

EXHIBIT A

SW WARD ROAD AND SW PERSELS ROAD

CITY RIGHT-OF-WAY – TRAIL 1, 2 & 3

CITY OF LEE'S SUMMIT
NO ADDRESS ASSIGNED

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

3 TRAILS, BEING PART OF THE RIGHT-OF-WAY FOR SOUTHWEST PARCELS ROAD AND SOUTHWEST WARD ROAD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, THE NORTHWEST QUARTER OF SECTION 18 BOTH OF TOWNSHIP 47 NORTH, RANGE 31 WEST AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 47 NORTH, RANGE 32 WEST, ALL IN THE CITY OF LEE'S SUMMIT, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRAIL 1:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, AND BEING THE NORTHWEST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SECTION 7, ALSO BEING THE NORTH LINE OF SAID SECTION 18, SOUTH 87°30'29" EAST, 47.73 FEET; THENCE LEAVING SAID NORTH AND SOUTH LINES, SOUTH 02°29'31" WEST, 3.69 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, SOUTH 87°16'28" EAST, 19.31 FEET; THENCE NORTH 85°36'35" EAST, 47.84 FEET; THENCE SOUTH 87°18'39" EAST, 65.64 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 35.39 FEET, A CHORD BEARING OF SOUTH 78°05'36" EAST, AND A CHORD LENGTH OF 35.24 FEET; THENCE SOUTH 68°52'33" EAST, 9.08 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 7.94 FEET, A CHORD BEARING OF SOUTH 71°09'01" EAST, AND A CHORD LENGTH OF 7.94 FEET, TO A POINT 50.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE ALONG A LINE 50.00 FEET SOUTHWESTERLY OF AND PARALLEL TO SAID CENTERLINE, SOUTH 60°20'30" EAST, 11.62 FEET; THENCE CONTINUING ALONG SAID 50.00 FOOT OFFSET LINE, SOUTH 60°15'39" EAST, 16.83 FEET; THENCE LEAVING SAID 50.00 FOOT OFFSET, NORTH 87°18'39" WEST, 1.34 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 35.39 FEET, A CHORD BEARING OF NORTH 78°05'36" WEST, AND A CHORD LENGTH OF 35.24 FEET; THENCE NORTH 68°52'33" WEST, 9.08 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 32.18 FEET, A CHORD BEARING OF NORTH 78°05'36" WEST, AND A CHORD LENGTH OF 32.04 FEET; THENCE NORTH 87°18'39" WEST, 65.05 FEET; THENCE SOUTH 85°36'20" WEST, 47.82 FEET; THENCE NORTH 87°16'28" WEST, 25.38 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 11.46 FEET, A CHORD BEARING OF NORTH 31°19'43" EAST, AND A CHORD LENGTH OF 11.39 FEET TO THE POINT OF BEGINNING AND CONTAINS 2,026 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

POWELL CWM, INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123
KANSAS CERTIFICATE OF AUTHORITY NO: LS 36

TRAIL 2:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE EAST LINE OF SAID SECTION 12, NORTH 02°44'17" EAST, 26.14 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°15'43" WEST, 26.55 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, NORTH 87°16'28" WEST, 13.63 FEET; THENCE NORTH 02°44'17" EAST, 20.24 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 25.13 FEET, A CHORD BEARING OF SOUTH 31°12'49" EAST AND A CHORD LENGTH OF 24.40 FEET, TO THE POINT OF BEGINNING AND CONTAINS 180 SQUARE FEET, MORE OR LESS.

TRAIL 3

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE EAST LINE OF SAID SECTION 12, NORTH 02°44'17" EAST, 119.01 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°15'43" WEST, 27.71 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 21.84 FEET, A CHORD BEARING OF SOUTH 42°57'18" WEST, AND A CHORD LENGTH OF 21.36 FEET; THENCE NORTH 01°37'52" EAST, 31.05 FEET; THENCE NORTH 07°56'01" WEST, 21.06 FEET; THENCE NORTH 01°37'52" EAST, 19.44 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,779.65 FEET, AN ARC LENGTH OF 11.45 FEET, A CHORD BEARING OF SOUTH 59°11'09" EAST, AND A CHORD LENGTH OF 11.45 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°37'52" WEST, 12.78 FEET; THENCE SOUTH 07°56'01" EAST, 21.06 FEET; THENCE SOUTH 01°37'52" WEST, 16.00 FEET; THENCE SOUTH 87°16'28" EAST, 4.11 FEET, TO THE POINT OF BEGINNING AND CONTAINS 699 SQUARE FEET, MORE OR LESS.



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