

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EXHIBIT A -PROPERTY DESCRIPTION

TRACT 6, TRACT OF LAND (MODOT)

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

A TRACT OF LAND, BEING PART OF LOT 4, POLK ADDITION, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE AND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 02°18'16" EAST, 606.72 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 86°38'56" EAST, 68.95 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 4, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE WEST LINE OF SAID LOT 4, NORTH 02°56'33" EAST, 23.26 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 88°01'45" EAST, 13.75 FEET; THENCE SOUTH 72°29'05" EAST, 26.22 FEET; THENCE SOUTH 02°44'27" WEST, 17.18 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 86°38'56" WEST, 39.18 FEET, TO THE POINT OF BEGINNING AND CONTAINS 840 SQUARE FEET AND MORE OR LESS.

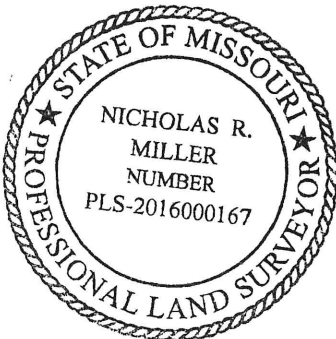
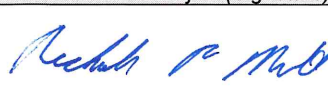
Title (name or identification of project)	County			
J4P3196 - ROUTE 50 AND NORTH ROUTE 291	JACKSON			
	City (if applicable)	State		
	LEE'S SUMMIT	MO		
	Date Prepared	Sheet		
Licensee Name (sole proprietor, partnership, corporation, LLC, or government)	01/22/2025	1	of	1
POWELL CWM, INC. 3200 S. STATE ROUTE 291, BUILDING 1 INDEPENDENCE, MO 64057 816.373.4800 MO CERTIFICATE OF AUTHORITY NO: 123	Professional Surveyor Name (print) NICHOLAS R. MILLER			
	Discipline Professional Land Surveyor			
	License or Certificate of Authority No. MO # 2016000167			
Professional Surveyor (Signature)	Date			
	1/22/25			
Only the following property description contained in this "EXHIBIT" is authenticated by this seal.				

EXHIBIT A

NORTH 291 HIGHWAY AND 50 HIGHWAY

TRACT 6

RIGHT-OF-WAY (CITY)

MAX RE PRE OWNED OF LEES SUMMIT LLC

713 SE M 291 HIGHWAY

LEE'S SUMMIT, MO 64063

COUNTY PARCEL ID# 61-510-01-08-00-0-00-000

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

A RIGHT-OF-WAY, BEING PART OF LOT 4, POLK ADDITION, A SUBDIVISION OF LAND AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE AND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 02°18'16" EAST, 606.72 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 86°38'56" EAST, 68.95 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SOUTH 86°38'56" EAST, 39.18 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING THE SOUTH LINE OF SAID LOT 4, NORTH 02°44'27" EAST, 17.18 FEET; THENCE SOUTH 72°29'05" EAST, 70.19 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 86°38'56" WEST, 67.87 FEET, TO THE POINT OF BEGINNING AND CONTAINS 583 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

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

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

LEGEND:

TRACT OF LAND (MODOT)= 840± SQ.FT.

RIGHT-OF-WAY (CITY)= 583± SQ.FT.

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- X REMOVE TREE
- DND DO NOT DISTURB
- ROW RIGHT-OF-WAY
- TCE TEMPORARY CONSTRUCTION EASEMENT
- WLE WATER LINE EASEMENT
- IEE INGRESS/EGRESS EASEMENT
- U/E UTILITY EASEMENT
- PUE PERMANENT UTILITY EASEMENT



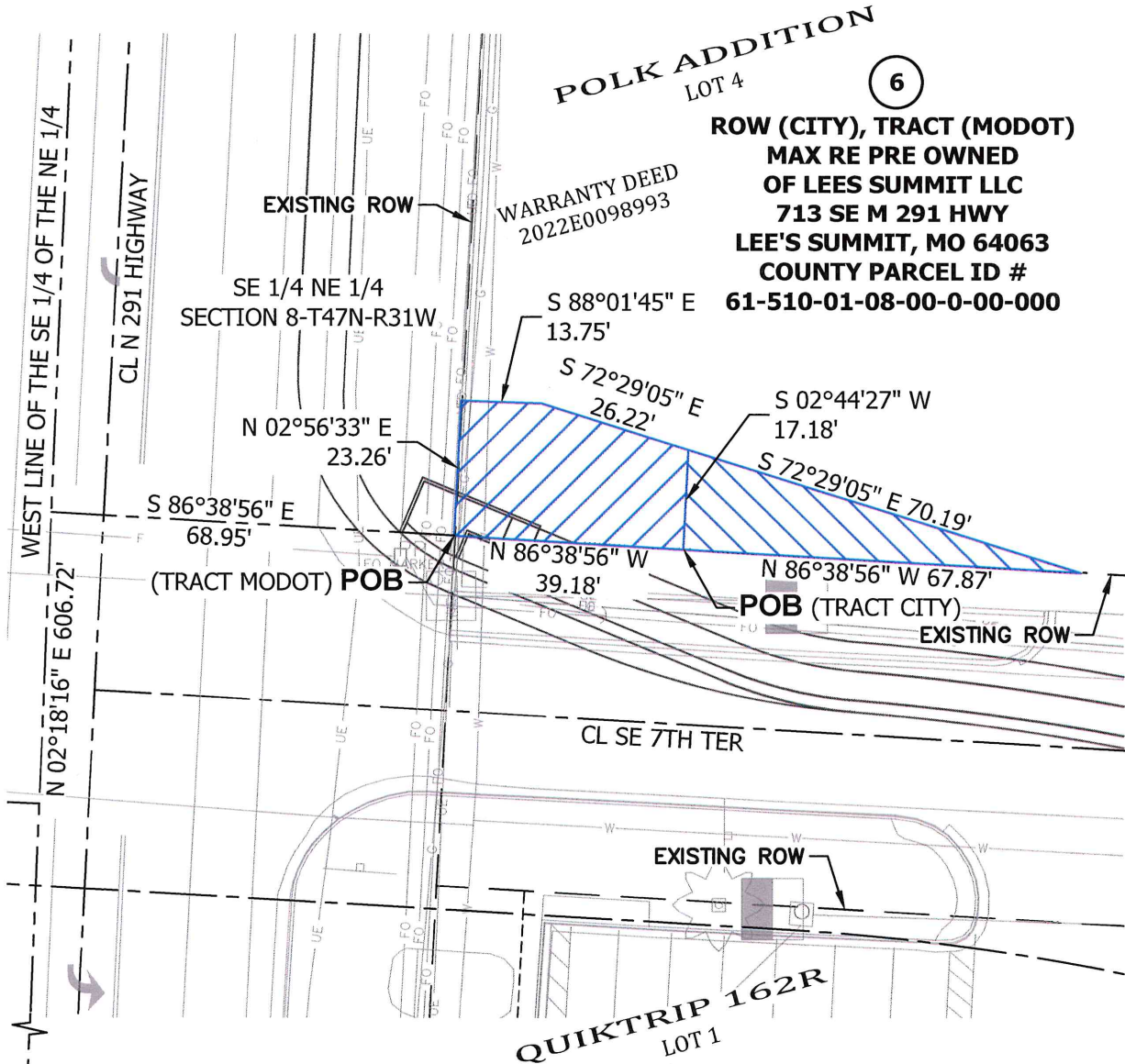
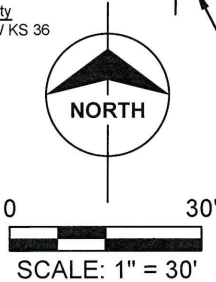
NICHOLAS R. MILLER, PLS
LS 2016000167

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 B
FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 291 HWY & 50 HWY
OWNER: MAX RE PRE OWNED OF LEES SUMMIT LLC
ADDRESS: 713 SE M 291 HWY
DATE: AUGUST 21, 2024; REV. FEBRUARY 6, 2025



POC
FOUND CUT "+"
AT THE SOUTHWEST CORNER OF THE
SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 8-T47N-R31W
CORNER FORM DOCUMENT NO. 600-105612

TRACT 3, TRACT OF LAND (MODOT)

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

A TRACT OF LAND, BEING PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2005I0102097, AT THE JACKSON COUNTY RECORDER OF DEEDS OFFICE, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTH 02°18'41" WEST, 468.50 FEET, THENCE LEAVING SAID WEST LINE, SOUTH 87°23'41" EAST, 66.04 FEET, TO A POINT ON THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HAMBLER ROAD, AS NOW ESTABLISHED, AND THE SOUTH LINE OF SAID TRACT, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°19'36" EAST, 133.24 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 29°50'04" EAST, 96.15 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 50, AS NOW ESTABLISHED; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°25'30" EAST, 42.79 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 72°09'37" WEST, 53.74 FEET; THENCE SOUTH 22°26'31" WEST, 75.66 FEET; THENCE SOUTH 03°28'37" WEST, 129.58 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 87°23'41" WEST, 8.12 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2,124 SQUARE FEET, MORE OR LESS.



Title <i>(name or identification of project)</i> J4P3196 - ROUTE 50 AND NORTH ROUTE 291	County JACKSON City <i>(if applicable)</i> LEE'S SUMMIT State MO	
Licensee Name <i>(sole proprietor, partnership, corporation, LLC, or government)</i>	Date Prepared 01/22/2025	
POWELL CWM, INC. 3200 S. STATE ROUTE 291, BUILDING 1 INDEPENDENCE, MO 64057 816.373.4800 MO CERTIFICATE OF AUTHORITY NO: 123	Sheet 1 of 1 Professional Surveyor Name <i>(print)</i> NICHOLAS R. MILLER Discipline Professional Land Surveyor License or Certificate of Authority No. MO # 2016000167	
Professional Surveyor <i>(Signature)</i> 	Date 1/22/25	
Only the following property description contained in this "EXHIBIT" is authenticated by this seal.		

EXHIBIT A

NORTH 291 HIGHWAY AND 50 HIGHWAY

TRACT 3

PERMANENT WATERLINE EASEMENT

WRIGHT DONALD K & BARBARA G – TRUSTEE'S
1001 SE HAMBLER ROAD
LEE'S SUMMIT, MO 64081
COUNTY PARCEL ID# 61-500-04-05-00-0-00-000

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

A PERMANENT WATERLINE EASEMENT, BEING PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN DOCUMENT NUMBER 200510102097, AT THE JACKSON COUNTY RECORDER OF DEEDS OFFICE, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTH 02°18'41" WEST, 468.50 FEET, THENCE LEAVING SAID WEST LINE, SOUTH 87°23'41" EAST, 66.04 FEET, TO A POINT ON THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HAMBLER ROAD, AS NOW ESTABLISHED, AND THE SOUTH LINE OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, SOUTH 87°23'41" EAST, 8.12 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SOUTH LINE, NORTH 03°28'37" EAST, 129.58 FEET; THENCE NORTH 22°26'31" EAST, 75.66 FEET; THENCE NORTH 72°09'37" EAST, 28.91 FEET; THENCE SOUTH 27°09'37" WEST 100.50 FEET; THENCE SOUTH 03°33'12" WEST 119.44 FEET, TO A POINT ON SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, NORTH 87°23'41" WEST, 10.99 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2,928 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

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

EXHIBIT A

NORTH 291 HIGHWAY AND 50 HIGHWAY

TRACT 3

TEMPORARY CONSTRUCTION EASEMENT

WRIGHT DONALD K & BARBARA G – TRUSTEE'S

1001 SE HAMBLER ROAD

LEE'S SUMMIT, MO 64081

COUNTY PARCEL ID# 61-500-04-05-00-0-00-000

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

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED RECORDED IN DOCUMENT NUMBER 200510102097, AT THE JACKSON COUNTY RECORDER OF DEEDS OFFICE, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTH 02°18'41" WEST, 468.50 FEET, THENCE LEAVING SAID WEST LINE, SOUTH 87°23'41" EAST, 66.04 FEET, TO A POINT ON THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HAMBLER ROAD, AS NOW ESTABLISHED, AND THE SOUTH LINE OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, SOUTH 87°23'41" EAST, 19.11 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SOUTH LINE, NORTH 03°33'12" EAST, 36.14 FEET; THENCE SOUTH 87°07'37" EAST, 36.83 FEET; THENCE SOUTH 02°28'49" WEST, 25.84 FEET; THENCE SOUTH 87°31'11" EAST, 33.76 FEET; THENCE SOUTH 01°45'17" WEST, 10.20 FEET, TO A POINT ON SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, NORTH 87°23'41" WEST, 71.39 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,684 SQUARE FEET, MORE OR LESS.






NICHOLAS R. MILLER, PLS
LS 2016000167

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

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

POC
FOUND CUT "+"
AT THE NORTHWEST CORNER OF THE
NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 8-T47N-R31W
CORNER FORM DOCUMENT NO. 600-105612

LEGEND:

-  TRACT OF LAND (MODOT)= 2,124± SQ.FT.
-  PERMANENT WATERLINE EASEMENT = 2,928± SQ.F.T
-  TEMPORARY CONSTRUCTION EASEMENT = 1,684± SQ.FT.

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
X REMOVE TREE
DND DO NOT DISTURB
ROW RIGHT-OF-WAY
TCE TEMPORARY CONSTRUCTION EASEMENT
PWLE PERMANENT WATERLINE EASEMENT
IEE INGRESS/EGRESS EASEMENT
CL CENTERLINE



NICHOLAS R. MILLER, PLS
LS 2016000167

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 B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 291 HWY & 50 HWY
OWNER: WRIGHT, DONALD & BARBARA
ADDRESS: 1001 SE HAMBLÉN ROAD
DATE: AUGUST 29, 2024

