

EXHIBIT A

SW WARD ROAD AND SW PERSELS ROAD

TRACT 24 – ROADWAY EASEMENT

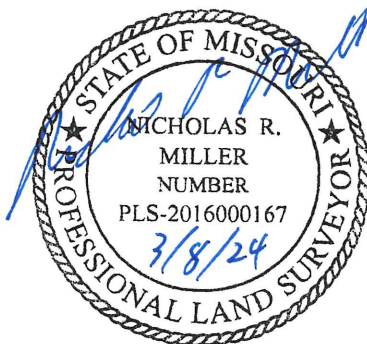
JACKSON COUNTY
NO ADDRESS ASSIGNED

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

A ROADWAY EASEMENT, BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, BOTH BEING IN TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE SOUTH LINE OF SAID SECTION 7, SOUTH 87°30'29" EAST, 96.90 FEET; THENCE LEAVING SAID SOUTH LINES, NORTH 02°29'31" EAST, 78.02 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, SOUTH 87°18'39" EAST 184.63 FEET, TO A POINT ON A LINE 50.00 FEET, NORTHEASTERLY OF THE CENTERLINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE, ALONG A LINE 50.00 FEET, NORTHEASTERLY FROM SAID CENTERLINE, SOUTH 60°20'30" EAST, 6.39 FEET; THENCE CONTINUING ALONG A LINE 50.00 FEET, NORTHEASTERLY OF SAID CENTERLINE, SOUTH 60°15'39" EAST, 177.93 FEET; THENCE, LEAVING SAID NORTHEASTERLY LINE, SOUTH 10°16'52" WEST, 3.15 FEET; THENCE NORTH 79°43'08" WEST, 44.91 FEET; THENCE NORTH 87°18'39" WEST, 180.55 FEET, TO A POINT 50.00 FEET, SOUTHWESTERLY OF THE CENTERLINE OF SAID RAILROAD; THENCE ALONG A LINE 50.00 FEET, SOUTHWESTERLY AND PARALLEL TO SAID CENTERLINE, NORTH 60°20'30" WEST, 177.04 FEET; THENCE CONTINUING ALONG SAID 50.00 FOOT OFFSET, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5779.65 FEET, AN ARC LENGTH OF 24.80 FEET, A CHORD BEARING OF NORTH 60°13'07" WEST, AND A CHORD LENGTH OF 24.80 FEET; THENCE LEAVING SAID OFFSET LINE, NORTH 02°44'17" EAST, 112.66 FEET, TO A POINT 50.00 FEET, NORTHEASTERLY OF THE CENTERLINE OF SAID RAILROAD; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, BEING 50.00 FEET, NORTHEASTERLY OF AND PARALLEL TO SAID CENTERLINE, HAVING A RADIUS OF 5679.65 FEET, AN ARC LENGTH OF 35.69 FEET, A CHORD BEARING OF SOUTH 59°45'24" EAST, AND A CHORD LENGTH OF 35.69 FEET; THENCE LEAVING SAID 50.00 FEET, OFFSET FROM THE CENTERLINE, SOUTH 02°34'42" WEST, 93.49 FEET; THENCE SOUTH 59°02'26" EAST, 27.97 FEET, TO THE POINT OF BEGINNING AND CONTAINS 21,675 SQUARE FEET, MORE OR LESS.



NICHOLAS R. MILLER, PLS
LS 2016000167

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

EXHIBIT A

SOUTHWEST WARD ROAD AND SW PERSELS ROAD

TRACT 24 – WLE

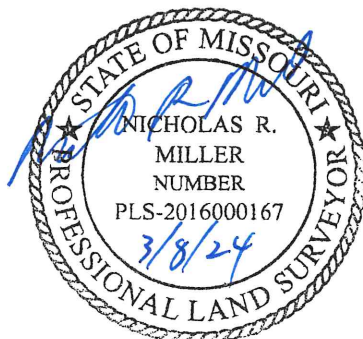
JACKSON COUNTY
NO ADDRESS ASSIGNED

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

A WATER LINE EASEMENT, BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE SOUTH LINE OF SAID SECTION 7, SOUTH 87°30'29" EAST, 96.90 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°29'31" EAST, 78.02 FEET; THENCE SOUTH 87°18'39" EAST, 141.50 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, NORTH 64°51'07" WEST, 173.37 FEET; THENCE NORTH 87°21'07" WEST, 6.02 FEET; THENCE NORTH 02°34'42" EAST, 25.00 FEET; THENCE SOUTH 87°21'07" EAST, 11.03 FEET; THENCE SOUTH 64°51'07" EAST, 110.13 FEET, TO A POINT ON A LINE 50.00 FEET, NORTHEASTERLY OF THE CENTERLINE OF THE CHICAGO, ROCK ISLAND, PACIFIC RAILROAD; THENCE ALONG A LINE 50.00 FEET, NORTHEASTERLY OF AND PARALLEL TO SAID CENTERLINE, SOUTH 60°20'30" EAST, 108.40 FEET; THENCE LEAVING SAID 50.00 FOOT OFFSET, NORTH 87°18'39" WEST, 43.13 FEET, TO THE POINT OF BEGINNING AND CONTAINS 4,817 SQUARE FEET, MORE OR LESS.



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EXHIBIT A

SOUTHWEST WARD ROAD AND SW PERSELS ROAD

TRACT 24 – SDE & U/E

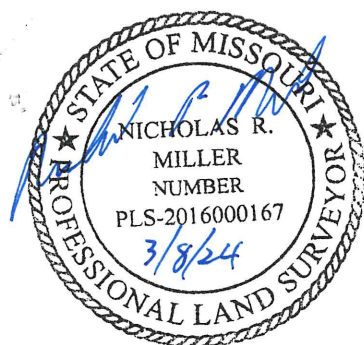
JACKSON COUNTY
NO ADDRESS ASSIGNED

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

A STORM DRAINAGE AND UTILITY EASEMENT, BEING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, THENCE ALONG THE NORTH LINE OF SAID SECTION 18, SOUTH 87°30'29" EAST, 445.40 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°29'31" WEST, 6.99 FEET, TO A POINT 50.00 FEET, NORTHEASTERLY OF THE CENTERLINE OF THE CHICAGO, ROCK ISLAND, PACIFIC RAILROAD, AND BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG A LINE 50.00 FEET, NORTHEASTERLY OF AND PARALLEL TO SAID CENTERLINE, SOUTH 60°15'39" EAST, 72.06 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE, NORTH 87°33'16" WEST, 68.59 FEET; THENCE NORTH 10°16'52" EAST, 33.36 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,133 SQUARE FEET, MORE OR LESS.



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EXHIBIT A

SOUTHWEST WARD ROAD AND SW PERSELS ROAD

TRACT 24 – TCE NO. 1, 2, 3 & 4

JACKSON COUNTY
NO ADDRESS ASSIGNED

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

TEMPORARY CONSTRUCTION EASEMENT NO. 1 & 2:

TWO TEMPORARY CONSTRUCTION EASEMENTS, BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TEMPORARY CONSTRUCTION EASEMENT NO. 1:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE SOUTH LINE OF SAID SECTION 7, SOUTH 87°30'29" EAST, 96.90 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°29'31" EAST, 78.02 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, NORTH 59°02'26" WEST, 27.97 FEET; THENCE NORTH 02°34'42" EAST, 52.98 FEET, TO A POINT HEREIN KNOWN AS POINT "A"; THENCE SOUTH 87°21'07" EAST, 6.02 FEET; THENCE SOUTH 64°51'07" EAST, 173.37 FEET; THENCE NORTH 87°18'39" WEST, 141.50 FEET, TO THE POINT OF BEGINNING AND CONTAINS 5,537 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT NO. 2:

ALSO, A TEMPORARY CONSTRUCTION EASEMENT, COMMENCING AT THE FOREMENTIONED POINT "A"; THENCE NORTH 02°34'42" EAST, 25.00 FEET, TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, NORTH 02°34'42" EAST, 15.51 FEET, TO A POINT 50.00 FEET, NORTHEASTERLY OF SAID CENTERLINE; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, BEING 50.00 FEET NORTHEASTERLY OF AND PARALLEL TO SAID CENTERLINE, HAVING A RADIUS OF 5679.65 FEET, AN ARC LENGTH OF 40.12 FEET, A CHORD BEARING OF SOUTH 60°08'21" EAST, AND A CHORD LENGTH OF 40.12 FEET; THENCE CONTINUING 50.00 FEET, NORTHEASTERLY AND PARALLEL TO SAID CENTERLINE SOUTH 60°20'30" EAST, 86.56 FEET; THENCE LEAVING SAID 50.00 FOOT OFFSET, NORTH 64°51'07" WEST, 110.13 FEET; THENCE NORTH 87°21'07" WEST, 11.03 FEET, TO THE POINT OF BEGINNING AND CONTAINS 635 SQUARE FEET, MORE OR LESS



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TEMPORARY CONSTRUCTION EASEMENT NO. 3:

A TEMPORARY CONSTRUCTION EASEMENT, BEING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, THENCE ALONG THE NORTH LINE OF SAID SECTION 18, SOUTH 87°30'29" EAST, 219.93 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°29'31" WEST, 3.40 FEET, TO A POINT 50.00 FEET, SOUTHWESTERLY OF THE CENTERLINE OF THE CHICAGO, ROCK ISLAND, PACIFIC RAILROAD, AND BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, SOUTH 87°18'39" EAST, 180.55 FEET; THENCE SOUTH 79°43'08" EAST, 44.91 FEET; THENCE SOUTH 10°16'52" WEST, 30.21 FEET; THENCE NORTH 87°31'57" WEST, 19.71 FEET; THENCE SOUTH 80°15'46" WEST, 93.62 FEET, TO A POINT 50.00 FEET, SOUTHWEST OF SAID CENTERLINE; THENCE ALONG A LINE 50.00 FEET, SOUTHWESTERLY OF AND PARALLEL TO SAID CENTERLINE, NORTH 60°15'39" WEST, 99.19 FEET; THENCE CONTINUING ALONG SAID 50.00 FOOT OFFSET LINE, NORTH 60°20'30" WEST, 24.24 FEET, TO THE POINT OF BEGINNING AND CONTAINS 7,949 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT NO. 4:

A TEMPORARY CONSTRUCTION EASEMENT, BEING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, THENCE ALONG THE EAST LINE OF SAID SECTION 12, NORTH 02°44'17" EAST, 175.81 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°15'43" WEST, 50.00 FEET, TO A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD AND THE WESTERLY RIGHT-OF-WAY OF SOUTHWEST WARD ROAD, AND BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, NORTH 24°24'22" WEST, 72.66 FEET; THENCE NORTH 30°29'03" EAST, 21.47 FEET; THENCE NORTH 40°29'40" EAST, 37.95 FEET, TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD AND SAID WEST RIGHT-OF-WAY LINE OF SOUTHWEST WARD ROAD; THENCE SOUTH 02°46'31" WEST, 113.69 FEET, TO THE POINT OF BEGINNING AND CONTAINS 1,958 SQUARE FEET, MORE OR LESS.



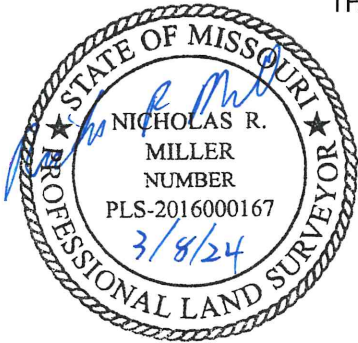
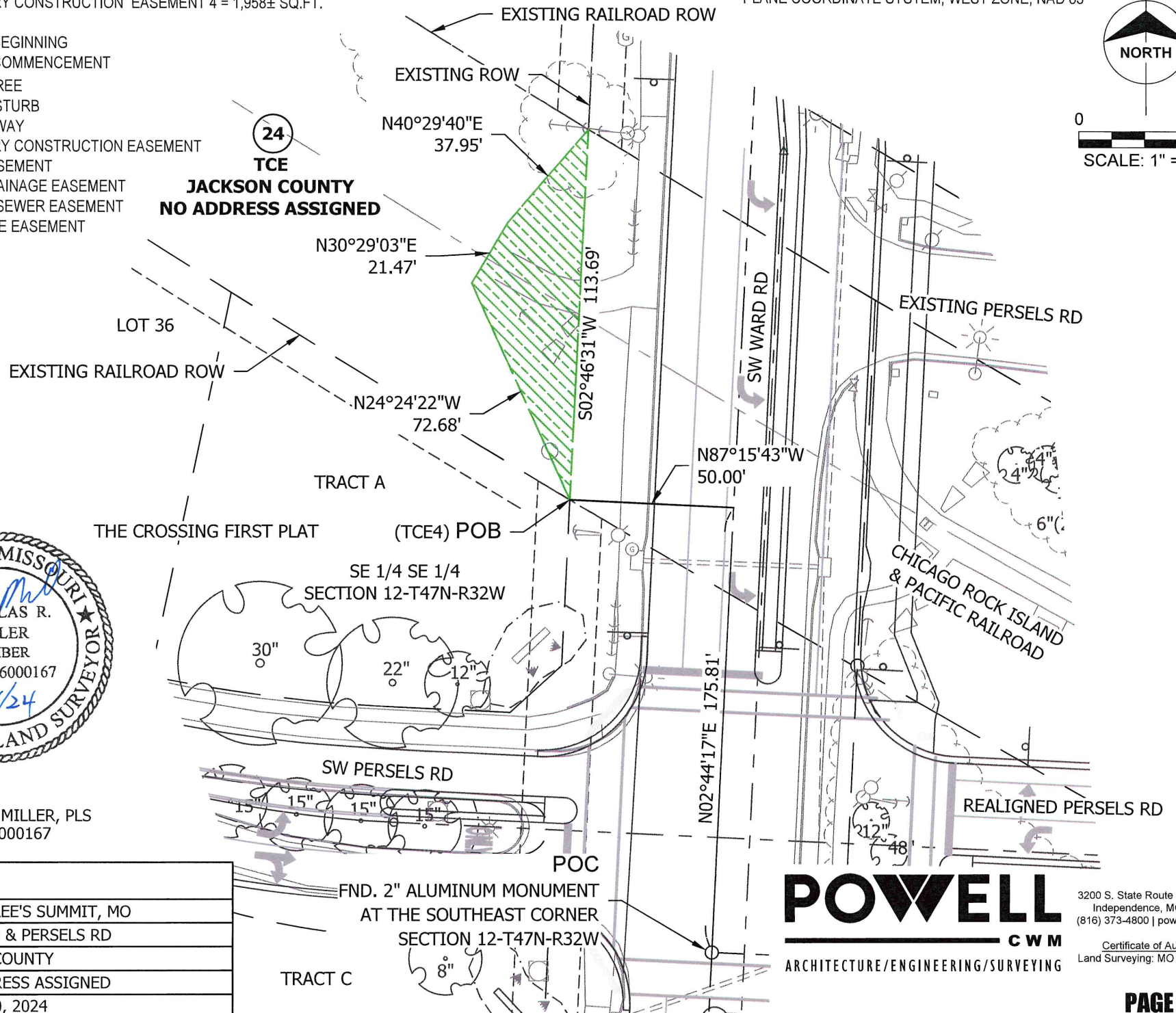
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LEGEND:

TEMPORARY CONSTRUCTION EASEMENT 4 = 1,958± 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
SDE	STORM DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
CONC.	CONCRETE

BEARINGS ARE BASED ON THE MISSOURI STATE
PLANE COORDINATE SYSTEM, WEST ZONE, NAD 830 40'
SCALE: 1" = 40'NICHOLAS R. MILLER, PLS
LS 2016000167**EXHIBIT B**

FOR: THE CITY OF LEE'S SUMMIT, MO
PROJECT: WARD RD & PERSELS RD
OWNER: JACKSON COUNTY
ADDRESS: NO ADDRESS ASSIGNED
DATE: FEBRUARY 10, 2024

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