

## **RPA 1**

Part of West Half, Northeast Quarter, Section 30 – T48N – R31W

Lee's Summit, Jackson County, Missouri

A tract of land in the Northeast Quarter of Section 30 Township 48 North, Range 31 West of the 5th Principal meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter Section; thence South 01 degrees 37 minutes 50 seconds west, on the west line of said quarter section, 853.75 feet to a point on the Southeast Lot line of Lot 1, Lee's Summit Road pump Station, A subdivision recorded in Book I 51 at page 90 in the Jackson County Recorder of Deeds office; thence north 50 degrees 41 minutes 15 seconds east, on said Southeast lot line, 59.22 feet; to the point of beginning of the tract of land to be herein described; thence continuing north 50 degrees 41 minutes 15 seconds east, 792.38 feet to a point on the westerly right-of-way line of NW Lee's Summit Road as established by document number 2015E0017982 in the Jackson County Recorder of Deeds office; thence on said westerly right-of-way line, south 54 degrees 34 minutes 12 second east. 95.69 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 1,142.00 feet, a central angle of 56 degrees 01 minute 43 seconds and an arc distance of 1,116.74 feet; thence south 01 degrees 27 minutes 31 seconds west, 322.27 feet; thence leaving said right-of-way, north 88 degrees 32 minutes 29 seconds west, 375.74 feet; thence north 01 degrees 27 minutes 27 seconds east, 62.94 feet; thence south 90 degrees 00 minutes 00 seconds west, 195.68 feet; thence north 45 degrees 00 minutes 00 seconds west, 889.18 feet to the point of beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways.

THE NET AREA OF THE TRACT IS AS FOLLOWS: 979,968 square feet or 22.50 acres, more or less.