



Byam Engineering

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Property Descriptions of Tracts I, II, III, IV, V and Lots 4 and 5, DOUGLAS CORPORATE CENTER, per the ALTA/NSPS Survey prepared by Byam Engineering, Dated Apr.30, 2019

Property Descriptions for Tracts I & II per Title Commitment No. 190573 by the Chicago Title Insurance Company:

A tract of land located in the Northeast Quarter of Section 30, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, bearings are referenced to Grid North of the Missouri State Plane Coordinate System, 1983, West Zone, and more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 30, T48N, R31W, being a found aluminum cap, according to Certified Land Corner Document number 600-63773; thence $S87^{\circ}46'12''E$ along the North line of said Northeast Quarter, a distance of 722.81 feet; thence $S02^{\circ}13'48''W$ along a line that is perpendicular to said North line, a distance of 20.00 feet to a point on the existing South right-of-way line of Douglas Road, as now established, also being the Point of Beginning; thence $S87^{\circ}46'12''E$ along said existing South right-of-way line of Douglas Road, a distance of 568.77 feet to the intersection of said South right-of-way line of existing Douglas Road and the West right-of-way line of existing Douglas Street, as now established; thence $S01^{\circ}27'36''W$ along said existing West right-of-way line of Douglas Street, a distance of 489.37 feet to the intersection of said West right-of-way line and the Northerly right-of-way line of existing Lee's Summit Road, as now established, said point being on a non-tangent curve to the left and having a chord bearing of $N39^{\circ}29'43''W$; thence along said curve to the left and said Northerly right-of-way line of existing Lee's Summit Road, having a radius of 697.86 feet for an arc distance of 367.18 feet to the point of tangent; thence continuing along said Northerly right-of-way line of existing Lee's Summit Road $N54^{\circ}34'07''W$, a distance of 398.90 feet to the Point of Beginning.

Less and Except the following described tract of land:

A tract of land for permanent right-of-way purposes located in the Northeast Quarter of Section 30, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, bearings are referenced to Grid North of the Missouri State Plane Coordinate System, 1983, West Zone, and more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 30, T48N, R31W, being a found aluminum cap, according to Certified Land Corner Document number 600-63773; thence $S87^{\circ}46'12''E$ along the North line of said Northeast Quarter, a distance of 1094.09 feet; thence $S02^{\circ}13'48''W$ along a line that is perpendicular to said North line, a distance of 20.00 feet to a point on the existing South right-of-way line of Douglas Road, as now established, also being the Point of Beginning; thence $S87^{\circ}46'12''E$ along said existing South right-of-way line of Douglas Road, a distance of 79.83 feet; thence $S43^{\circ}30'16''W$, a distance of 249.49 feet to a point on the existing



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Northeasterly right-of-way line of Lee's Summit Road, as now established; thence N54°34'07"W along said existing Northeasterly right-of-way line of Lee's Summit Road, a distance of 60.60 feet; thence N43°30'16"E, a distance of 205.34 feet to the Point of Beginning.

Property descriptions of Lots 4 & 5 per Title Commitment No. 190573A:

Lot 4, DOUGLAS CORPORATE CENTER, a subdivision of land in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof. And

Lot 5, DOUGLAS CORPORATE CENTER, a subdivision of land in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Description of Tract III:

All that part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northeast corner of said 1/4-1/4 Section; thence South 01°36'57" West, along the East Line thereof, 507.28 feet; thence North 88°23'03" West, 30.00 feet; thence North 01°36'57" East, 30.00 feet west of and parallel with the East Line of said 1/4-1/4 Section, 507.60 feet to a point on the North Line thereof; thence South 87°46'12" East, 30.00 feet to the Point of Beginning.

Description of Tract IV:

All that part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northwest corner of said 1/4-1/4 Section; thence South 01°36'57" West, along the East Line thereof, 507.28 feet; thence South 88°23'03" East, 50.00 feet to a point on the West line of Lot 5, DOUGLAS CORPORATE CENTER, a subdivision; thence North 01°36'57" East, along said West line and the West line of Lot 4, DOUGLAS CORPORATE CENTER, 506.74 feet to the Northwest corner thereof; thence North 87°46'12" West, 50.00 feet to the Point of Beginning.

Description of Tract V:

All that part of the Northeast 1/4 of Section 30, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section; thence South 87°46'12" East, along the North line of said Northeast 1/4, 722.81 feet; thence South 02°13'48" West along a line that is perpendicular to said North line, 20.00 feet to a point on the existing South Right-of-Way line of Douglas Road, as now established, thence South 54°34'07" East, 342.43 feet to the Point of Beginning; thence continuing



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South 54°34'07" East, 56.47 feet to a curve to the right, having a Radius of 697.86 feet, and a Chord Bearing South 39°33'58" East, 360.98 feet, an arc length of 365.20 feet; thence South 88°23'03" East, 80.00 feet to a point on the West line of Lot 5, DOUGLAS CORPORATE CENTER, a subdivision; thence South 01°36'57" West, along said line, 308.28 feet; thence northwesterly along a curve to the left, having a Radius of 1295.34 feet, a Chord Bearing North 29°12'00" West, 711.92 feet, an arc length of 721.20 feet to the Point of Beginning.

The above descriptions were either taken from Title Commitments as noted, or were written by Fred Byam, MO LS #2579 based on an actual ALTA/NSPS Land Title Boundary Survey performed by him or under his direct supervision.

Fred Byam
Byam Engineering
Aug. 31, 2020

