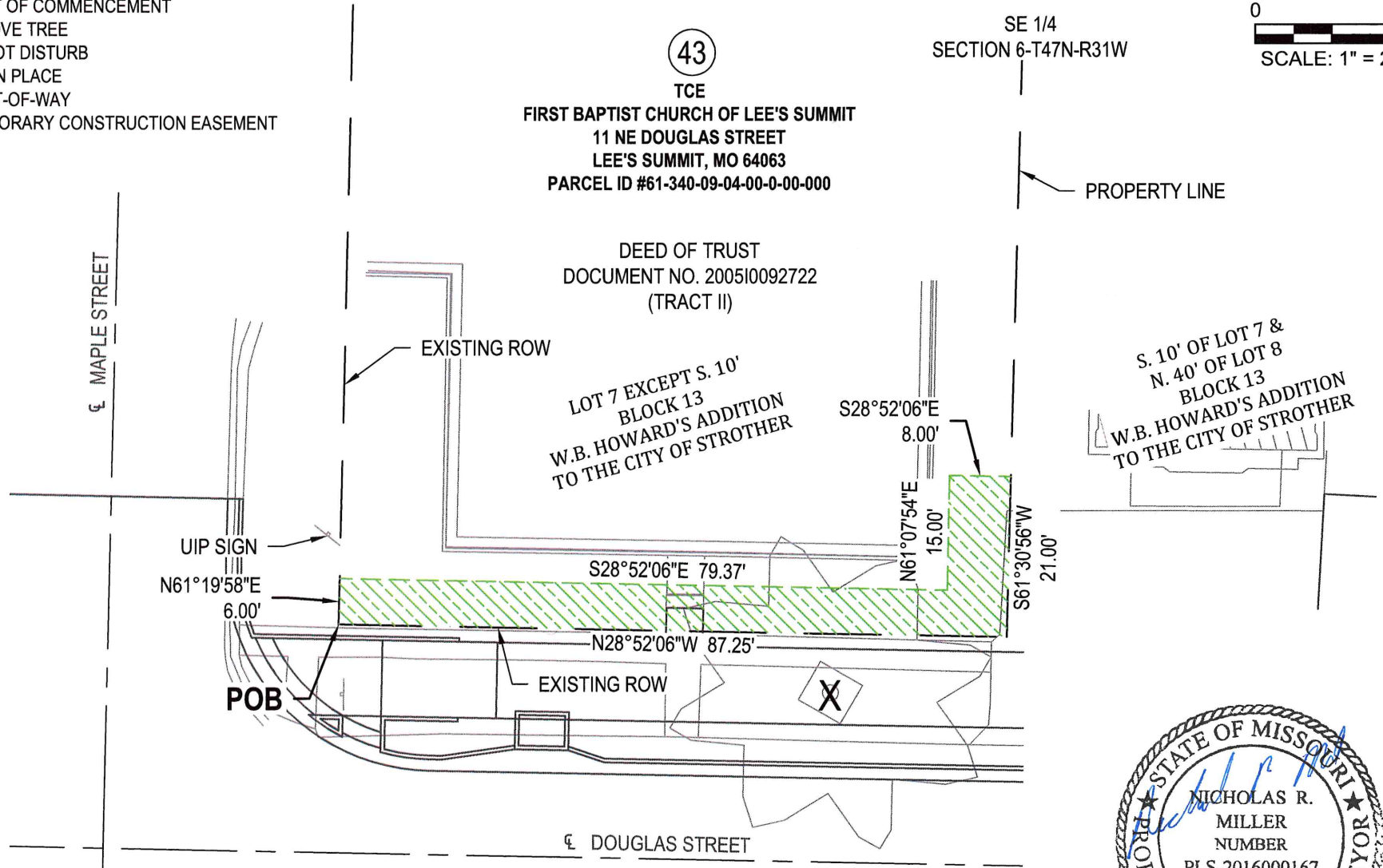


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 11 NE DOUGLAS STREET

DATE: NOVEMBER 18, 2024 - REV: DEC 24, 2024

OWNER: FIRST BAPTIST CHURCH OF LEE'S SUMMIT

POWELL

C W M

ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 45

TEMPORARY CONSTRUCTION EASEMENT

LALLY, JERRY & JANET - TRUSTEE
103 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063
COUNTY PARCEL ID# 61-340-07-06-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 6, BLOCK 2, W.B. HOWARD'S SECOND ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID LOT 6, AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTHEAST RIGHT-OF-WAY LINE OF AN ALLEY, AS NOW ESTABLISHED, THENCE ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, NORTH 61°15'26" EAST, 15.00 FEET; THENCE LEAVING SAID SOUTHEAST RIGHT-OF-WAY LINE, SOUTH 28°52'06" EAST, 80.45 FEET, TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 6; THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 6, SOUTH 61°15'33" WEST, 15.00 FEET, TO A POINT ON SAID NORTHEAST LINE; THENCE ALONG SAID NORTHEAST LINE, NORTH 28°52'06" WEST, 80.45 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,207 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:



TEMPORARY CONSTRUCTION EASEMENT = 1,207± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

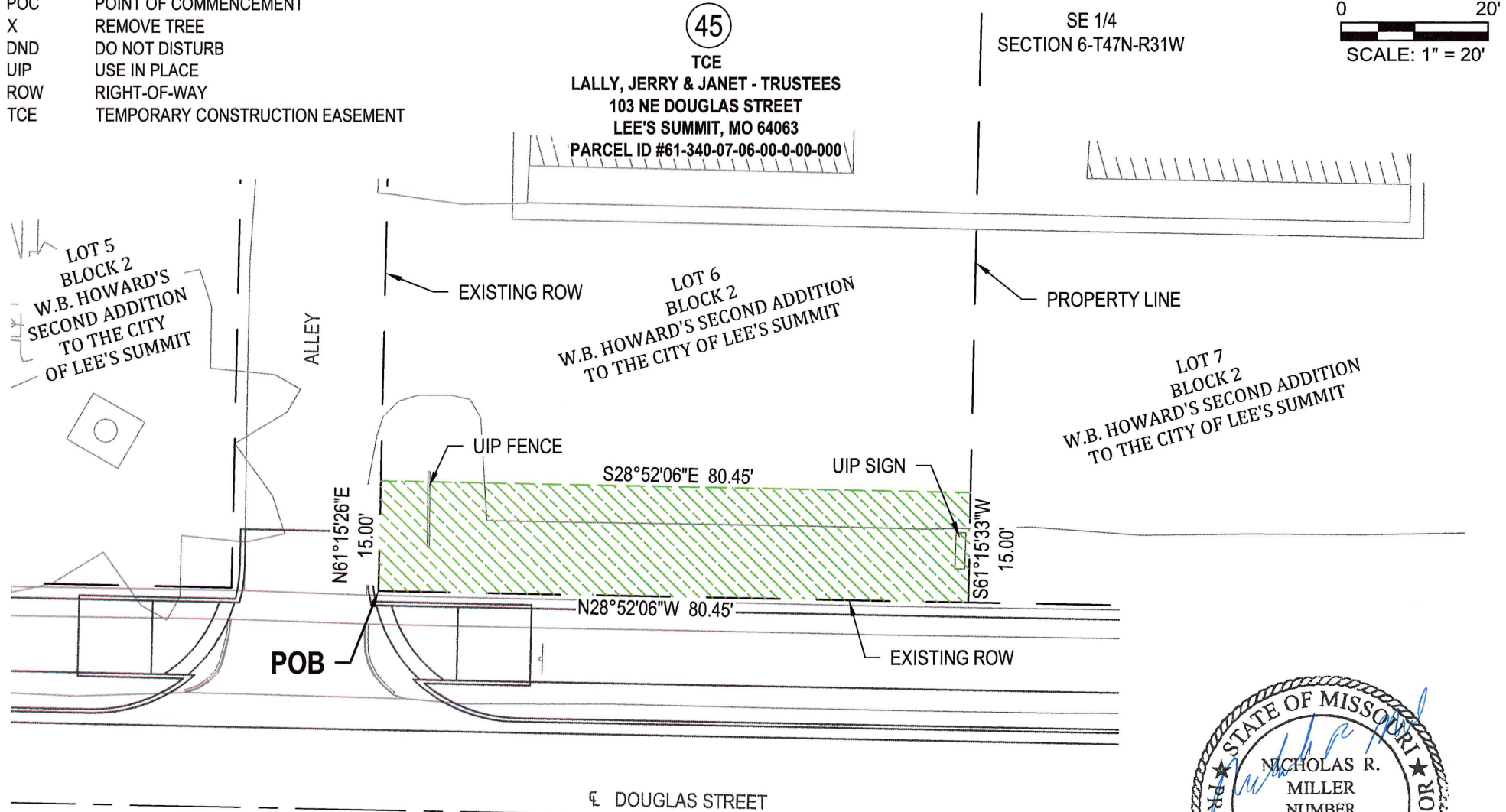


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 103 NE DOUGLAS STREET

DATE: NOVEMBER 25, 2024 - REV: DEC 24, 2024

OWNER: LALLY, JERRY & JANET - TRUSTEES

POWELL

C W M

ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 50

PERMANENT SIDEWALK EASEMENT AND

PERMANENT UTILITY EASEMENT

BOBBITT, WILLIAM R & MARTHA A

207 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-25-15-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT, BEING ALL THAT PART OF LOT 2A, TENNYSON'S PLACE LOT 1A & 2A, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2A, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE NORTH RIGHT-OF-WAY LINE OF AN ALLEY, AS NOW ESTABLISHED, THENCE ALONG SAID EAST LINE, NORTH 04°35'55" WEST, 105.25 FEET, TO THE NORTHWEST CORNER OF SAID LOT 2A; THENCE ALONG THE NORTH LINE OF SAID LOT 2A, SOUTH 87°05'19" EAST, 8.07 FEET; THENCE LEAVING THE NORTH LINE OF SAID LOT 2A, SOUTH 04°35'55" EAST, 105.25 FEET, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°05'19" WEST, 8.07 FEET, TO THE POINT OF BEGINNING AND CONTAINS 842 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

EXHIBIT A

DOUGLAS STREET

TRACT 50

TEMPORARY CONSTRUCTION EASEMENT

BOBBITT, WILLIAM R & MARTHA A

207 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-25-15-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 2A, TENNYSON'S PLACE LOT 1A & 2A, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2A, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE NORTH RIGHT-OF-WAY LINE OF AN ALLEY, AS NOW ESTABLISHED, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 87°05'19" EAST, 8.07 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 04°35'55" WEST, 105.25 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 2A; THENCE ALONG THE NORTH LINE OF SAID LOT 2A, SOUTH 87°05'19" EAST, 13.11 FEET; THENCE LEAVING THE NORTH LINE OF SAID LOT 2A, SOUTH 04°35'55" EAST, 48.00 FEET; THENCE NORTH 85°24'05" EAST, 7.00 FEET; THENCE SOUTH 04°35'55" EAST, 42.49 FEET; THENCE NORTH 85°24'05" EAST, 10.00 FEET; THENCE SOUTH 04°35'55" EAST, 17.00 FEET, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°05'19" WEST, 30.26 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,936 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:

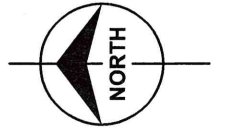
 PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT = 842± SQ.FT.

 TEMPORARY CONSTRUCTION EASEMENT = 1,936± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

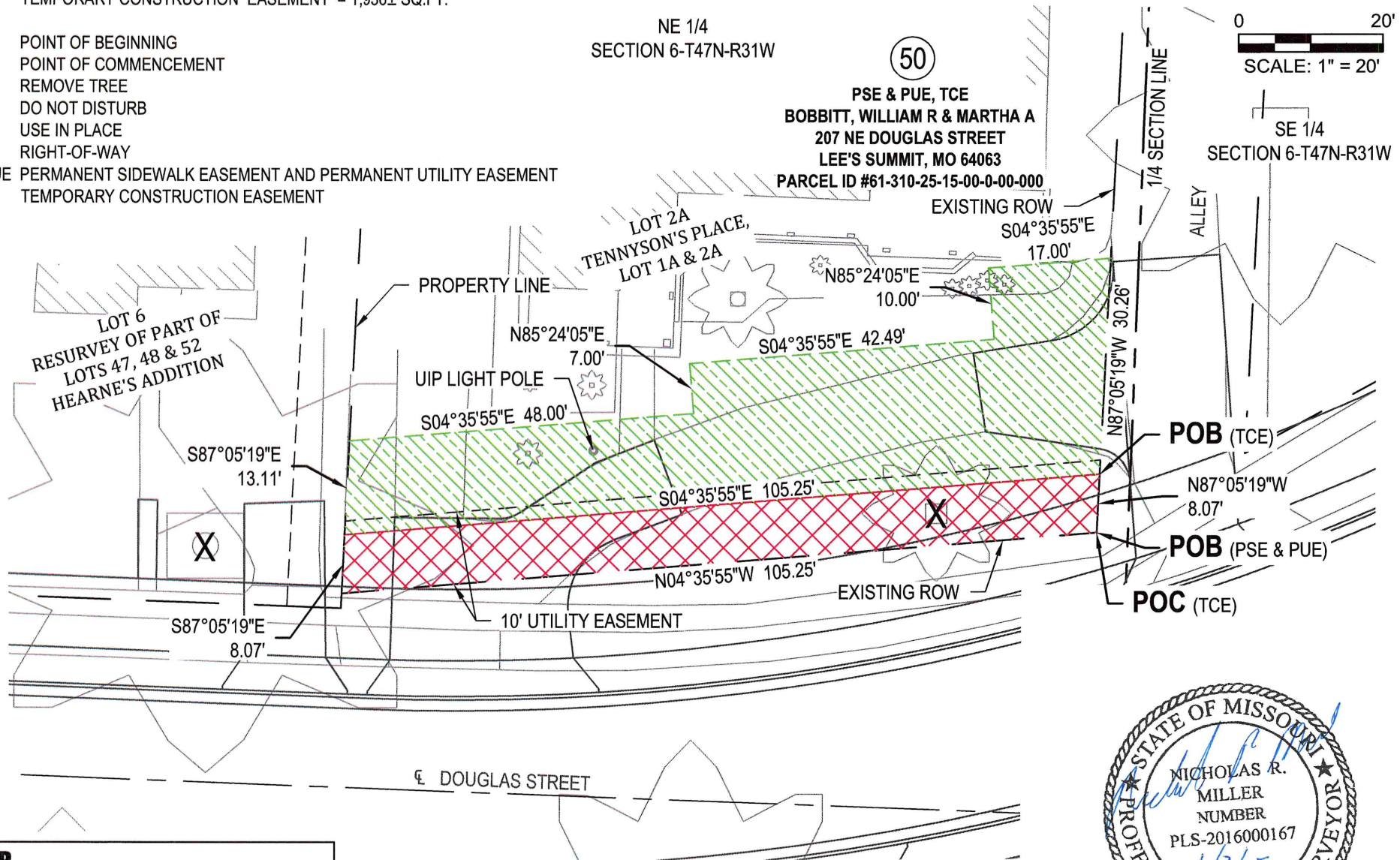


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 207 NE DOUGLAS STREET

DATE: NOVEMBER 25, 2024 - REV: DEC 24, 2024

OWNER: BOBBITT, WILLIAM R & MARTHA A

POWELL
C W M
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 53

PERMANENT SIDEWALK EASEMENT AND

PERMANENT UTILITY EASEMENT

O'CONNOR, WILLIAM A.

301 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-20-09-00-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT, BEING ALL THAT PART OF LOT 47, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2023E0047862, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 47, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE NORTH RIGHT-OF-WAY LINE OF ASH STREET, AS NOW ESTABLISHED, THENCE ALONG SAID EAST LINE, NORTH 02°12'46" EAST, 100.60 FEET, TO THE NORTHWEST CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 88°23'33" EAST, 5.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT, SOUTH 02°12'46" WEST, 100.71 FEET, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°12'04" WEST, 5.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 503 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

EXHIBIT A

DOUGLAS STREET

TRACT 53

TEMPORARY CONSTRUCTION EASEMENT

O'CONNOR, WILLIAM A.

301 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-20-09-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 47, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2023E0047862, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 47, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE NORTH RIGHT-OF-WAY LINE OF ASH STREET, AS NOW ESTABLISHED, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 87°12'04" EAST, 5.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 02°12'46" EAST, 100.71 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 88°23'33" EAST, 9.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT, SOUTH 02°12'46" WEST, 100.89 FEET, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°12'04" WEST, 9.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 907 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:

 PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT = 503± SQ.FT.

 TEMPORARY CONSTRUCTION EASEMENT = 907± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

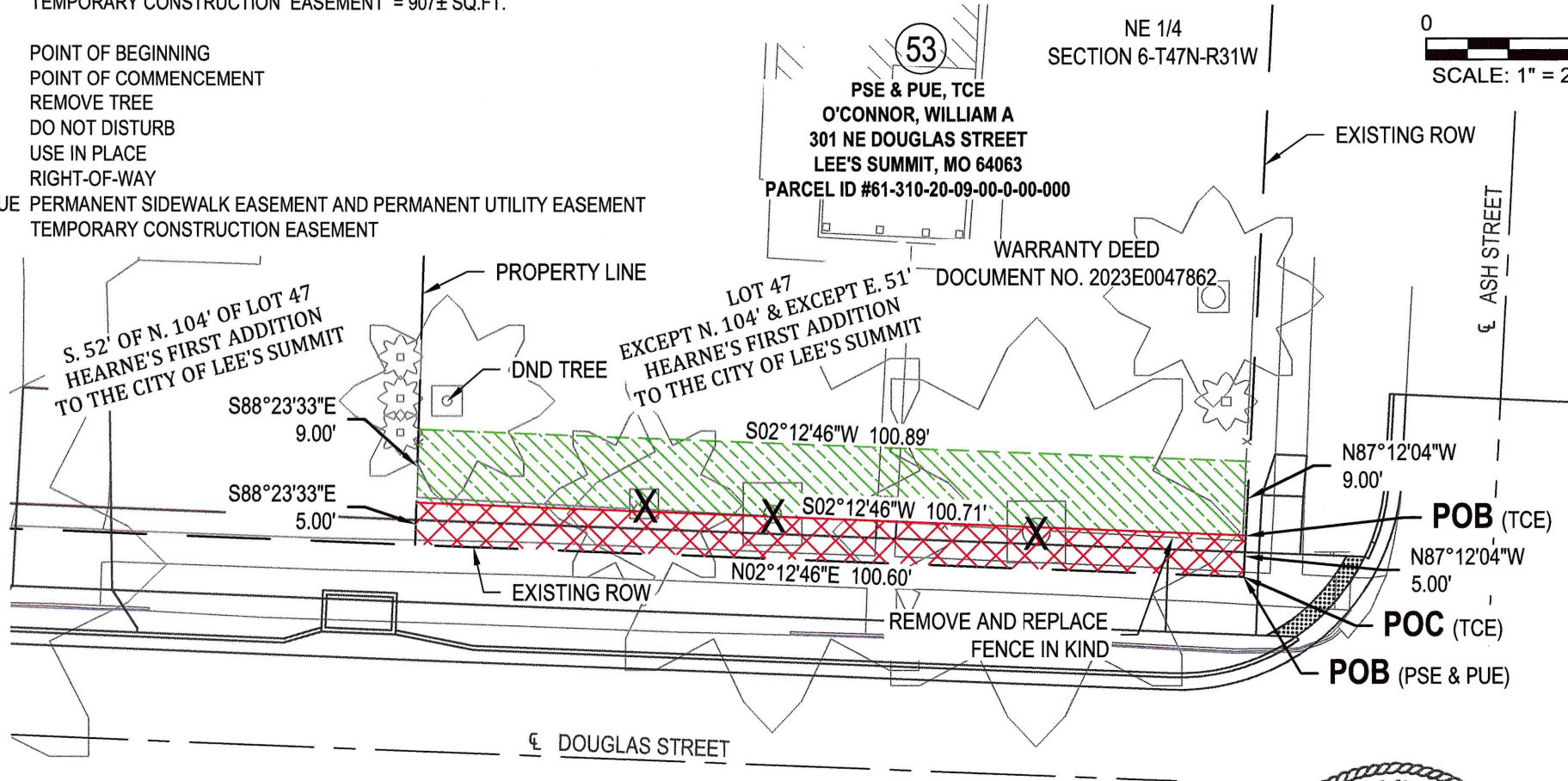


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: DOUGLAS STREET
ADDRESS: 301 NE DOUGLAS STREET
DATE: NOVEMBER 25, 2024 - REV: FEB 28, 2025
OWNER: O'CONNOR, WILLIAM A

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 55

PERMANENT SIDEWALK EASEMENT AND

PERMANENT UTILITY EASEMENT

LORENZ, JOHN & GLENDA

305 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-20-07-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT, BEING ALL THAT PART OF LOT 47, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE BENEFICIARY DEED RECORDED AS DOCUMENT NUMBER 2019E0104747, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47, AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG THE NORTH LINE OF SAID LOT 47, SOUTH 87°59'47" EAST, 5.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°12'46" WEST, 52.67 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 87°47'14" WEST, 5.00 FEET, TO A POINT ON SAID EAST LINE; THENCE ALONG SAID EAST LINE, NORTH 02°12'46" EAST, 52.65 FEET, TO THE POINT OF BEGINNING AND CONTAINS 263 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

EXHIBIT A

DOUGLAS STREET

TRACT 55

TEMPORARY CONSTRUCTION EASEMENT

LORENZ, JOHN & GLENDA

305 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-20-07-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 47, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE BENEFICIARY DEED RECORDED AS DOCUMENT NUMBER 2019E0104747, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 47, AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG THE NORTH LINE OF SAID LOT 47, SOUTH 87°59'47" EAST, 5.00 FEET, TO THE POINT OF BEGINNING;



THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID NORTH LINE, SOUTH 87°59'47" EAST, 22.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°12'46" WEST, 15.75 FEET; THENCE NORTH 87°47'14" WEST, 5.00 FEET; THENCE SOUTH 02°12'46" WEST, 37.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE ALONG SAID SOUTH LINE, NORTH 87°47'14" WEST, 17.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°12'46" EAST, 52.67 FEET, TO THE POINT OF BEGINNING AND CONTAINS 975 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

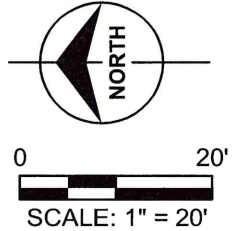
LEGEND:

-  PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT = 263± SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT = 975± SQ.FT.

- POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



NICHOLAS R. MILLER, PLS
LS 2016000167

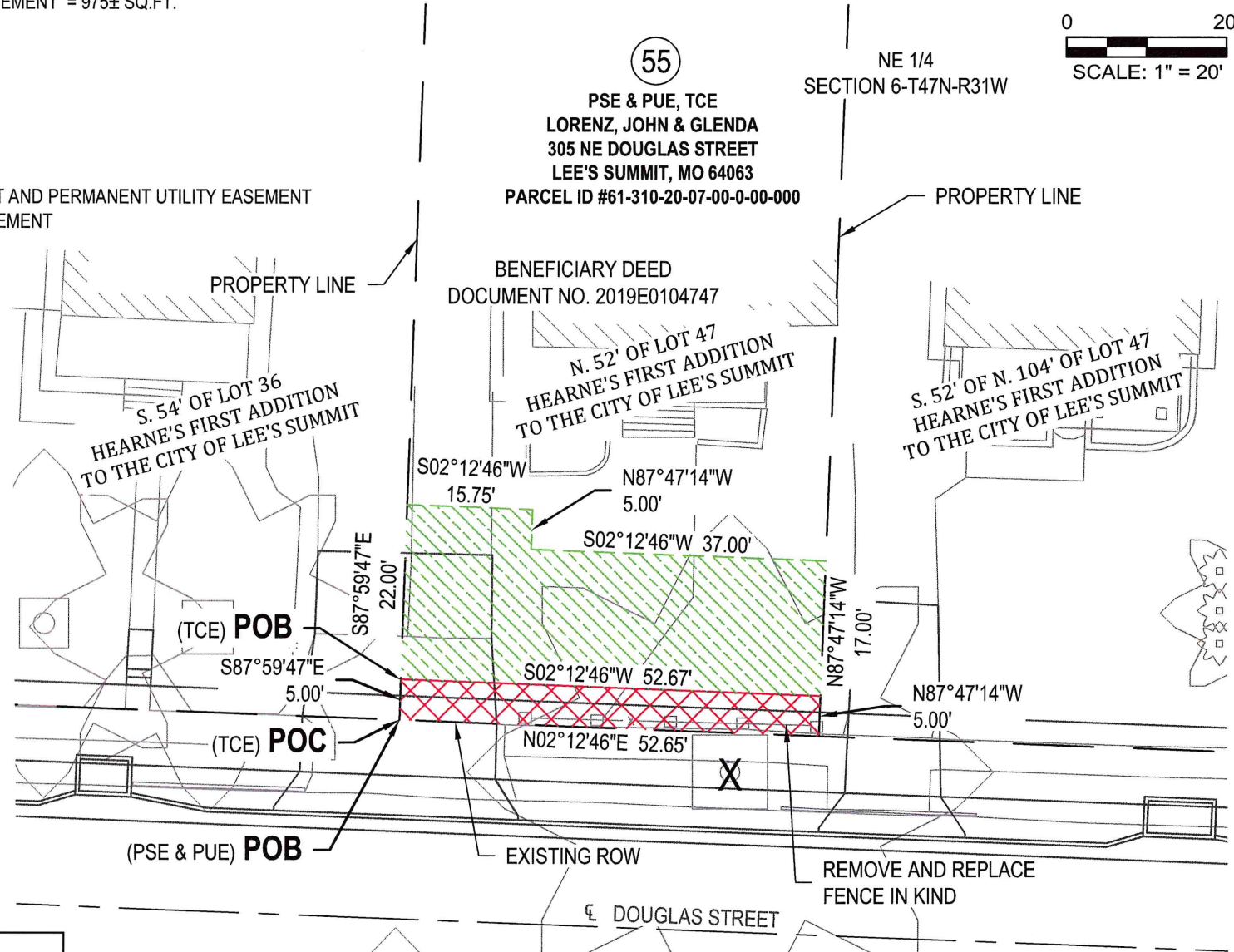


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: DOUGLAS STREET
ADDRESS: 305 NE DOUGLAS STREET
DATE: NOVEMBER 25, 2024 - REV: APRIL 17, 2025
OWNER: LORENZ, JOHN & GLENDA

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36

EXHIBIT A

DOUGLAS STREET

TRACT 56

PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT

WALLER, JAMIE & GEOFFREY
307 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063
COUNTY PARCEL ID# 61-310-20-06-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT, BEING ALL THAT PART OF LOT 36, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2007E0124189, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36, AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG SAID EAST LINE, NORTH 02°12'46" EAST, 54.37 FEET, TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID TRACT, SOUTH 87°47'14" EAST, 5.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°12'46" WEST, 54.35 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 36; THENCE ALONG THE SOUTH LINE OF SAID LOT 36, NORTH 87°59'47" WEST, 5.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 272 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

EXHIBIT A

DOUGLAS STREET

TRACT 56

TEMPORARY CONSTRUCTION EASEMENT

WALLER, JAMIE & GEOFFREY

307 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-20-06-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 36, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2007E0124189, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 36, AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG THE SOUTH LINE OF SAID LOT 36, SOUTH 87°59'47" EAST, 5.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SOUTH LINE, NORTH 02°12'46" EAST, 54.35 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 87°47'14" EAST, 17.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°12'46" WEST, 38.27 FEET; THENCE SOUTH 87°47'14" EAST, 5.00 FEET; THENCE SOUTH 02°12'46" WEST, 16.00 FEET, TO A POINT ON SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, NORTH 87°59'47" WEST, 22.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,004 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:

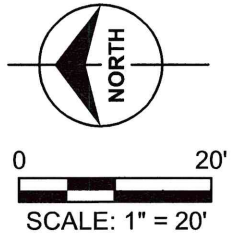
 PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT = 272± SQ.FT.

 TEMPORARY CONSTRUCTION EASEMENT = 1,004± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



56

PSE & PUE, TCE
WALLER, JAIME & GEOFFREY
307 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063
PARCEL ID #61-310-20-06-00-0-00-000

NE 1/4
SECTION 6-T47N-R31W

WARRANTY DEED
DOCUMENT NO. 2007E0124189

N. 50' OF S. 104' OF LOT 36
HEARNE'S FIRST ADDITION
TO THE CITY OF LEE'S SUMMIT

S. 54' OF LOT 36
HEARNE'S FIRST ADDITION
TO THE CITY OF LEE'S SUMMIT

N. 52' OF LOT 47
HEARNE'S FIRST ADDITION
TO THE CITY OF LEE'S SUMMIT



NICHOLAS R. MILLER, PLS
LS 2016000167

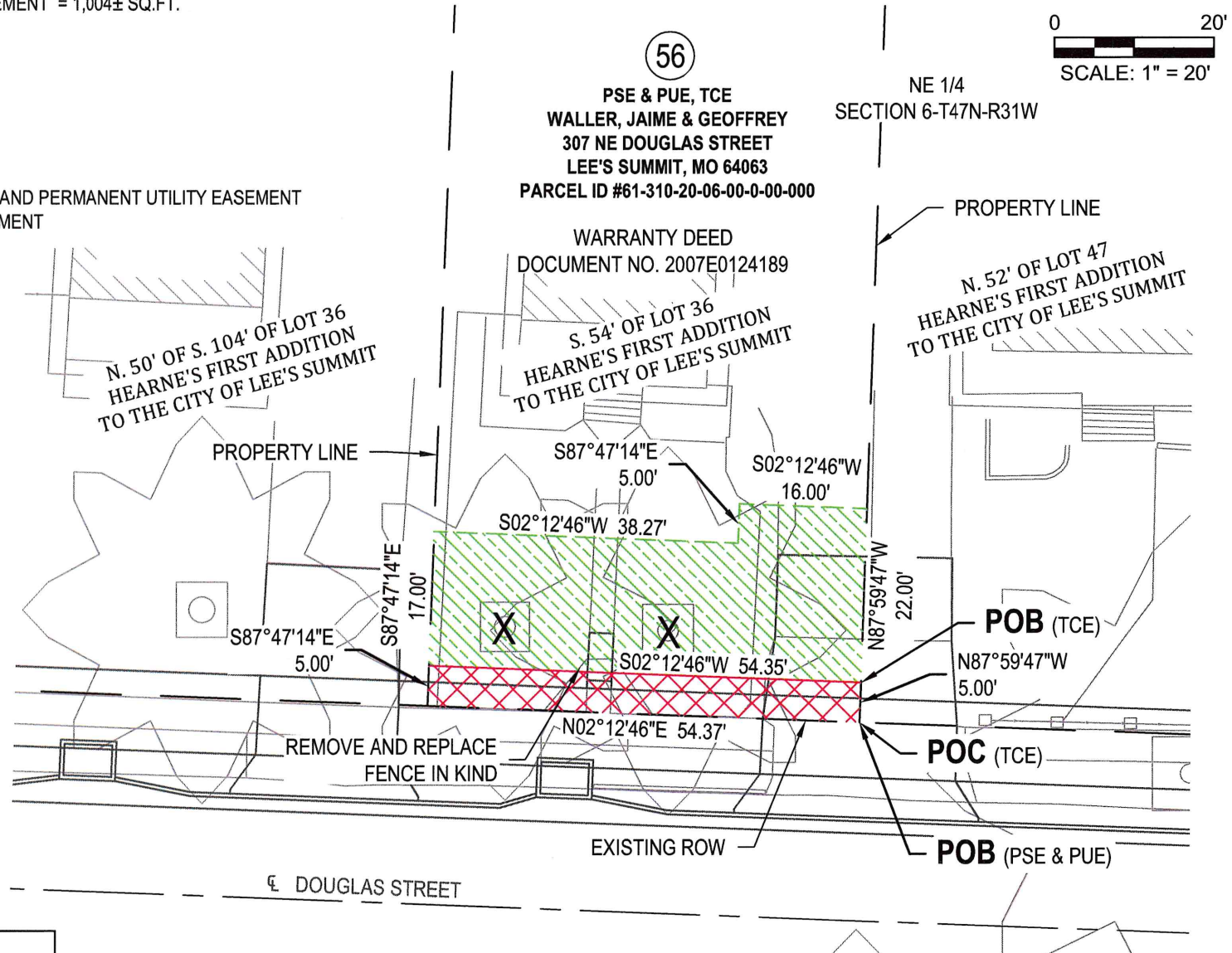


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 307 NE DOUGLAS STREET

DATE: NOVEMBER 25, 2024 - REV: DEC 24, 2024

OWNER: WALLER, JAIME & GEOFFREY

POWELL
C W M
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36

EXHIBIT A

DOUGLAS STREET

TRACT 57

PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT

HARRIOTT, DOUG G & KATHY L
309 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063
COUNTY PARCEL ID# 61-310-20-05-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT, BEING ALL THAT PART OF LOT 36, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2023E0034800, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 36, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTH RIGHT-OF-WAY LINE OF FOREST AVENUE, AS NOW ESTABLISHED, THENCE SOUTH 02°12'46" WEST, 96.36 FEET, TO THE NORTHWEST CORNER OF SAID TRACT, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID TRACT, SOUTH 87°08'12" EAST, 5.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°12'46" WEST, 55.32 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 87°47'14" WEST, 5.00 FEET, TO A POINT ON SAID EAST LINE; THENCE ALONG SAID EAST LINE, NORTH 02°12'46" EAST, 55.37 FEET, TO THE POINT OF BEGINNING AND CONTAINS 277 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

EXHIBIT A

DOUGLAS STREET

TRACT 57

TEMPORARY CONSTRUCTION EASEMENT

HARRIOTT, DOUG G & KATHY L

309 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-20-05-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 36, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2023E0034800, BOTH BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 36, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTH RIGHT-OF-WAY LINE OF FOREST AVENUE, AS NOW ESTABLISHED, THENCE SOUTH 02°12'46" WEST, 96.36 FEET, TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID TRACT, SOUTH 87°08'12" EAST, 5.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID NORTH LINE, SOUTH 87°08'12" EAST, 17.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°12'46" WEST, 55.12 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 87°47'14" WEST, 17.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°12'46" EAST, 55.32 FEET, TO THE POINT OF BEGINNING AND CONTAINS 939 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:

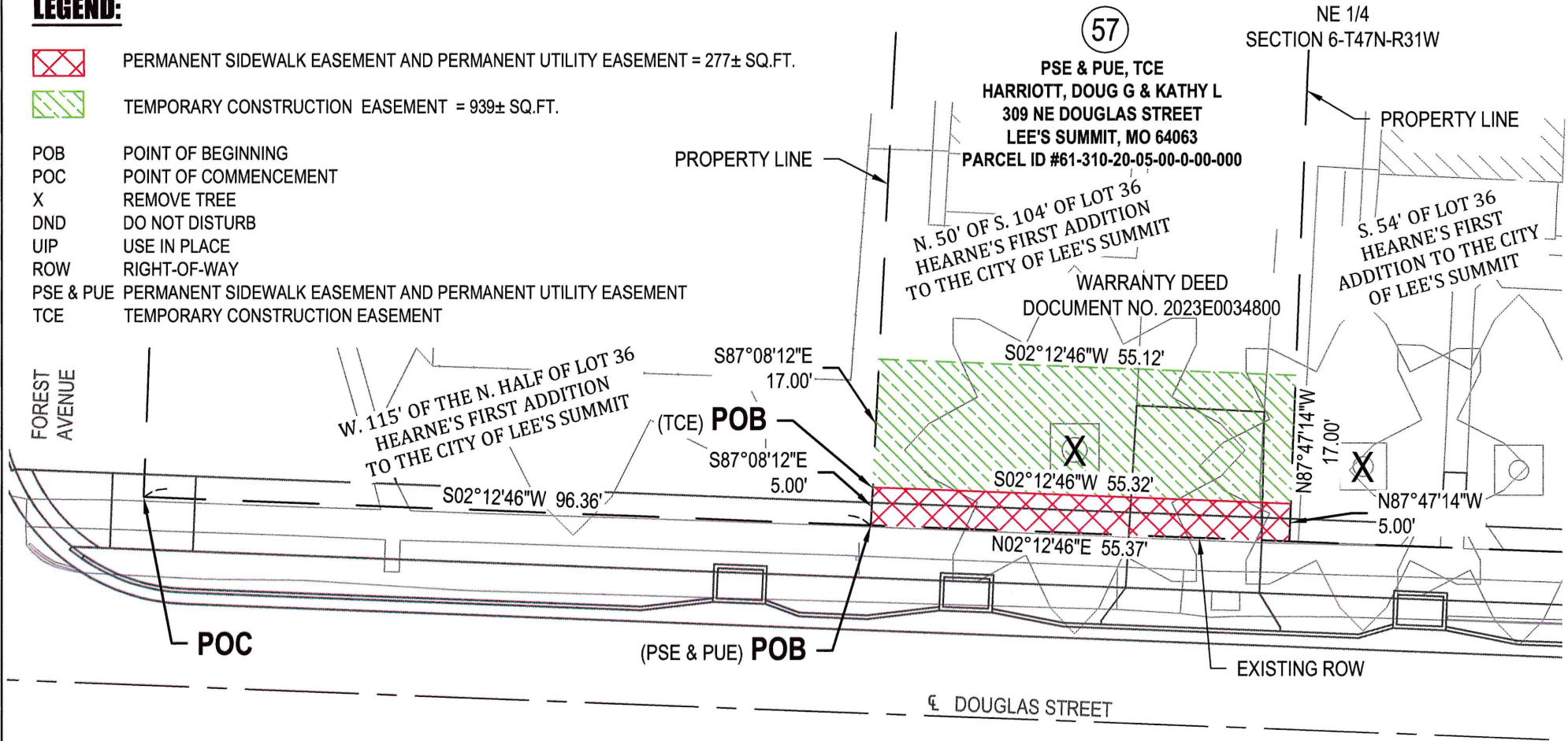


PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT = 277± SQ.FT.



TEMPORARY CONSTRUCTION EASEMENT = 939± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT



0 20'
SCALE: 1" = 20'

NOTES:
1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 309 NE DOUGLAS STREET

DATE: NOVEMBER 25, 2024 - REV: DEC 24, 2024

OWNER: HARRIOTT, DOUG G & KATHY L

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 65

PERMANENT SIDEWALK EASEMENT AND

PERMANENT UTILITY EASEMENT

CRAIG, DANIEL & DIMAANO, MARIE

507 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-08-07-00-0-00-000 & 61-310-08-06-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT, BEING ALL THAT PART OF LOT 10, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND, ALL THAT PART OF LOT 10 W.T. HEARNE'S 2ND ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND, AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2025E0019063, ALL BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 OF SAID W.T. HEARNES 2ND ADDITION, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTH RIGHT-OF-WAY LINE OF MAGGIE AVENUE, AS NOW ESTABLISHED, THENCE ALONG SAID EAST LINE, SOUTH 02°15'33" WEST, 129.90 FEET, TO THE NORTHWEST CORNER OF SAID TRACT, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID TRACT, SOUTH 87°40'33" EAST, 5.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°15'33" WEST, 73.73 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 87°55'57" WEST, 5.00 FEET, TO A POINT ON SAID EAST LINE; THENCE ALONG SAID EAST LINE, NORTH 02°15'33" EAST, 73.76 FEET, TO THE POINT OF BEGINNING AND CONTAINS 369 SQUARE FEET, MORE OR LESS..



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

EXHIBIT A

DOUGLAS STREET

TRACT 65

TEMPORARY CONSTRUCTION EASEMENT

CRAIG, DANIEL & DIMAANO, MARIE

507 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-08-07-00-0-00-000 & 61-310-08-06-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 10, HEARNE'S FIRST ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND, ALL THAT PART OF LOT 10 W.T. HEARNE'S 2ND ADDITION TO THE CITY OF LEE'S SUMMIT, A SUBDIVISION OF LAND, AND BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2025E0019063, ALL BEING AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 OF SAID W.T. HEARNES 2ND ADDITION, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, AND THE SOUTH RIGHT-OF-WAY LINE OF MAGGIE AVENUE, AS NOW ESTABLISHED, THENCE ALONG SAID EAST LINE, SOUTH 02°15'33" WEST, 129.90 FEET, TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID TRACT, SOUTH 87°40'33" EAST, 5.00 FEET, TO THE POINT OF BEGINNING;



THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID NORTH LINE, SOUTH 87°40'33" EAST, 12.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°15'33" WEST, 73.68 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 87°55'57" WEST, 12.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID TRACT, NORTH 02°15'33" EAST, 73.73 FEET, TO THE POINT OF BEGINNING AND CONTAINS 884 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:

-  PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT = 369± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 884± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.

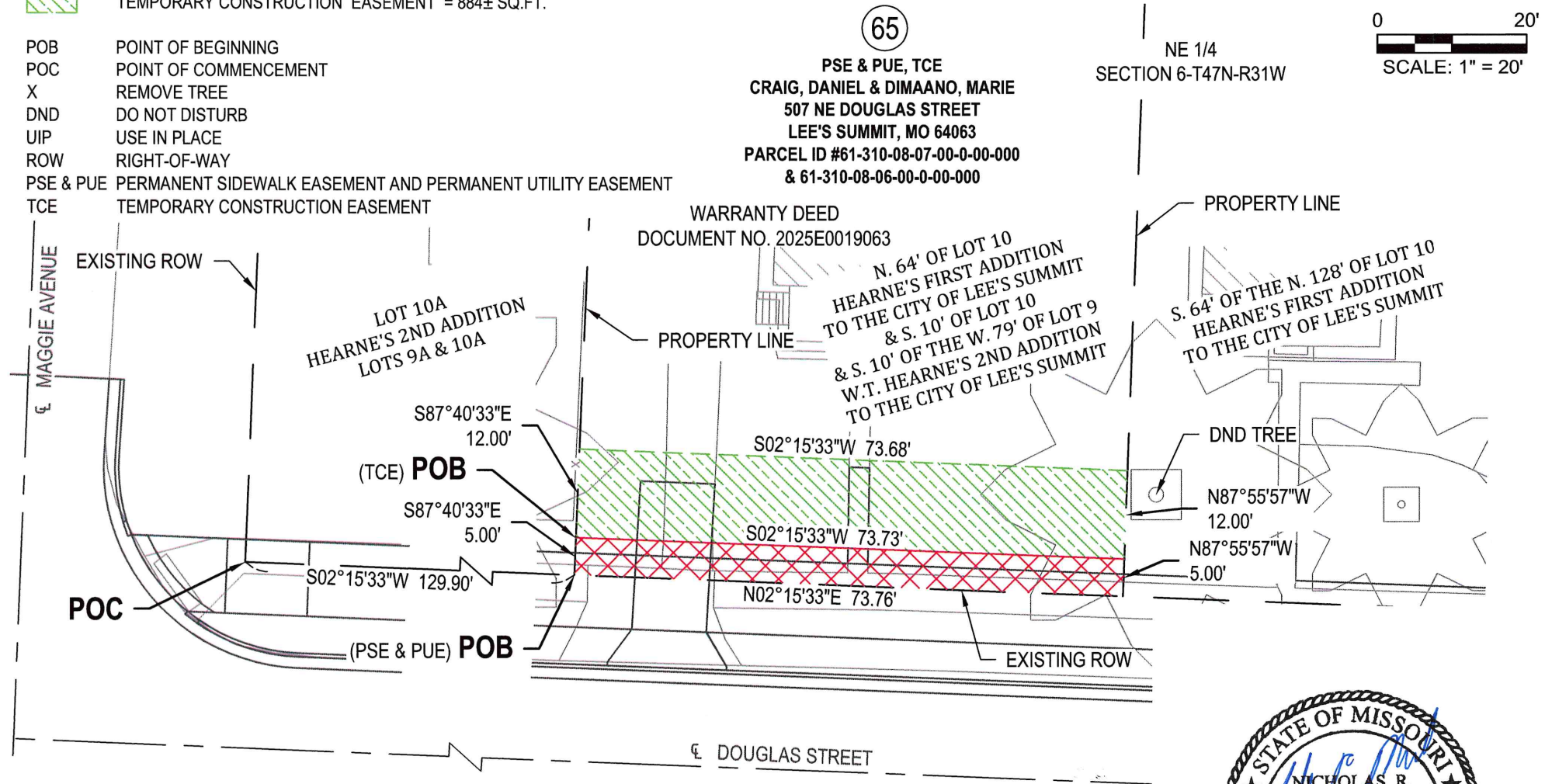
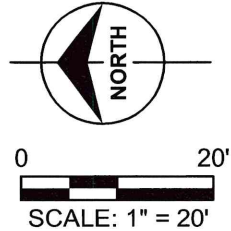


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 507 NE DOUGLAS STREET

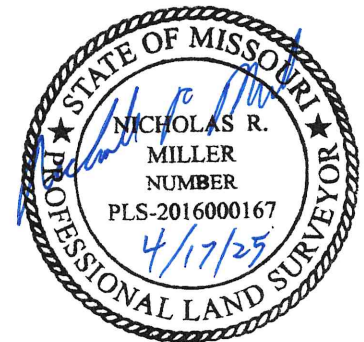
DATE: NOVEMBER 25, 2024 - REV: APRIL 17, 2025

OWNER: CRAIG, DANIEL & DIMAANO, MARIE

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36



NICHOLAS R. MILLER, PLS
LS 2016000167

EXHIBIT A

DOUGLAS STREET

TRACT 68

PERMANENT SIDEWALK EASEMENT AND

PERMANENT UTILITY EASEMENT

CONNELLY, CHARLES E
603 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-01-04-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT, BEING ALL THAT PART OF LOT 2, SUNRISE ADDITION TO LEE'S SUMMIT MO, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG SAID EAST LINE, NORTH 02°07'47" EAST, 89.48 FEET, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 87°17'20" EAST, 5.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°07'47" WEST, 89.47 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTH LINE, NORTH 87°25'13" WEST, 5.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 447 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

EXHIBIT A

DOUGLAS STREET

TRACT 68

TEMPORARY CONSTRUCTION EASEMENT

CONNELLY, CHARLES E
603 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-01-04-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 2, SUNRISE ADDITION TO LEE'S SUMMIT MO, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 87°25'13" EAST, 5.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SOUTH LINE, NORTH 02°07'47" EAST, 89.47 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 87°17'20" EAST, 25.00 FEET; THENCE SOUTH 02°07'47" WEST, 34.29 FEET; THENCE NORTH 87°52'13" WEST, 15.00 FEET; THENCE SOUTH 02°07'47" WEST, 55.00 FEET, TO A POINT ON SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, NORTH 87°25'13" WEST, 10.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,410 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:

 PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT = 447± SQ.FT.

 TEMPORARY CONSTRUCTION EASEMENT = 1,410± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'

68

PSE & PUE, TCE
CONNELLY, CHARLES E
603 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063
PARCEL ID #61-310-01-04-00-0-00-000

NE 1/4
SECTION 6-T47N-R31W

PROPERTY LINE

LOT 1
SUNRISE ADDITION TO
LEE'S SUMMIT MO

LOT 2
SUNRISE ADDITION TO
LEE'S SUMMIT MO

LOT 3
SUNRISE ADDITION TO
LEE'S SUMMIT MO



NICHOLAS R. MILLER, PLS
LS 2016000167

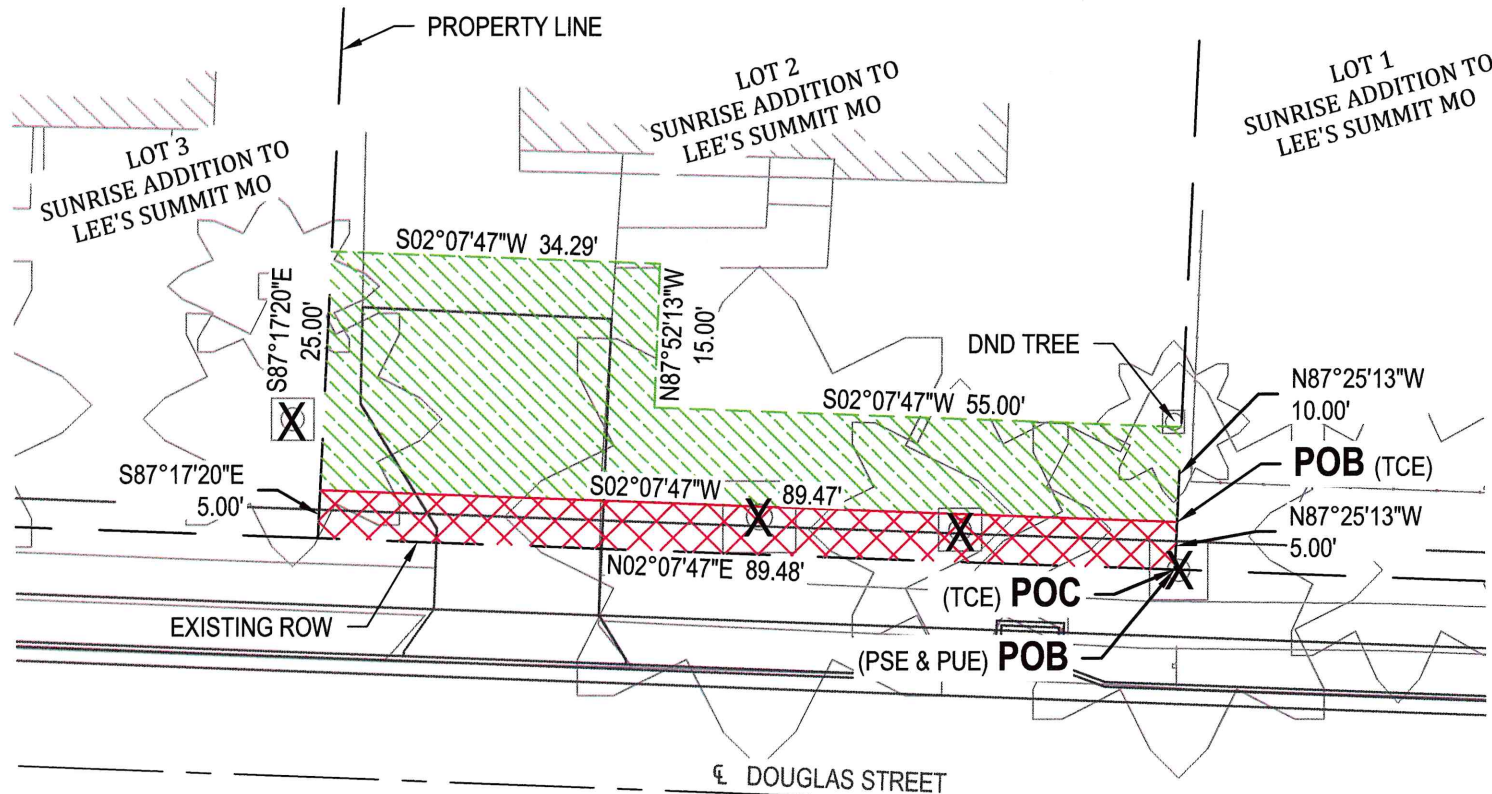


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 603 NE DOUGLAS STREET

DATE: NOVEMBER 25, 2024 - REV: FEB 27, 2025

OWNER: CONNELLY, CHARLES E

POWELL
C W M
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificate of Authority
Land Surveying: MO 123 / KS 36

EXHIBIT A

DOUGLAS STREET

TRACT 69

PERMANENT SIDEWALK EASEMENT AND

PERMANENT UTILITY EASEMENT

MENTESANA, MICHAEL P & ROBIN

605 NE DOUGLAS STREET

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-310-01-03-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT, BEING ALL THAT PART OF LOT 3, SUNRISE ADDITION TO LEE'S SUMMIT MO, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG SAID EAST LINE, NORTH 02°07'47" EAST, 89.61 FEET, TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 87°17'20" EAST, 5.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°07'47" WEST, 89.61 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE, NORTH 87°17'20" WEST, 5.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 448 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

EXHIBIT A

DOUGLAS STREET

TRACT 69

TEMPORARY CONSTRUCTION EASEMENT

MENTESANA, MICHAEL P & ROBIN
605 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063
COUNTY PARCEL ID# 61-310-01-03-00-0-00-000

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD-83

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF LOT 3, SUNRISE ADDITION TO LEE'S SUMMIT MO, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, BEING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOUGLAS STREET, AS NOW ESTABLISHED, THENCE ALONG THE SOUTH LINE OF SAID LOT 3, SOUTH 87°17'20" EAST, 5.00 FEET, TO THE POINT OF BEGINNING;



THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SOUTH LINE, NORTH 02°07'47" EAST, 89.61 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 87°17'20" EAST, 10.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID LOT 3, SOUTH 02°07'47" WEST, 8.61 FEET; THENCE SOUTH 87°52'13" EAST, 19.00 FEET; THENCE SOUTH 02°07'47" WEST, 29.00 FEET; THENCE NORTH 87°52'12" WEST, 19.00 FEET; THENCE SOUTH 02°07'47" WEST, 52.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 87°17'20" WEST, 10.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,447 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM. INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123

LEGEND:

-  PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT = 448± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 1,447± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
UIP USE IN PLACE
ROW RIGHT-OF-WAY
PSE & PUE PERMANENT SIDEWALK EASEMENT AND PERMANENT UTILITY EASEMENT
TCE TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
2. SEE PLANS FOR CLARIFICATION ON ITEMS TO BE REMOVED AND/OR REPLACED.



0 20'
SCALE: 1" = 20'



NICHOLAS R. MILLER, PLS
LS 2016000167

69
PSE & PUE, TCE
MENTESANA, MICHAEL P & ROBIN
605 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64063
PARCEL ID #61-310-01-03-00-0-00-000

NE 1/4
SECTION 6-T47N-R31W

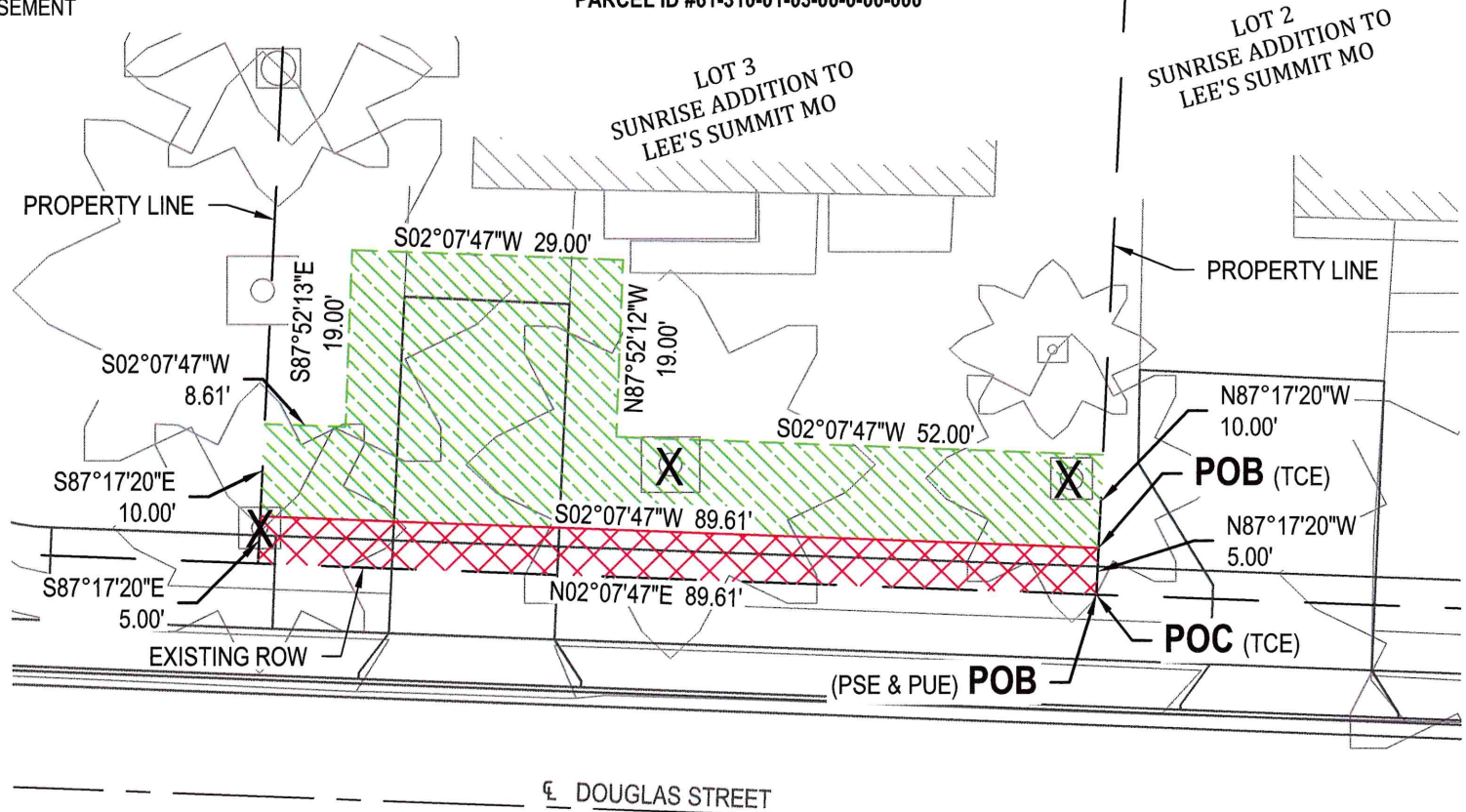


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO

PROJECT: DOUGLAS STREET

ADDRESS: 605 NE DOUGLAS STREET

DATE: NOVEMBER 25, 2024 - REV: DEC 24, 2024

OWNER: MENTESANA, MICHAEL P & ROBIN

POWELL

C W M

ARCHITECTURE/ENGINEERING/SURVEYING

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