

EXHIBIT A

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

TRACT 1 – TCE

LANGSFORD DEVELOPMENT

612 & 618 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF THE TRACT OF LAND DESCRIBED BY THE DEED OF TRUST RECORDED UNDER DOCUMENT NUMBER 2019E0087280 OF THE JACKSON COUNTY, MISSOURI RECORDS AND BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, SOUTH 87°40'10" EAST, 970.97 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°19'50" EAST, 29.57 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET AND THE EAST RIGHT-OF-WAY LINE OF BLUE PARKWAY, AS NOW ESTABLISHED, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BLUE PARKWAY, NORTH 02°13'42" EAST, 10.00 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 41°41'46" WEST, 28.07 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 48°18'14" EAST, 16.91 FEET; THENCE SOUTH 87°40'10" EAST, 75.00 FEET; THENCE SOUTH 02°19'50" WEST, 35.00 FEET; THENCE SOUTH 87°40'10" EAST, 225.00 FEET; THENCE NORTH 02°19'50" EAST, 7.50 FEET; THENCE SOUTH 87°37'16" EAST, 50.16 FEET; THENCE SOUTH 02°33'01" WEST, 7.50 FEET; THENCE SOUTH 87°26'59" EAST, 150.26 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE ALONG SAID EAST LINE, SOUTH 02°31'00" WEST, 5.48 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 3RD STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°45'57" WEST, 493.01 FEET, TO THE POINT OF BEGINNING AND CONTAINS 6,261 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  TEMPORARY CONSTRUCTION EASEMENT = 6,261± 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
- U/E UTILITY EASEMENT

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



0 50'
SCALE: 1" = 50'

SHEET 1 OF 2
SHEET 2 OF 2

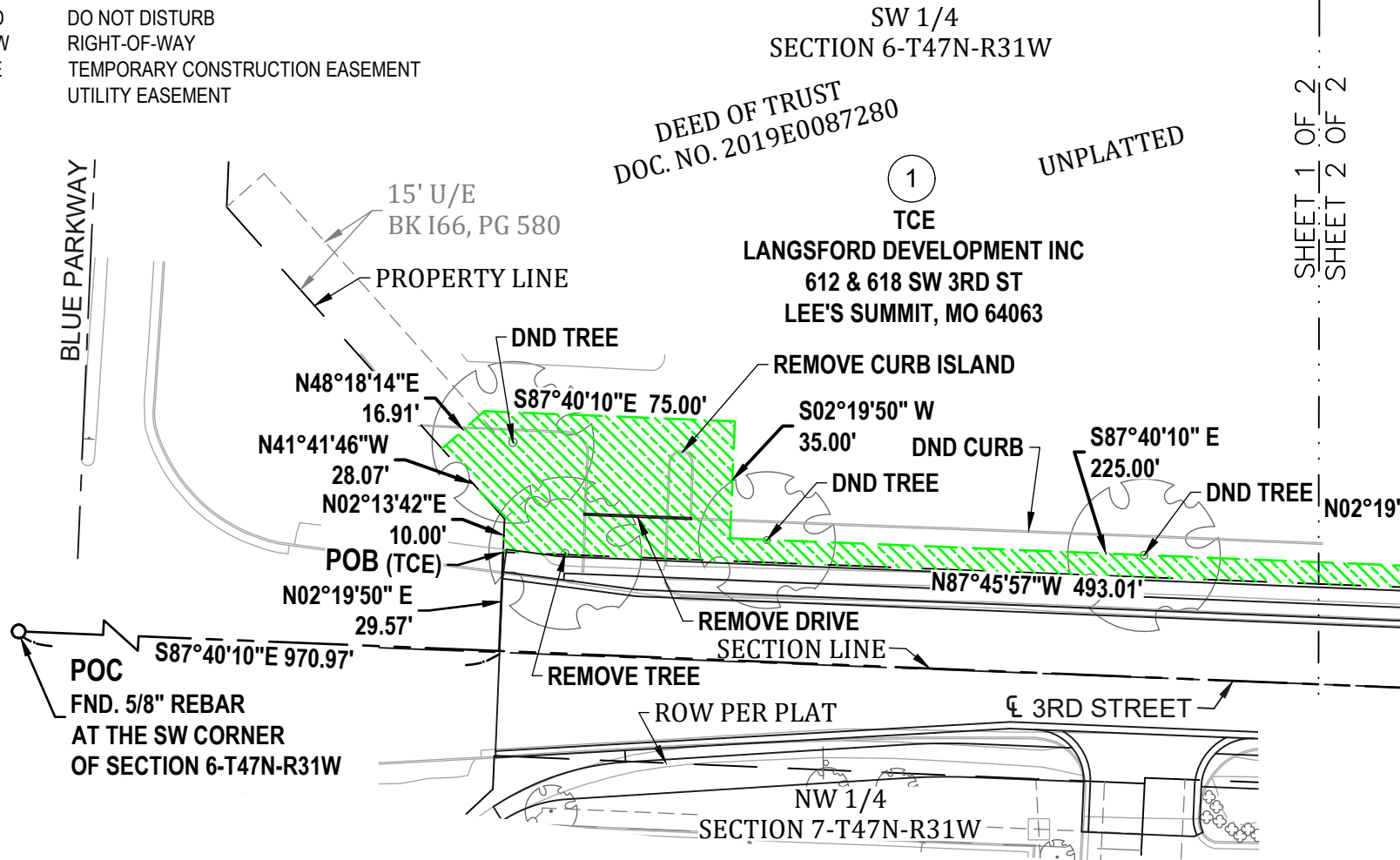


EXHIBIT B


FOR: THE CITY OF LEE'S SUMMIT, MO
 PROJECT: 3RD STREET RECONSTRUCTION
 ADDRESS: 612 & 618 SW 3RD STREET
 DATE: NOVEMBER 01, 2022
 OWNER: LANGSFORD DEVELOPMENT INC

POWELL
 C W M
 ARCHITECTURE/ENGINEERING/SURVEYING

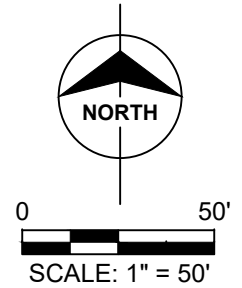
3200 S. State Route 291, Bldg. 1
 Independence, MO 64057
 (816) 373-4800 | powellcwm.com
 Certificate of Authority
 Land Surveying: MO 123 / KS 36

JEREMY M. POWELL, PMP, PLS, CFedS
 LS 2007000084

LEGEND:

-  TEMPORARY CONSTRUCTION EASEMENT = 6,261± 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
- U/E UTILITY EASEMENT

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



SHEET 1 OF 2
SHEET 2 OF 2

SW 1/4
SECTION 6-T47N-R31W

DEED OF TRUST
DOC. NO. 2019E0087280

UNPLATTED

①
TCE

LANGSFORD DEVELOPMENT INC
612 & 618 SW 3RD ST
LEE'S SUMMIT, MO 64063

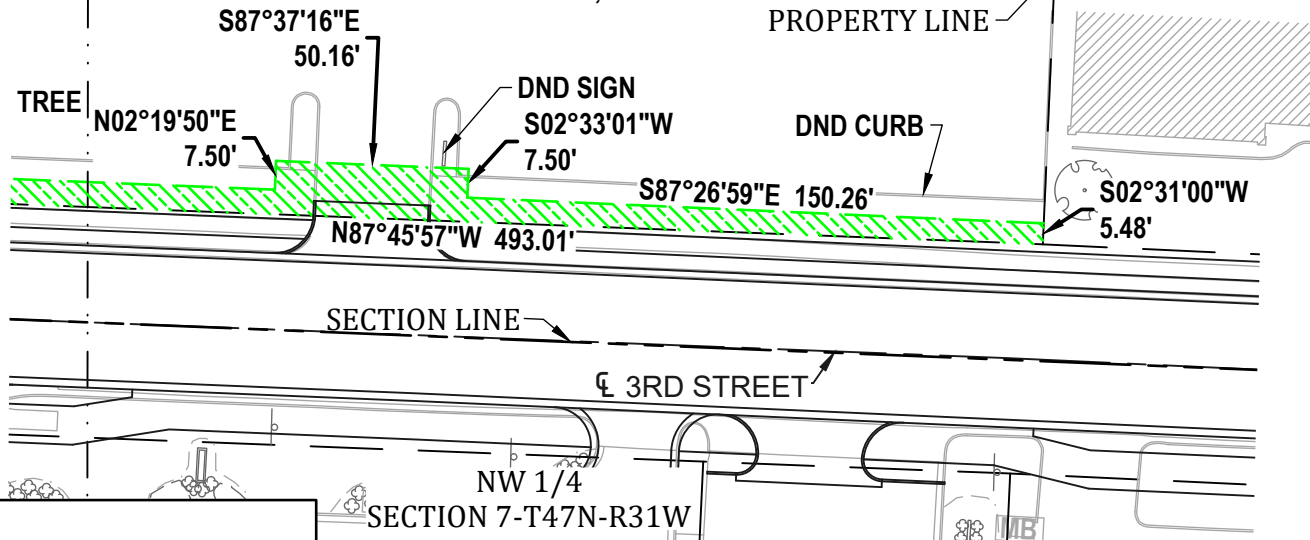


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 612 & 618 SW 3RD STREET
DATE: NOVEMBER 01, 2022
OWNER: LANGSFORD DEVELOPMENT INC

POWELL
C W M
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
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JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 8 – TCE

TENLAND LLC
516 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF THE TRACT OF LAND DESCRIBED BY THE DEED OF TRUST RECORDED UNDER DOCUMENT NUMBER 2013E0121909 OF THE JACKSON COUNTY, MISSOURI RECORDS AND BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, SOUTH 87°40'10" EAST, 1333.49 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°19'50" EAST, 26.74 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF SW NOEL STREET, AS NOW ESTABLISHED, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 3RD STREET, NORTH 87°22'08" WEST, 117.23 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE, NORTH 02°31'52" EAST, 23.80 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°26'59" EAST, 68.05 FEET; THENCE SOUTH 02°33'01" WEST, 9.50 FEET; THENCE SOUTH 87°26'59" EAST, 49.13 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID SW NOEL STREET AND BEING A POINT ON THE EAST LINE OF SAID TRACT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID TRACT, SOUTH 02°19'36" WEST, 14.47 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2,332 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  TEMPORARY CONSTRUCTION EASEMENT = 2,332± 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
- U/E UTILITY EASEMENT

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

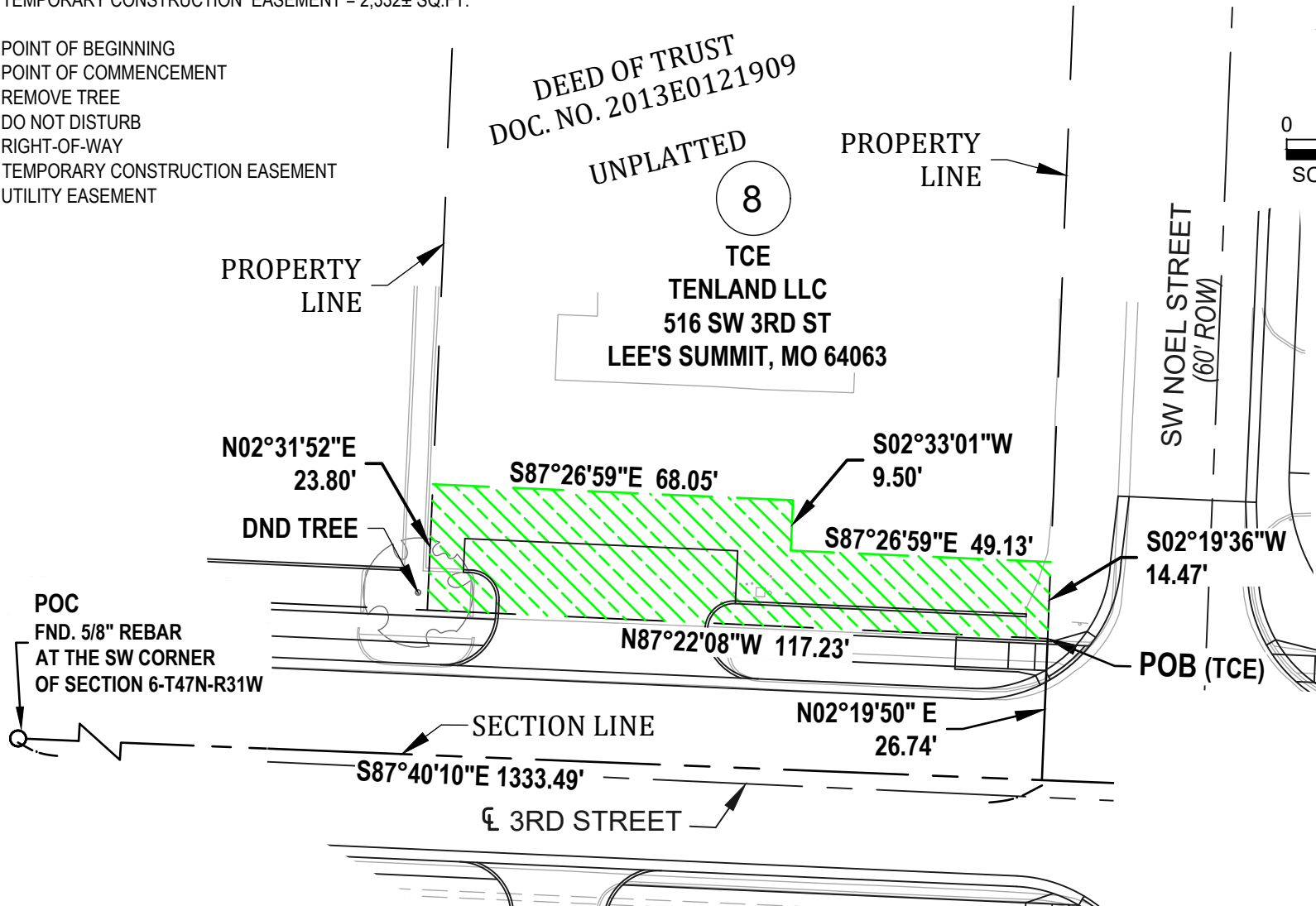
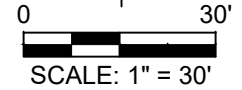


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
 PROJECT: 3RD STREET RECONSTRUCTION
 ADDRESS: 516 SW 3RD STREET
 DATE: OCTOBER 31, 2022
 OWNER: TENLAND 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

JEREMY M. POWELL, PMP, PLS, CFedS
 LS 2007000084

EXHIBIT A

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

TRACT 17 – ROW

GARY D. HAAS TRUST
310 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF THE WEST 75 FEET OF LOT 11, BLOCK 1, BUTTERFIELDS ADDITION, A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, SOUTH 87°42'19" EAST, 607.20 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°17'41" EAST, 26.50 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET AND THE EAST RIGHT-OF-WAY LINE OF SW LAKEVIEW BOULEVARD, AS NOW ESTABLISHED, AND BEING THE SOUTHWEST CORNER OF SAID LOT 11, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SW LAKEVIEW BOULEVARD AND THE WEST LINE OF SAID LOT 11, NORTH 02°15'48" EAST, 12.16 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND SAID WEST LINE, SOUTH 31°57'42" EAST, 14.70 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 3RD STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°44'12" WEST, 8.27 FEET, TO THE POINT OF BEGINNING AND CONTAINS 50 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 17 – TCE

GARY D. HAAS TRUST
310 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF THE WEST 75 FEET OF LOT 11, BLOCK 1, BUTTERFIELDS ADDITION, A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, SOUTH 87°42'19" EAST, 607.20 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°17'41" EAST, 26.50 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET AND THE EAST RIGHT-OF-WAY LINE OF SW LAKEVIEW BOULEVARD, AS NOW ESTABLISHED, AND BEING THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SW LAKEVIEW BOULEVARD AND THE WEST LINE OF SAID LOT 11, NORTH 02°15'48" EAST, 12.16 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE, NORTH 02°15'48" EAST, 11.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND SAID WEST LINE, SOUTH 42°09'37" EAST, 16.16 FEET; THENCE SOUTH 87°31'52" EAST, 63.11 FEET, TO A POINT ON THE EAST LINE OF THE WEST 75 FEET OF SAID LOT 11; THENCE ALONG SAID EAST LINE, SOUTH 00°39'57" EAST, 11.40 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 3RD STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°44'12" WEST, 66.73 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 31°57'42" WEST, 14.70 FEET, TO THE POINT OF BEGINNING AND CONTAINS 876 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  PERMANENT RIGHT-OF-WAY = 50± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 876± 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
- U/E UTILITY EASEMENT

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

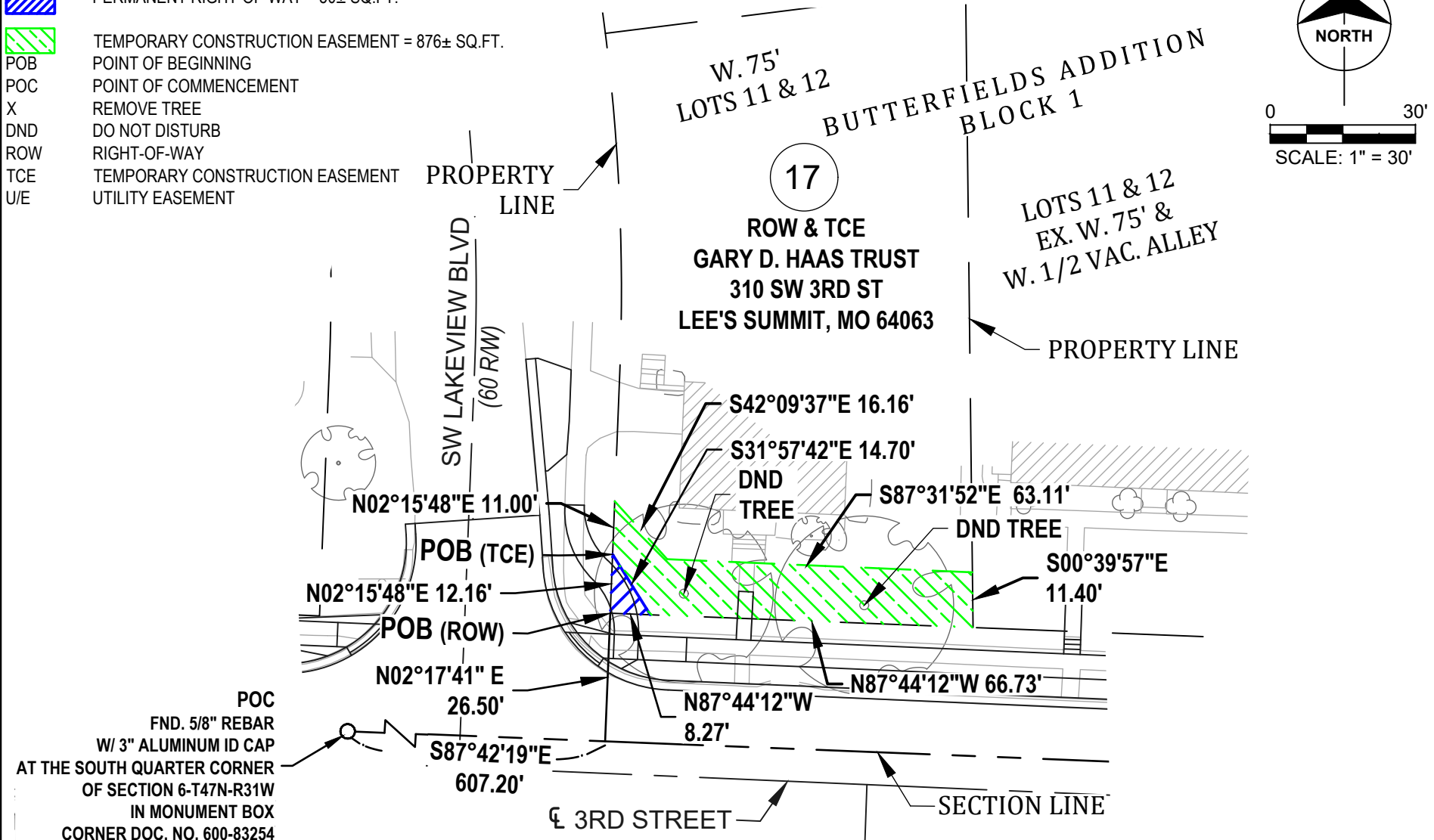
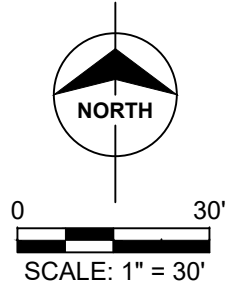


EXHIBIT B
FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 310 SW 3RD STREET
DATE: OCTOBER 28, 2022
OWNER: GARY D. HAAS TRUST

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

JEREMY M. POWELL, PMP, PLS, CFedS
 LS 2007000084

EXHIBIT A

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

TRACT 18 – TCE

GARY D. HAAS TRUST
308 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 11, EXCEPT THE WEST 75 FEET THEREOF AND PART OF THE WEST HALF OF THE VACATED ALLEY, BLOCK 1, BUTTERFIELDS ADDITION, A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, SOUTH 87°42'19" EAST, 682.20 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°17'41" EAST, 26.54 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, AND BEING A POINT ON THE EAST LINE OF THE WEST 75 FEET OF SAID LOT 11, THE POINT OF BEGINNING

THENCE FROM THE POINT OF BEGINNING, ALONG SAID EAST LINE, NORTH 00°39'57" WEST, 11.40 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 87°31'52" EAST, 85.58 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID VACATED ALLEY; THENCE ALONG SAID EAST LINE, SOUTH 02°15'48" WEST, 11.08 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 3RD STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°44'12" WEST, 85.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 958 SQUARE FEET, MORE OR LESS.

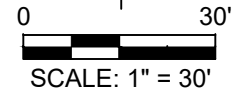
JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  TEMPORARY CONSTRUCTION EASEMENT = 958± 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
- U/E UTILITY EASEMENT

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



BUTTERFIELDS ADDITION / BLOCK 1

LOTS 11 & 12
EX. W. 75' &
W. 1/2 VAC. ALLEY

18

TCE
GARY D HAAS TRUST
308 SW 3RD ST
LEE'S SUMMIT, MO 64063

LOT 10 &
E. 1/2 VAC.
ALLEY

W. 75'
LOTS 11 & 12

PROPERTY LINE

PROPERTY LINE

N00°39'57"W
11.40'

POB (TCE)

S87°31'52"E 85.58'

S02°15'48"W
11.08'

N87°44'12"W 85.00'

N02°17'41" E
26.54'

NEW DRIVEWAY

S87°42'19"E
682.20'

SECTION LINE

3RD STREET

POC
FND. 5/8" REBAR
W/ 3" ALUMINUM ID CAP
AT THE SOUTH QUARTER CORNER
OF SECTION 6-T47N-R31W
IN MONUMENT BOX
CORNER DOC. NO. 600-83254

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 308 SW 3RD STREET
DATE: OCTOBER 28, 2022
OWNER: GARY D. HAAS TRUST

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

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 19 – TCE

GARY D. HAAS TRUST
306 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 10, AND PART OF THE EAST HALF OF THE VACATED ALLEY, BLOCK 1, BUTTERFIELDS ADDITION, A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, SOUTH 87°42'19" EAST, 767.20 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°17'41" EAST, 26.59 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, AND BEING A POINT ON THE WEST LINE OF THE EAST HALF OF SAID VACATED ALLEY, THE POINT OF BEGINNING

THENCE FROM THE POINT OF BEGINNING, ALONG SAID WEST LINE, NORTH 02°15'48" EAST, 11.08 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°31'52" EAST, 41.31 FEET; THENCE SOUTH 02°28'08" WEST, 6.00 FEET; THENCE SOUTH 87°31'52" EAST, 18.71 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 10; THENCE ALONG SAID EAST LINE, SOUTH 02°15'48" WEST, 4.87 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 3RD STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°44'12" WEST, 60.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 546 SQUARE FEET, MORE OR LESS.

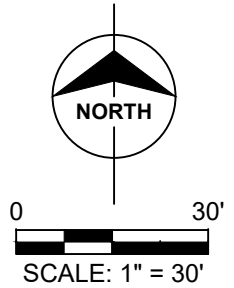
JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  TEMPORARY CONSTRUCTION EASEMENT = 546± 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
- U/E UTILITY EASEMENT

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



BUTTERFIELDS ADDITION
BLOCK 1

LOT 10 &
E. 1/2 VAC. ALLEY

19

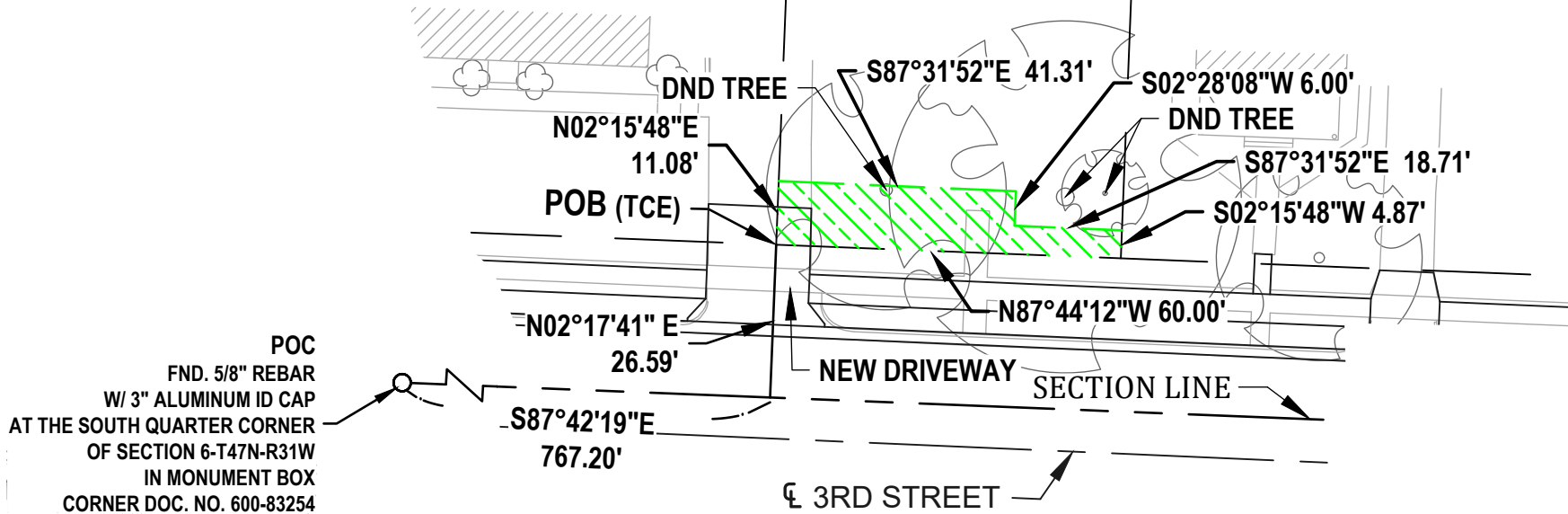
TCE
GARY D HAAS TRUST
306 SW 3RD ST
LEE'S SUMMIT, MO 64063

LOTS 8, 9 &
N. 100' LOT 7

LOTS 11 & 12
EX. W. 75' &
W. 1/2 VAC. ALLEY

PROPERTY LINE

PROPERTY LINE



POC
FND. 5/8" REBAR
W/ 3" ALUMINUM ID CAP
AT THE SOUTH QUARTER CORNER
OF SECTION 6-T47N-R31W
IN MONUMENT BOX
CORNER DOC. NO. 600-83254

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 306 SW 3RD STREET
DATE: OCTOBER 29, 2022
OWNER: GARY D. HAAS TRUST

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

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 20 - TCE

GARY D. HAAS TRUST
304 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOTS 8 AND 9, BLOCK 1, BUTTERFIELDS ADDITION, A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, SOUTH 87°42'19" EAST, 827.20 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°17'41" EAST, 26.62 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, AND BEING THE SOUTHWEST CORNER OF SAID LOT 9, THE POINT OF BEGINNING

THENCE FROM THE POINT OF BEGINNING, ALONG THE WEST LINE OF SAID LOT 9, NORTH 02°15'48" EAST, 4.87 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°31'52" EAST, 60.79 FEET; THENCE SOUTH 02°28'08" WEST, 4.65 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 3RD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 87°44'12" WEST, 60.78 FEET, TO THE POINT OF BEGINNING AND CONTAINS 289 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  TEMPORARY CONSTRUCTION EASEMENT = 289± 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
- U/E UTILITY EASEMENT

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

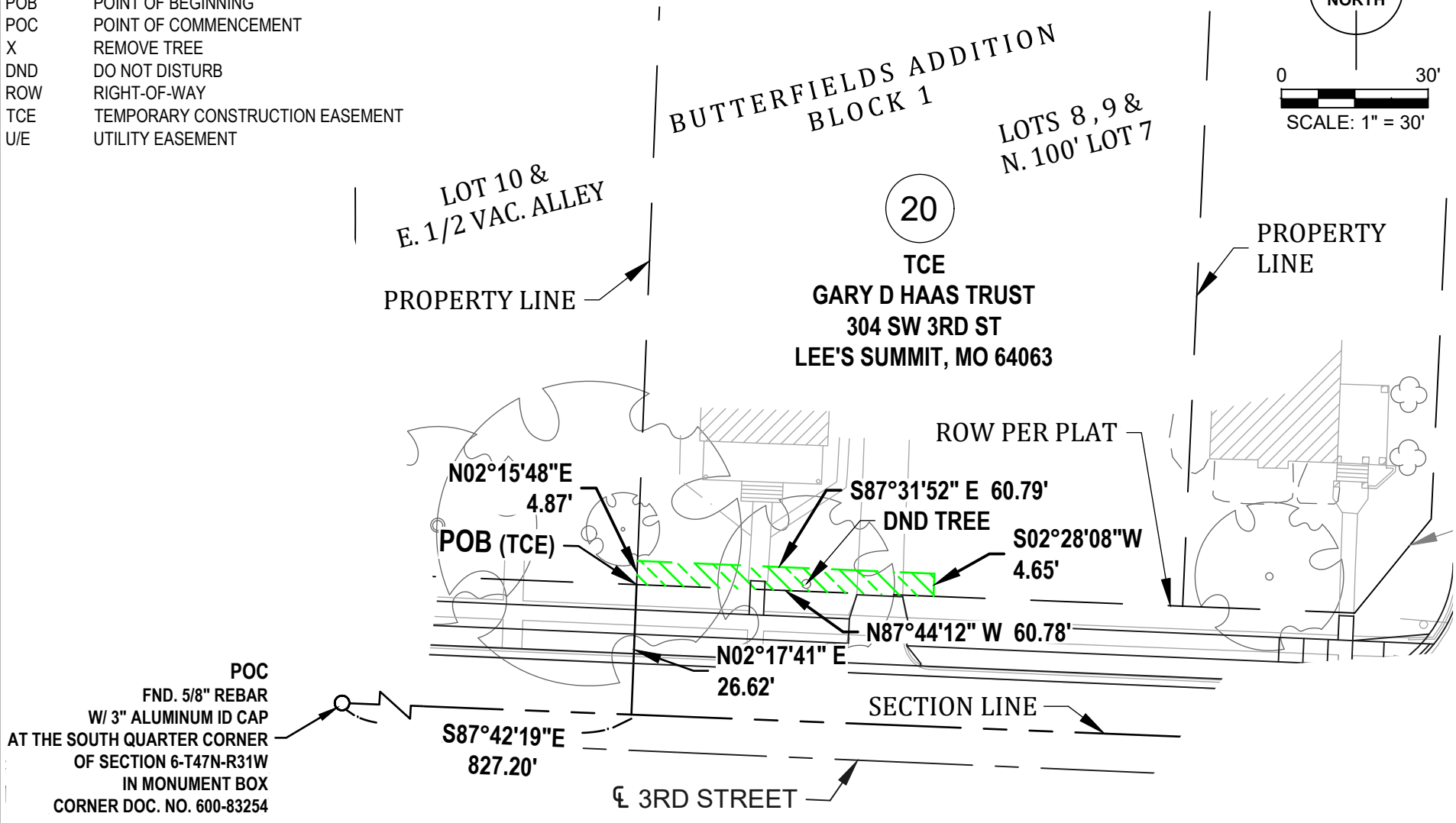
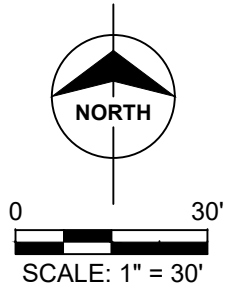


EXHIBIT B
FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 304 SW 3RD STREET
DATE: OCTOBER 29, 2022
OWNER: GARY D. HAAS TRUST

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

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 21 - TCE

**GARY D. HAAS TRUST
300 SW 3RD STREET
LEE'S SUMMIT, MO 64063**

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 7, BLOCK 1, BUTTERFIELDS ADDITION, A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, SOUTH 87°42'19" EAST, 974.20 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°17'41" EAST, 26.71 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF SW MADISON STREET, AS NOW ESTABLISHED, THE POINT OF BEGINNING

THENCE FROM THE POINT OF BEGINNING, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°44'12" WEST, 8.23 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°28'08" EAST, 4.37 FEET; THENCE SOUTH 87°31'52" EAST, 11.46 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID SW MADISON STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 39°07'59" WEST, 5.41 FEET, TO THE POINT OF BEGINNING AND CONTAINS 43 SQUARE FEET, MORE OR LESS.

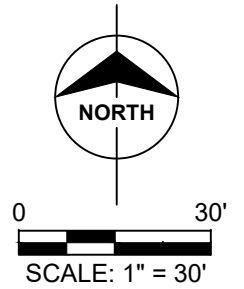
JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  TEMPORARY CONSTRUCTION EASEMENT = 43± 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
- U/E UTILITY EASEMENT

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



**BUTTERFIELDS
ADDITION
BLOCK 1**

LOT 7
EX. N. 100'

21

TCE
GARY D HAAS TRUST
300 SW 3RD ST
LEE'S SUMMIT,
MO 64043

SW MADISON STREET
(50' ROW)

PROPERTY LINE

PROPERTY LINE

ROW
BK 11012,
PG 1114

S87°31'52"E 11.46'

N02°28'08"E 4.37'

DND TREE

S39°07'59"W
5.41'

N87°44'12"W
8.23'

POB (TCE)

N02°17'41" E
26.71'

POC

FND. 5/8" REBAR
W/ 3" ALUMINUM ID CAP
AT THE SOUTH QUARTER CORNER
OF SECTION 6-T47N-R31W
IN MONUMENT BOX
CORNER DOC. NO. 600-83254

SECTION LINE
S87°42'19"E 974.20'

3RD STREET

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 300 SW 3RD STREET
DATE: OCTOBER 29, 2022
OWNER: GARY D. HAAS TRUST



C W M
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
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Certificate of Authority
Land Surveying: MO 123 / KS 36

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 28 – TCE

MO CVS PHARMACY LLC
621 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 1, COLT & GARRETT, 1ST PLAT, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°40'10" EAST, 1165.48 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 31.81 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1 AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 02°46'08" WEST, 7.19 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID EAST LINE, SOUTH 02°46'08" WEST, 18.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°40'10" WEST, 18.05 FEET; THENCE NORTH 43°39'27" WEST, 25.91 FEET, TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE SOUTH 87°40'10" EAST, 36.82 FEET, TO THE POINT OF BEGINNING AND CONTAINS 494 SQUARE FEET, MORE OR LESS.

AND

COMMENCING AT THE AFOREMENTIONED POINT "A", THENCE NORTH 87°40'10" WEST, 35.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, SOUTH 83°26'59" WEST, 80.97 FEET; THENCE NORTH 87°40'10" WEST, 25.00 FEET; THENCE SOUTH 02°19'50" WEST, 3.17 FEET; THENCE SOUTH 84°45'18" WEST, 18.04 FEET; THENCE NORTH 02°28'30" EAST, 5.05 FEET; THENCE NORTH 84°45'19" EAST, 98.61 FEET; THENCE SOUTH 87°40'10" EAST, 25.12 FEET, TO THE POINT OF BEGINNING AND CONTAINS 478 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 28 – ROW

MO CVS PHARMACY LLC
621 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF LOT 1, COLT & GARRETT, 1ST PLAT, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°40'10" EAST, 1165.48 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 31.81 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1 AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID LOT 1, SOUTH 02°46'08" WEST, 1.19 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°40'10" WEST, 51.86 FEET; THENCE SOUTH 84°45'19" WEST, 144.13 FEET; THENCE NORTH 02°28'30" EAST, 10.63 FEET, TO A POINT ON A WESTERLY LINE OF SAID LOT 1 AND BEING A POINT ON THE RIGHT-OF-WAY OF SAID 3RD STREET; THENCE ALONG SAID WESTERLY LINE AND SAID RIGHT-OF-WAY LINE, NORTH 02°27'26" EAST, 10.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND SAID RIGHT-OF-WAY LINE, SOUTH 87°32'34" EAST, 194.69 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,631 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 28 – PUE

**MO CVS PHARMACY LLC
621 SW 3RD STREET
LEE'S SUMMIT, MO 64063**

A PERMANENT UTILITY EASEMENT, BEING PART OF LOT 1, COLT & GARRETT, 1ST PLAT, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:





COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°40'10" EAST, 1165.48 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 31.81 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1 AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 02°46'08" WEST, 1.19 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG THE EAST LINE OF SAID LOT 1, SOUTH 02°46'08" WEST, 6.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°40'10" WEST, 96.93 FEET; THENCE NORTH 84°45'19" EAST, 45.51 FEET; THENCE SOUTH 87°40'10" EAST, 51.86 FEET, TO THE POINT OF BEGINNING AND CONTAINS 446 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

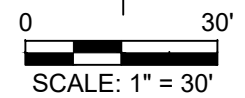
POWELL CWM, INC.
MISSOURI CERTIFICATE OF AUTHORITY NO: LS 123
KANSAS CERTIFICATE OF AUTHORITY NO: LS 36

LEGEND:

-  PERMANENT RIGHT-OF-WAY = 1,631± SQ.FT.
-  PERMANENT UTILITY EASEMENT = 446± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT 1 = 494± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT 2 = 478± SQ.FT.

- X REMOVE TREE
- DND DO NOT DISTURB
- ROW RIGHT-OF-WAY
- TCE TEMPORARY CONSTRUCTION EASEMENT
- U/E UTILITY EASEMENT
- L/E LANDSCAPE EASEMENT
- LNA LIMITS OF NO ACCESS
- W/E WATERLINE EASEMENT

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



POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

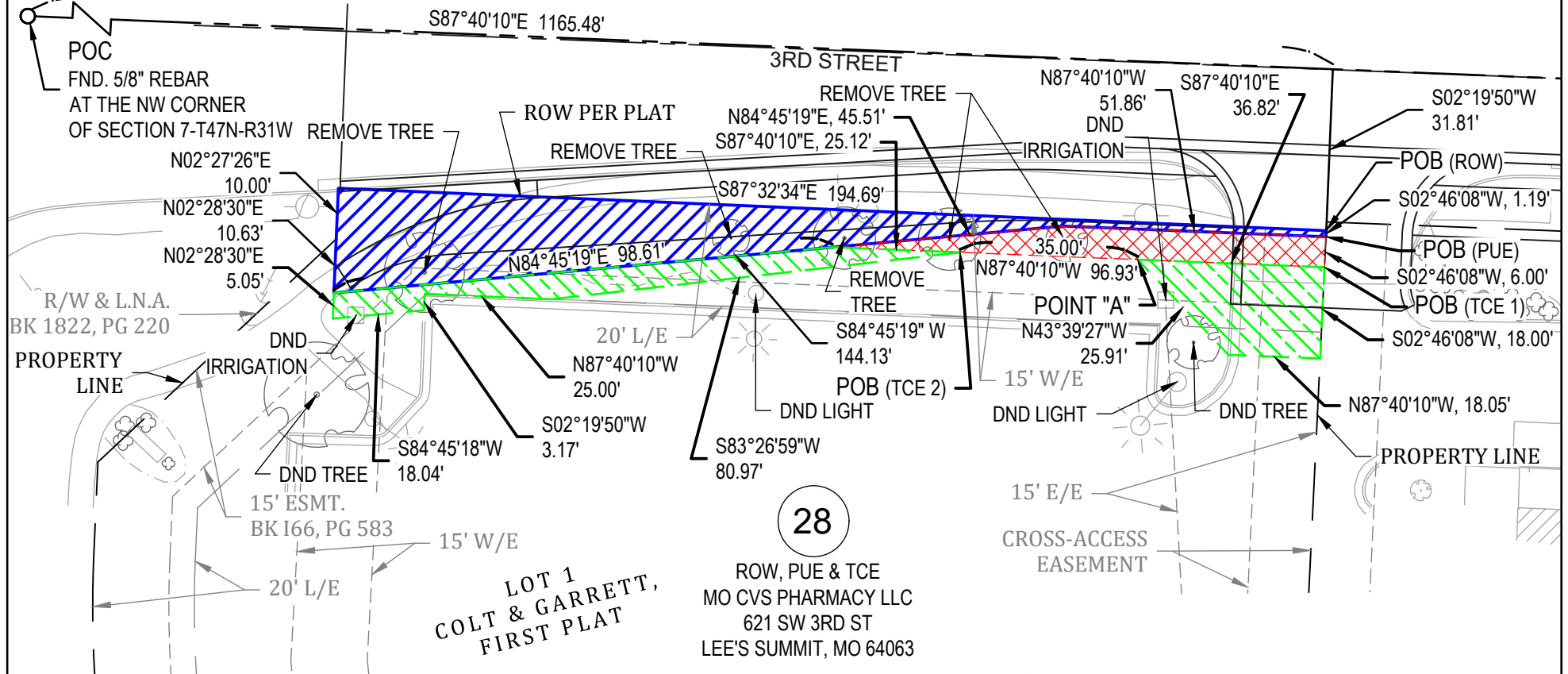


EXHIBIT B
FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 621 SW 3RD STREET
DATE: OCTOBER 27, 2022
OWNER: MO CVS PHARMACY LLC

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

NW 1/4
SECTION 7-T47N-R31W

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 31 – ROW

LANGSFORD DEVELOPMENT, INC.

611 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF LOT 2, RESURVEY OF LOTS 3 AND 2 ZIEGLER ADDITION, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°40'10" EAST, 1457.92 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 29.57 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 2, SOUTH 87°22'08" EAST, 160.13 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT 2, SOUTH 02°39'35" WEST, 3.80 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 160.12 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE ALONG SAID WEST LINE, NORTH 02°37'52" EAST, 4.02 FEET, TO THE POINT OF BEGINNING AND CONTAINS 626 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 31 – TCE

LANGSFORD DEVELOPMENT, INC.

611 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 2, RESURVEY OF LOTS 3 AND 2 ZIEGLER ADDITION, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°40'10" EAST, 1457.92 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 29.57 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2, SOUTH 02°37'52" WEST, 4.02 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID WEST LINE, SOUTH 87°26'59" EAST, 160.12 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE ALONG SAID EAST LINE, SOUTH 02°39'35" WEST, 10.50 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 29.53 FEET; THENCE SOUTH 02°33'01" WEST, 3.50 FEET; THENCE NORTH 87°26'59" WEST, 48.00 FEET; THENCE NORTH 02°33'01" EAST, 3.00 FEET; THENCE NORTH 87°26'59" WEST, 82.59 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE ALONG SAID WEST LINE, NORTH 02°37'52" EAST, 11.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,891 SQUARE FEET, MORE OR LESS.

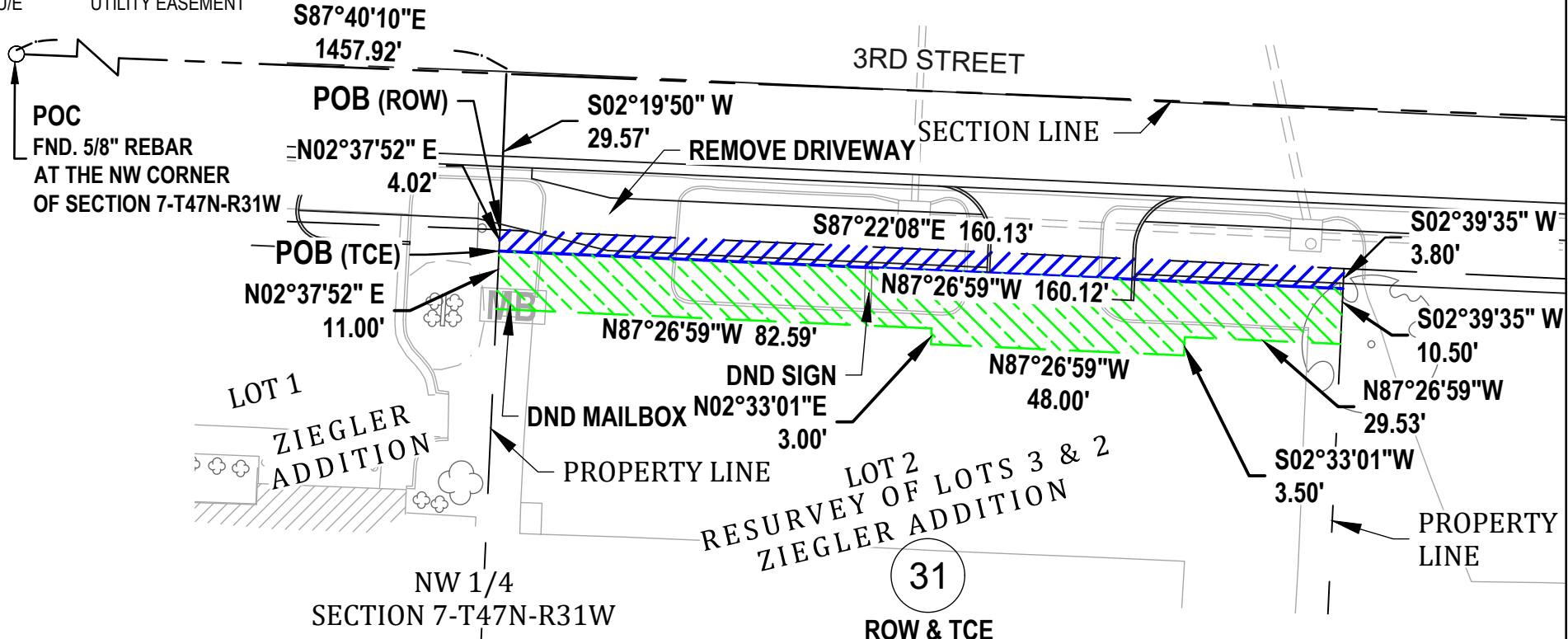
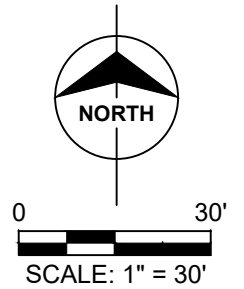
JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  PERMANENT RIGHT-OF-WAY = 626± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 1,891± 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
- U/E UTILITY EASEMENT

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



ROW & TCE
LANGSFORD DEVELOPMENT INC
611 SW 3RD ST
LEE'S SUMMIT, MO 64063

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 611 SW 3RD STREET
DATE: OCTOBER 27, 2022
OWNER: LANGSFORD DEVELOPMENT INC

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

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 32 – ROW

LANGSFORD DEVELOPMENT, INC.

605 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF LOT 4, ZIEGLER ADDITION, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°40'10" EAST, 1618.04 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 30.41 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 4, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 4, SOUTH 87°22'08" EAST, 80.00 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT 4, SOUTH 02°39'35" WEST, 3.68 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 80.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE ALONG SAID WEST LINE, NORTH 02°39'35" EAST, 3.80 FEET, TO THE POINT OF BEGINNING AND CONTAINS 299 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 32 – TCE

LANGSFORD DEVELOPMENT, INC.

605 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 4, ZIEGLER ADDITION, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°40'10" EAST, 1618.04 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 30.41 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WEST LINE OF SAID LOT 4, SOUTH 02°39'35" WEST, 3.80 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID WEST LINE, SOUTH 87°26'59" EAST, 80.00 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 4; THENCE ALONG SAID EAST LINE, SOUTH 02°39'35" WEST, 10.50 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 80.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE ALONG SAID WEST LINE, NORTH 02°39'35" EAST, 10.50 FEET, TO THE POINT OF BEGINNING AND CONTAINS 840 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  PERMANENT RIGHT-OF-WAY = 299± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 840± 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
- U/E UTILITY EASEMENT

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

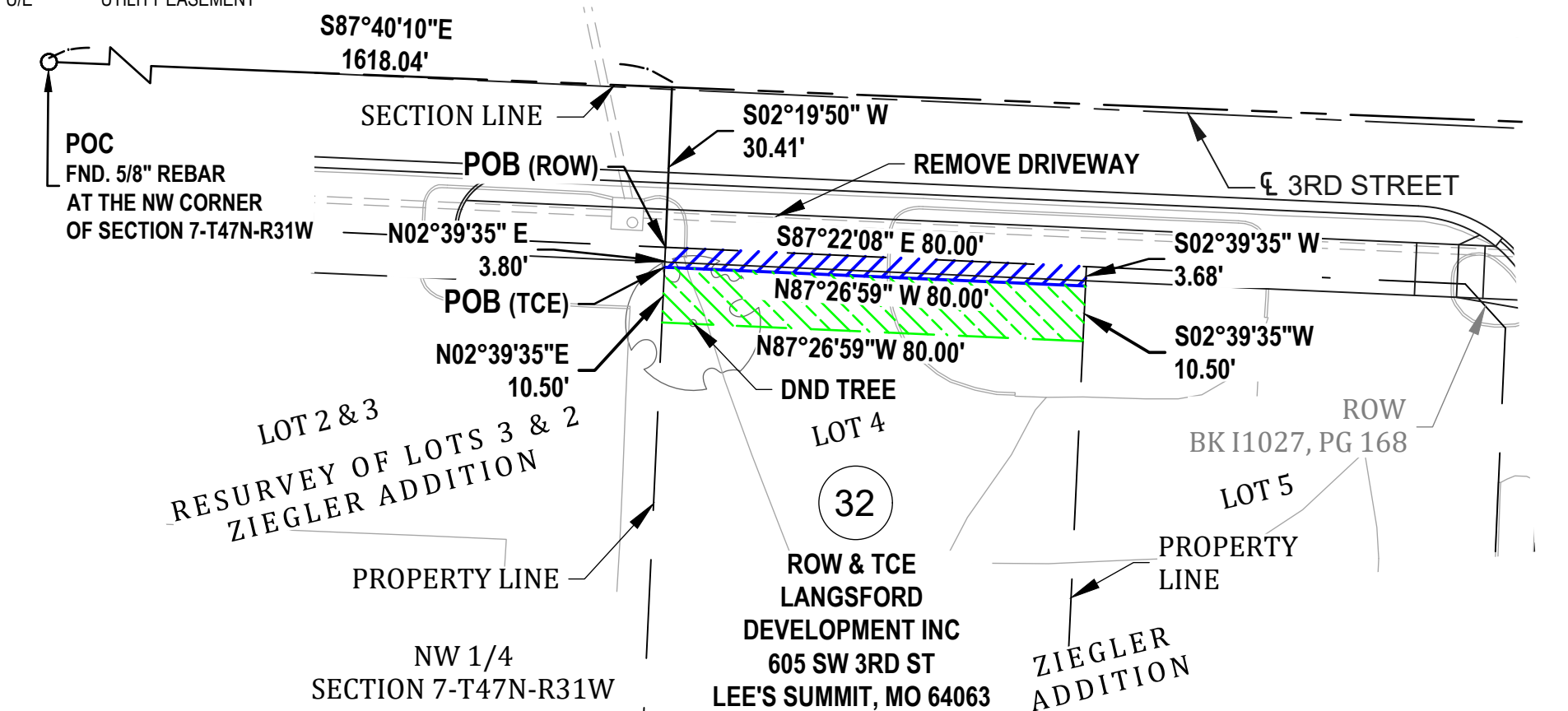
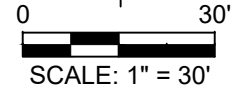


EXHIBIT B
FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 605 SW 3RD STREET
DATE: OCTOBER 27, 2022
OWNER: LANGSFORD DEVELOPMENT INC

POWELL
C W M
 ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
 Independence, MO 64057
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 Certificate of Authority
 Land Surveying: MO 123 / KS 36

JEREMY M. POWELL, PMP, PLS, CFedS
 LS 2007000084

EXHIBIT A

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

TRACT 33 – ROW

LANGSFORD DEVELOPMENT, INC.

601 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF LOT 5, ZIEGLER ADDITION, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°40'10" EAST, 1698.04 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 30.83 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 5, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 5, SOUTH 87°22'08" EAST, 72.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW NICHOLS STREET, AS NOW ESTABLISHED; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 42°21'17" EAST, 5.06 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 87°26'59" WEST, 75.58 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 5; THENCE ALONG SAID WEST LINE, NORTH 02°39'35" EAST, 3.68 FEET, TO THE POINT OF BEGINNING AND CONTAINS 268 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 33 – TCE

LANGSFORD DEVELOPMENT, INC.

601 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 5, ZIEGLER ADDITION, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°40'10" EAST, 1698.04 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 30.83 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE WEST LINE OF SAID LOT 5, SOUTH 02°39'35" WEST, 3.68 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID WEST LINE, SOUTH 87°26'59" EAST, 75.58 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW NICHOLS STREET, AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 42°21'17" EAST, 6.25 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID EAST LINE, SOUTH 02°33'45" WEST, 36.07 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND SAID EAST LINE, NORTH 36°43'18" WEST, 38.75 FEET; THENCE NORTH 87°26'59" WEST, 55.47 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 5; THENCE ALONG SAID WEST LINE, NORTH 02°39'35" EAST, 10.50 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,198 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 34 – TCE

LANGSFORD DEVELOPMENT, INC.

519 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 1, LOT 2, AND LOT 5, SHAMROCK ADDITION RESURVEY, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 615.50 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 32.36 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 02°19'50" WEST, 1.77 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG THE EAST LINE OF SAID LOT 2, SOUTH 02°19'50" WEST, 26.50 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 40.34 FEET; THENCE NORTH 02°33'01" EAST, 23.50 FEET; THENCE NORTH 87°26'59" WEST, 81.00 FEET; THENCE SOUTH 02°33'01" WEST, 19.00 FEET; THENCE NORTH 87°26'59" WEST, 30.00 FEET; THENCE SOUTH 02°33'01" WEST, 15.00 FEET; THENCE NORTH 87°26'59" WEST, 10.47 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW NICHOLS STREET, AS NOW ESTABLISHED, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 02°33'45" EAST, 15.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 47°26'47" EAST, 13.41 FEET; THENCE NORTH 02°33'01" EAST, 12.50 FEET; THENCE SOUTH 87°26'59" EAST, 109.80 FEET; THENCE SOUTH 02°33'01" WEST, 2.00 FEET; THENCE SOUTH 87°26'59" EAST, 10.00 FEET; THENCE NORTH 02°33'01" EAST, 2.00 FEET; THENCE SOUTH 87°26'59" EAST, 32.44 FEET, TO THE POINT OF BEGINNING AND CONTAINS 2,175 SQUARE FEET, MORE OR LESS.

AND

COMMENCING AT THE AFOREMENTIONED POINT "A", THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SW NICHOLS STREET, SOUTH 02°33'45" WEST, 45.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 87°26'59" EAST, 7.98 FEET; THENCE SOUTH 02°33'01" WEST, 35.00 FEET; THENCE SOUTH 87°26'59" EAST, 5.50 FEET; THENCE SOUTH 02°33'01" WEST, 73.98 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE ALONG THE SOUTH LINE OF SAID LOT 5, NORTH 87°49'12" WEST, 13.50 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SW NICHOLS STREET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°33'45" EAST, 109.07 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,278 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 34 – ROW

LANGSFORD DEVELOPMENT, INC.

519 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF LOT 1 AND LOT 2, SHAMROCK ADDITION RESURVEY, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 615.50 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 32.36 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID LOT 2, SOUTH 02°19'50" WEST, 1.77 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 152.24 FEET; THENCE SOUTH 02°33'01" WEST, 12.50 FEET; THENCE SOUTH 47°26'47" WEST, 13.41 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW NICHOLS STREET, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°33'45" EAST, 16.00 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 47°35'48" EAST, 11.31 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 3RD STREET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 3RD STREET, SOUTH 87°22'08" EAST, 153.70 FEET, TO THE POINT OF BEGINNING AND CONTAINS 436 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 34 – PUE

LANGSFORD DEVELOPMENT, INC.

519 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A PERMANENT UTILITY EASEMENT, BEING PART OF LOT 2, SHAMROCK ADDITION RESURVEY, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 615.50 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 32.36 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 02°19'50" WEST, 1.77 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 32.44 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, SOUTH 02°33'01" WEST, 2.00 FEET; THENCE NORTH 87°26'59" WEST, 10.00 FEET; THENCE NORTH 02°33'01" EAST, 2.00 FEET; THENCE SOUTH 87°26'59" EAST, 10.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 20 SQUARE FEET, MORE OR LESS.

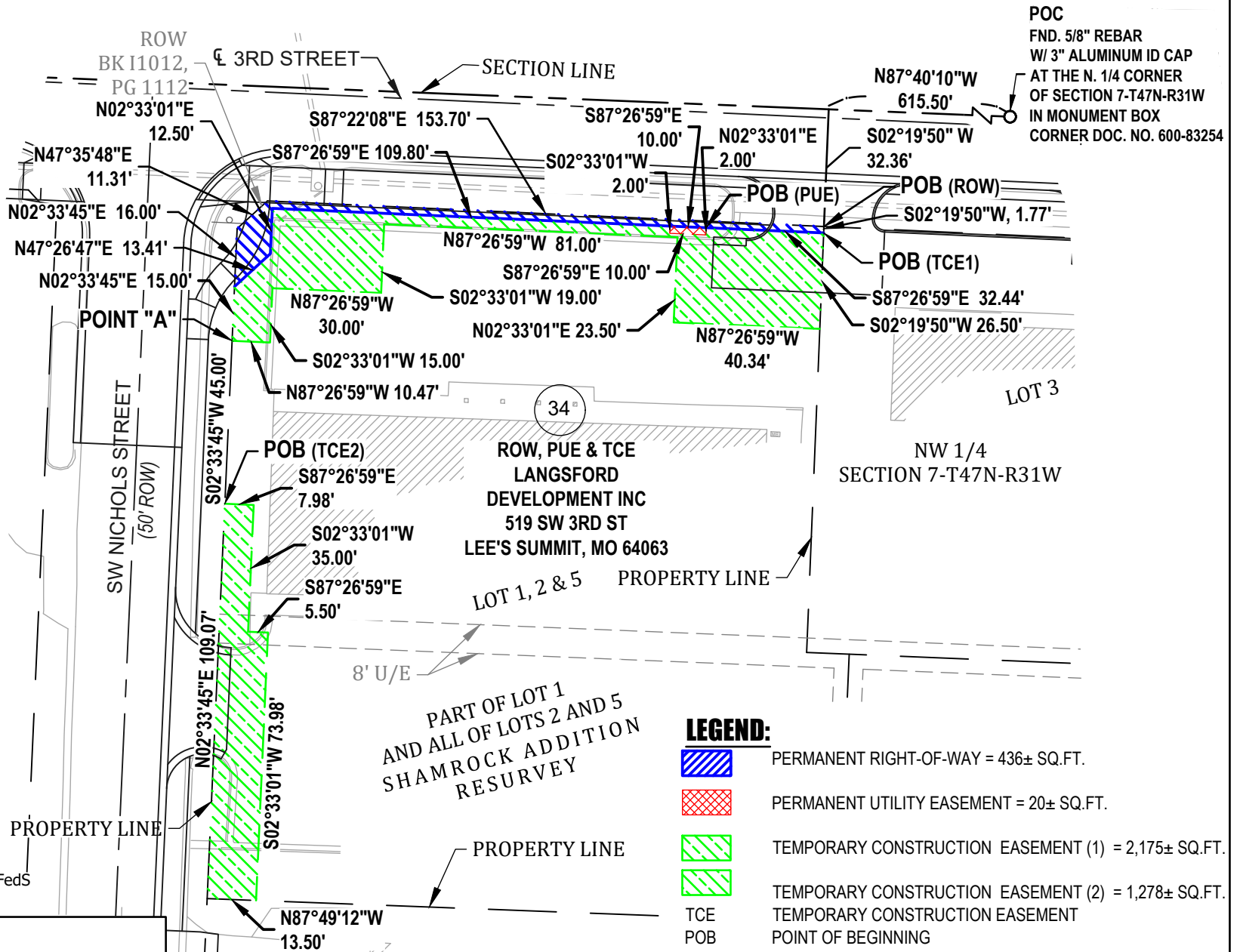
JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

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







0 40'
SCALE: 1" = 40'



POC
FND. 5/8" REBAR
W/ 3" ALUMINUM ID CAP
AT THE N. 1/4 CORNER
OF SECTION 7-T47N-R31W
IN MONUMENT BOX
CORNER DOC. NO. 600-83254

LEGEND:

	PERMANENT RIGHT-OF-WAY = 436± SQ.FT.
	PERMANENT UTILITY EASEMENT = 20± SQ.FT.
	TEMPORARY CONSTRUCTION EASEMENT (1) = 2,175± SQ.FT.
	TEMPORARY CONSTRUCTION EASEMENT (2) = 1,278± SQ.FT.
TCE	TEMPORARY CONSTRUCTION EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
X	REMOVE TREE
DND	DO NOT DISTURB
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
PUE	PERMANENT UTILITY EASEMENT

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT B
FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 519 SW 3RD STREET
DATE: OCTOBER 31, 2022
OWNER: LANGSFORD DEVELOPMENT INC

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

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

TRACT 35 – ROW

MCCLAY, JON
517 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF LOT 3, SHAMROCK ADDITION RESURVEY, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 525.50 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 32.83 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 3, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID LOT 3, SOUTH 02°19'50" WEST, 1.65 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 90.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE ALONG SAID WEST LINE, NORTH 02°19'50" EAST, 1.77 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 3RD STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 3, SOUTH 87°22'08" EAST, 90.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 154 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 35 – TCE

MCCLAY, JON
517 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 3, SHAMROCK ADDITION RESURVEY, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 525.50 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 32.83 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3, SOUTH 02°19'50" WEST, 1.65 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID EAST LINE, SOUTH 02°19'50" WEST, 115.52 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 87°40'10" WEST, 90.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINE OF SAID LOT 3, NORTH 02°19'50" EAST, 115.86 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°26'59" EAST, 90.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 10,412 SQUARE FEET, MORE OR LESS.

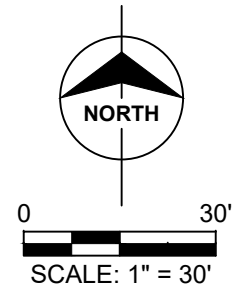
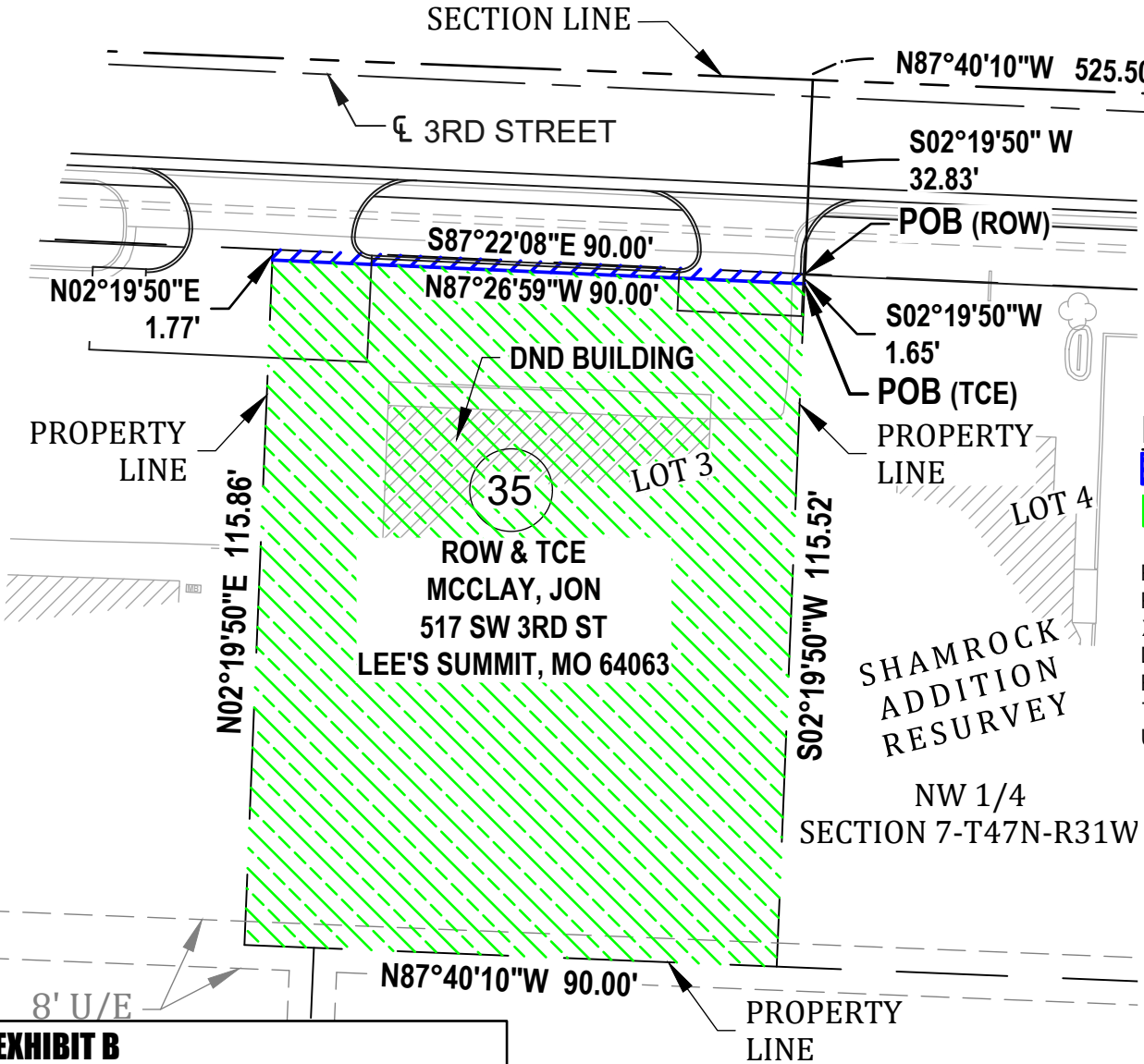
JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

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

POC

FND. 5/8" REBAR
W/ 3" ALUMINUM ID CAP
AT THE NORTH QUARTER CORNER
OF SECTION 7-T47N-R31W
IN MONUMENT BOX
CORNER DOC. NO. 600-83254



LEGEND:



-  PERMANENT RIGHT-OF-WAY = 154± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 10,412± 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
- U/E UTILITY EASEMENT

EXHIBIT B
FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 517 SW 3RD STREET
DATE: OCTOBER 31, 2022
OWNER: JON K MCCLAY

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 38 – ROW

LANGSFORD DEVELOPMENT, INC.
305 SW NOEL STREET
LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2013E0101808 OF THE JACKSON COUNTY, MISSOURI RECORDS AND BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 222.56 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 34.15 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING LOCATED ON THE EAST LINE OF SAID TRACT, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID TRACT, SOUTH 02°18'55" WEST, 2.99 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 104.94 FEET; THENCE NORTH 02°19'51" EAST, 2.98 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 3RD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 87°27'10" EAST, 104.94 FEET, TO THE POINT OF BEGINNING AND CONTAINS 313 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 38 – TCE

LANGSFORD DEVELOPMENT, INC.
305 SW NOEL STREET
LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2013E0101808 OF THE JACKSON COUNTY, MISSOURI RECORDS AND BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH $87^{\circ}40'10''$ WEST, 222.56 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH $02^{\circ}19'50''$ WEST, 34.15 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING LOCATED ON THE EAST LINE OF SAID TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT, SOUTH $02^{\circ}18'55''$ WEST, 2.99 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID EAST LINE, SOUTH $02^{\circ}18'55''$ WEST, 8.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH $87^{\circ}26'59''$ WEST, 104.94 FEET; THENCE NORTH $02^{\circ}19'51''$ EAST, 8.00 FEET; THENCE SOUTH $87^{\circ}26'59''$ EAST, 104.94 FEET, TO THE POINT OF BEGINNING AND CONTAINS 840 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  PERMANENT RIGHT-OF-WAY = 313± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 840± 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
- U/E UTILITY EASEMENT

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

POC
FND. 5/8" REBAR
W/ 3" ALUMINUM ID CAP
AT THE NORTH QUARTER CORNER
OF SECTION 7-T47N-R31W
IN MONUMENT BOX
CORNER DOC. NO. 600-83254

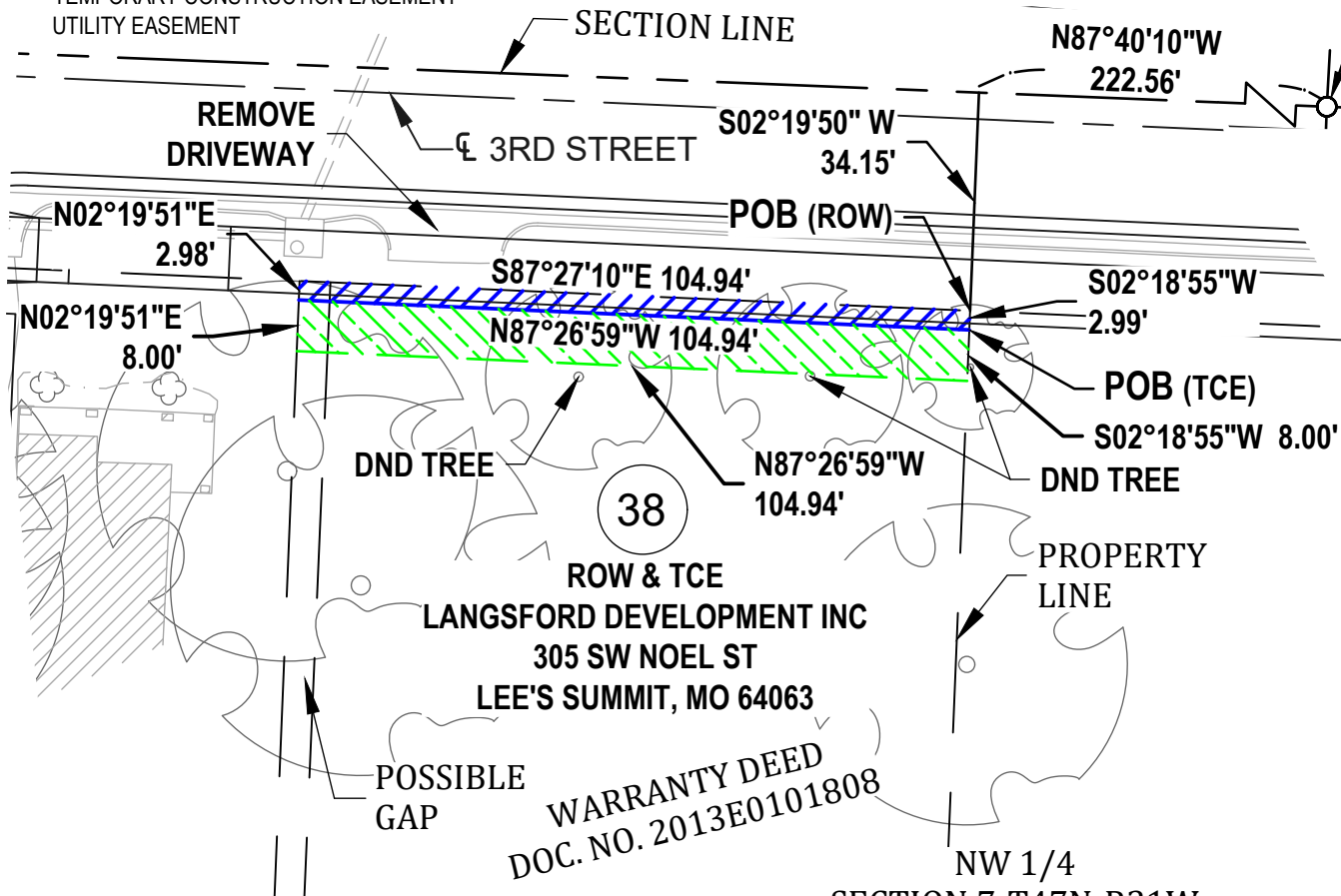
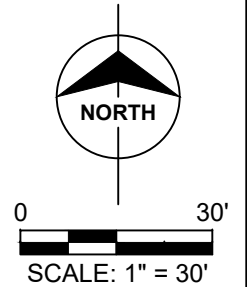


EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 305 SW NOEL STREET
DATE: OCTOBER 28, 2022
OWNER: LANGSFORD DEVELOPMENT INC

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

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 39 – ROW

LANGSFORD DEVELOPMENT, INC.

505 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014E0072855 OF THE JACKSON COUNTY, MISSOURI RECORDS AND BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 142.56 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 34.46 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING LOCATED ON THE EAST LINE OF SAID TRACT, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID TRACT, SOUTH 02°19'50" WEST, 2.99 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 80.00 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 02°18'55" EAST, 2.99 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 3RD STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 87°27'10" EAST, 80.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 239 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 39 – TCE

LANGSFORD DEVELOPMENT, INC.

505 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014E0072855 OF THE JACKSON COUNTY, MISSOURI RECORDS AND BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 142.56 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 34.46 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING LOCATED ON THE EAST LINE OF SAID TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT, SOUTH 02°19'50" WEST, 2.99 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID EAST LINE, SOUTH 02°19'50" WEST, 35.50 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°26'59" WEST, 17.48 FEET; THENCE NORTH 02°33'01" EAST, 10.00 FEET; THENCE NORTH 12°48'57" WEST, 18.15 FEET; THENCE NORTH 87°26'59" WEST, 57.82 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE ALONG SAID WEST LINE, NORTH 02°18'55" EAST, 8.00 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°26'59" EAST, 80.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,161 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

LEGEND:

-  PERMANENT RIGHT-OF-WAY = 239± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 1,161± 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
- U/E UTILITY EASEMENT

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

POC
FND. 5/8" REBAR
W/ 3" ALUMINUM ID CAP
AT THE NORTH QUARTER CORNER
OF SECTION 7-T47N-R31W
IN MONUMENT BOX
CORNER DOC. NO. 600-83254

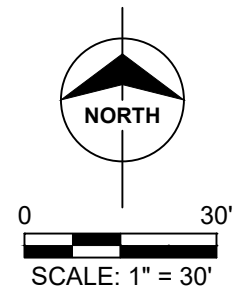
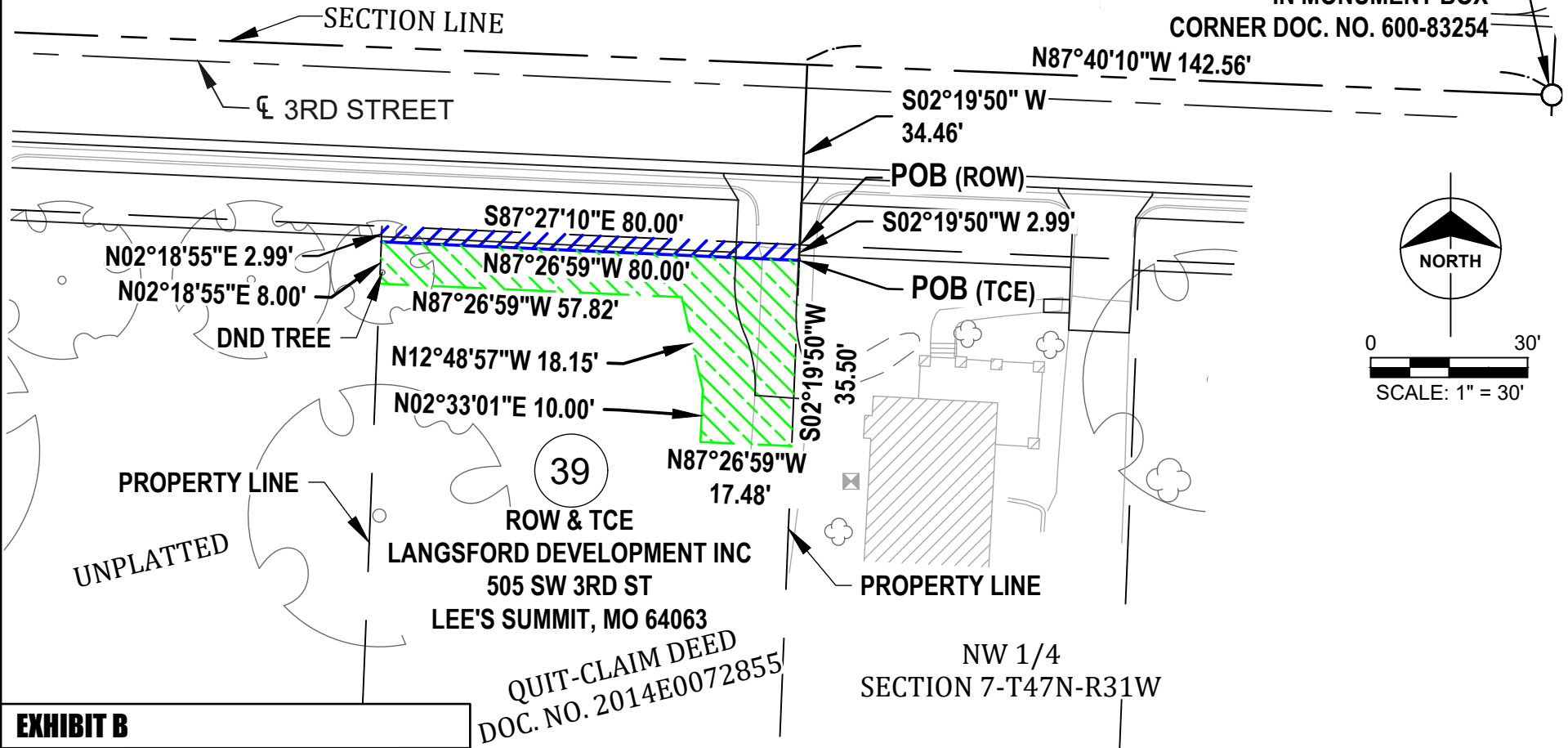


EXHIBIT B
FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 505 SW 3RD STREET
DATE: OCTOBER 31, 2022
OWNER: LANGSFORD DEVELOPMENT INC

QUIT-CLAIM DEED
 DOC. NO. 2014E0072855

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

JEREMY M. POWELL, PMP, PLS, CFedS
 LS 2007000084

EXHIBIT A

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

TRACT 41 – ROW

LANGSFORD DEVELOPMENT, INC.

501 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014E0072854 OF THE JACKSON COUNTY, MISSOURI RECORDS AND BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 77.56 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 34.70 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 87°27'10" EAST, 77.44 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF SW WALNUT STREET, AS NOW ESTABLISHED; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02°03'34" WEST, 33.50 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 18°46'00" WEST, 32.74 FEET; THENCE NORTH 87°26'59" WEST, 65.81 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE ALONG SAID WEST LINE, NORTH 02°19'50" EAST, 3.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 410 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 41 – TCE

LANGSFORD DEVELOPMENT, INC.

501 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014E0072854 OF THE JACKSON COUNTY, MISSOURI RECORDS AND BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, NORTH 87°40'10" WEST, 77.56 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°19'50" WEST, 34.70 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT; THENCE ALONG SAID WEST LINE, SOUTH 02°19'50" WEST, 3.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID WEST LINE, SOUTH 87°26'59" EAST, 65.81 FEET; THENCE SOUTH 18°46'00" EAST, 32.74 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW WALNUT STREET, AS NOW ESTABLISHED; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02°03'34" WEST, 10.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 31°38'46" WEST, 30.23 FEET; THENCE NORTH 87°26'59" WEST, 60.75 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE ALONG SAID WEST LINE, NORTH 02°19'50" EAST, 15.50 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,233 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

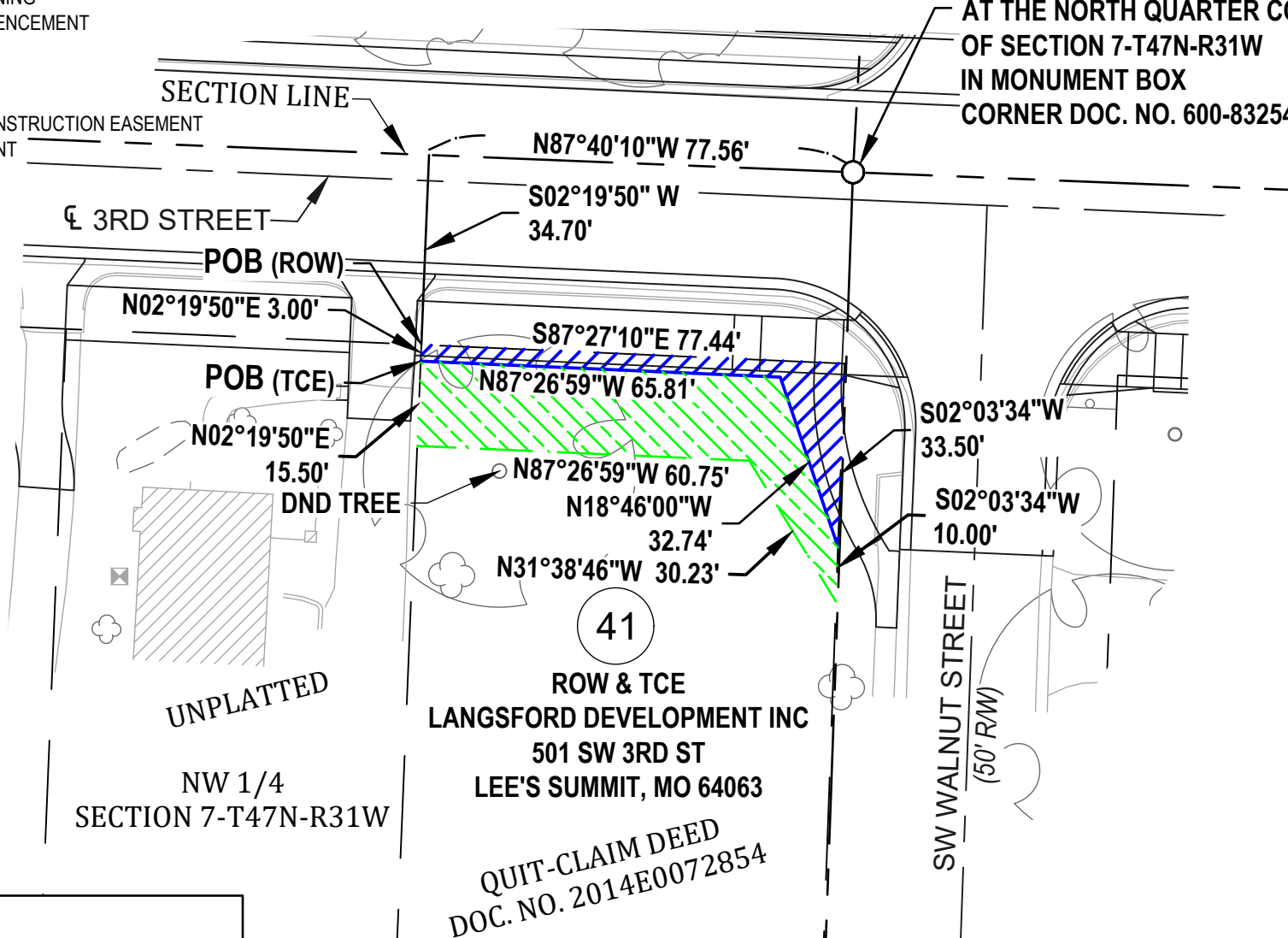
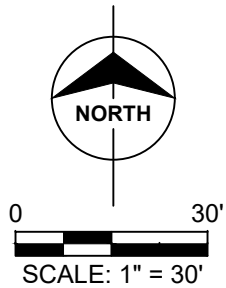
LEGEND:

-  PERMANENT RIGHT-OF-WAY = 410± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 1,233± 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
- U/E UTILITY EASEMENT

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

POC

FND. 5/8" REBAR
W/ 3" ALUMINUM ID CAP
AT THE NORTH QUARTER CORNER
OF SECTION 7-T47N-R31W
IN MONUMENT BOX
CORNER DOC. NO. 600-83254



UNPLATTED
NW 1/4
SECTION 7-T47N-R31W

41
ROW & TCE
LANGSFORD DEVELOPMENT INC
501 SW 3RD ST
LEE'S SUMMIT, MO 64063

QUIT-CLAIM DEED
DOC. NO. 2014E0072854

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 501 SW 3RD STREET
DATE: OCTOBER 28, 2022
OWNER: LANGSFORD DEVELOPMENT INC

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

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

EXHIBIT A

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

TRACT 45 – ROW

GR REAL ESTATE INVESTMENT, LLC
403 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF LOT 1, BLOCK 2, BAYLES ADDITION, A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°42'19" EAST, 493.36 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°17'41" WEST, 36.32 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 1, SOUTH 87°33'06" EAST, 143.37 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF SW LAKEVIEW BOULEVARD, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SW LAKEVIEW BOULEVARD AND THE EAST LINE OF SAID LOT 1, SOUTH 02°02'54" WEST, 4.23 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE, NORTH 87°31'52" WEST, 143.38 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE, NORTH 02°06'56" EAST, 4.18 FEET, TO THE POINT OF BEGINNING AND CONTAINS 603 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 45 – TCE

GR REAL ESTATE INVESTMENT, LLC

403 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOT 1, BLOCK 2, BAYLES ADDITION, A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

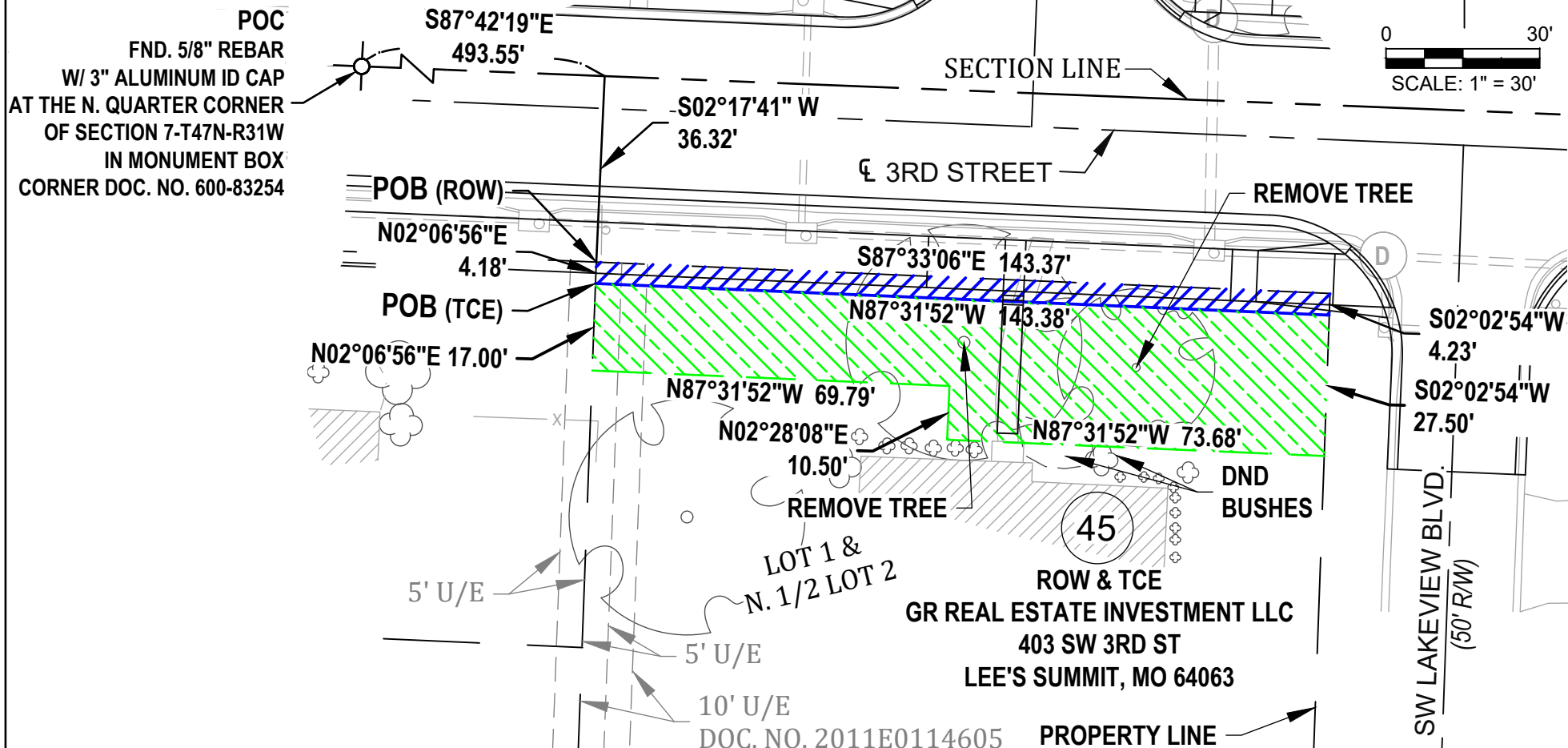
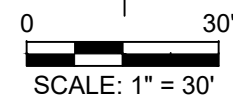
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°42'19" EAST, 493.55 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°17'41" WEST, 36.32 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 02°06'56" WEST, 4.18 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID WEST LINE, SOUTH 87°31'52" EAST, 143.38 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW LAKEVIEW BOULEVARD, AS NOW ESTABLISHED, SAID POINT BEING ON THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE, SOUTH 02°02'54" WEST, 27.50 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE, NORTH 87°31'52" WEST, 73.68 FEET; THENCE NORTH 02°28'08" EAST, 10.50 FEET; THENCE NORTH 87°31'52" WEST, 69.79 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE, NORTH 02°06'56" EAST, 17.00 FEET, TO THE POINT OF BEGINNING AND CONTAINS 3,211 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

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



ROW & TCE
GR REAL ESTATE INVESTMENT LLC
403 SW 3RD ST
LEE'S SUMMIT, MO 64063

DOC. NO. 2011E0114605

BLOCK 2
BAYLES ADDITION

NE 1/4
SECTION 7-T47N-R31W

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

LEGEND:

	PERMANENT RIGHT-OF-WAY = 603± SQ.FT.
	TEMPORARY CONSTRUCTION EASEMENT = 3,211± 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
U/E	UTILITY EASEMENT

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 403 SW 3RD STREET
DATE: OCTOBER 29, 2022
OWNER: GR REAL ESTATE INVESTMENT 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

EXHIBIT A

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

TRACT 49 – ROW

CULBERTSON, BRADLEY & CAROLE TRUSTEE
209 SW 3RD STREET
LEE'S SUMMIT, MO 64063

A PERMANENT RIGHT-OF-WAY, BEING PART OF LOTS 2 AND 3, BLOCK 5, BAYLES ADDITION, A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°42'19" EAST, 1267.12 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°17'41" WEST, 38.76 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 3, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID LOT 3, SOUTH 02°26'46" WEST, 4.09 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°31'52" WEST, 150.02 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE ALONG SAID WEST LINE, NORTH 02°24'24" EAST, 4.12 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 3RD STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOTS 2 AND 3, SOUTH 87°31'00" EAST, 150.02 FEET, TO THE POINT OF BEGINNING AND CONTAINS 616 SQUARE FEET, MORE OR LESS.

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

EXHIBIT A

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

TRACT 49 – TCE

CULBERTSON, BRADLEY & CAROLE TRUSTEE

209 SW 3RD STREET

LEE'S SUMMIT, MO 64063

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF LOTS 2 AND 3, BLOCK 5, BAYLES ADDITION, A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 87°42'19" EAST, 1267.12 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°17'41" WEST, 38.76 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, AS NOW ESTABLISHED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3, SOUTH 02°26'46" WEST, 4.09 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID EAST LINE, SOUTH 02°26'46" WEST, 12.00 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 51°52'55" WEST, 44.57 FEET; THENCE NORTH 87°31'52" WEST, 55.46 FEET; THENCE SOUTH 02°30'47" WEST, 11.46 FEET; THENCE NORTH 87°57'04" WEST, 16.22 FEET; THENCE SOUTH 02°28'08" WEST, 56.92 FEET; THENCE NORTH 87°31'52" WEST, 44.37 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE ALONG SAID WEST LINE, NORTH 02°24'24" EAST, 109.50 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°31'52" EAST, 150.02 FEET, TO THE POINT OF BEGINNING AND CONTAINS 8,888 SQUARE FEET, MORE OR LESS.

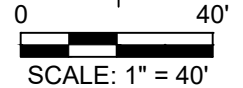
JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084

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

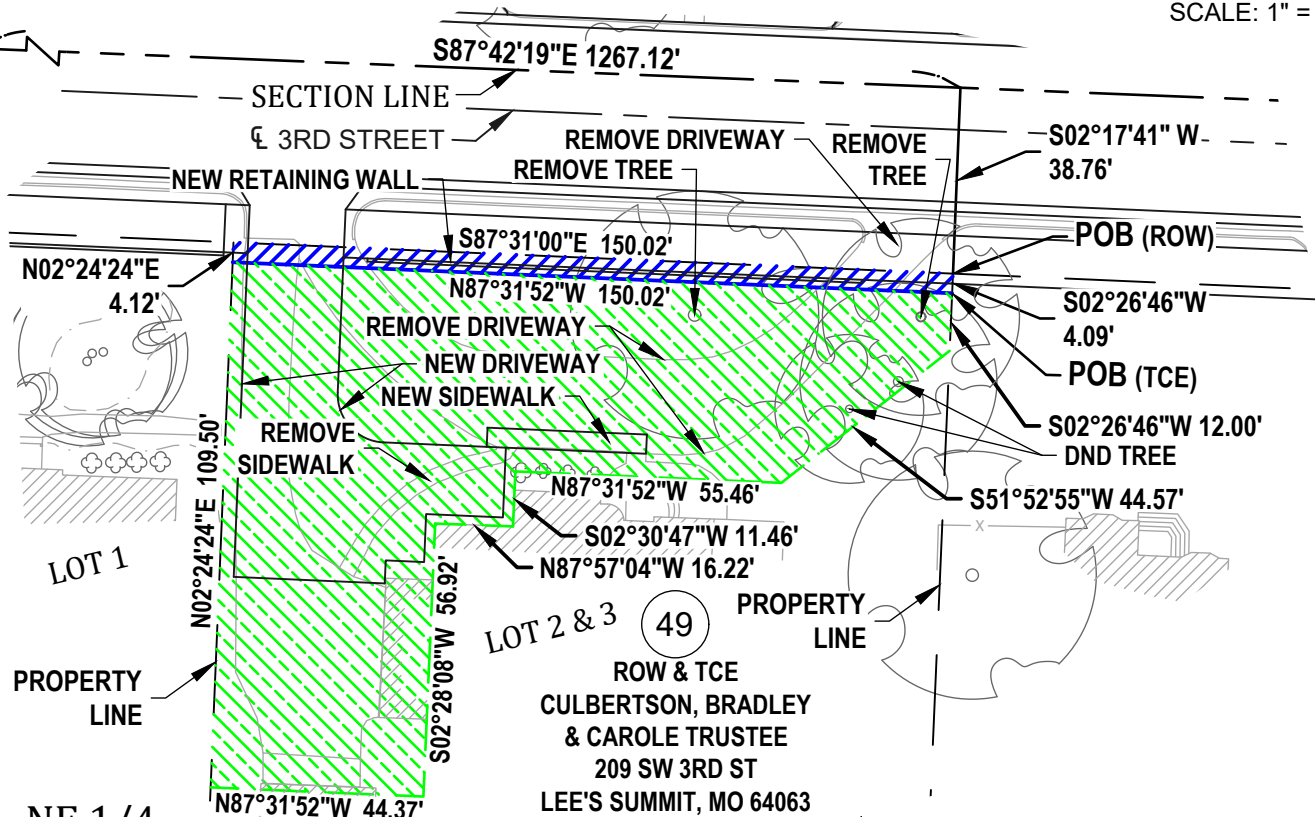
LEGEND:

-  PERMANENT RIGHT-OF-WAY = 616± SQ.FT.
-  TEMPORARY CONSTRUCTION EASEMENT = 8,888± 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
- U/E UTILITY EASEMENT

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



POC
FND. 5/8" REBAR
W/ 3" ALUMINUM ID CAP
AT THE NORTH QUARTER CORNER
OF SECTION 7-T47N-R31W
IN MONUMENT BOX
CORNER DOC. NO. 600-83254



NE 1/4
SECTION 7-T47N-R31W

ROW & TCE
CULBERTSON, BRADLEY
& CAROLE TRUSTEE
209 SW 3RD ST
LEE'S SUMMIT, MO 64063

BLOCK 5
BAYLES ADDITION

EXHIBIT B

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: 3RD STREET RECONSTRUCTION
ADDRESS: 209 SW 3RD STREET
DATE: OCTOBER 31, 2022
OWNER: BRADLEY & CAROLE CULBERTSON TRUSTEE



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

Certificate of Authority
Land Surveying: MO 123 / KS 36

JEREMY M. POWELL, PMP, PLS, CFedS
LS 2007000084