

EXHIBIT "A"

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OWNER: JIM PROPERTIES, LLC

PROJECT: BROWNING STREET IMPROVEMENTS – LEE'S SUMMIT, MISSOURI

PARCEL I.D. NO. 61-500-03-71-00-0-00-000 AND NO. 61-500-04-69-01-0-00-000

INSTRUMENT NO. 2016E0034495

NEW RIGHT OF WAY (NO. 1):

A STRIP OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 968.84 FEET; THENCE N 87°22'50" W, 145.28 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUING N 87°22'50" W, 7.18 FEET; THENCE S 54°57'26" W, 32.95 FEET; THENCE WITH A CURVE TO THE RIGHT 231.25 FEET, CURVE RADIUS 379.03 FEET, CHORD BEARING N 15°00'06" W, 227.68 FEET; THENCE N 02°28'36" E, 357.81 FEET; THENCE S 87°51'58" E, 5.00 FEET; THENCE S 02°24'52" W, 326.45 FEET; THENCE WITH A CURVE TO THE LEFT 254.66 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING S 20°23'01" E, 247.99 FEET TO THE POINT OF BEGINNING, AND CONTAINS 6632 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

EXHIBIT "A" (CONTINUED)

NEW RIGHT OF WAY (NO. 2):

A STRIP OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 968.84 FEET; THENCE N 87°22'50" W, 152.46 FEET; THENCE S 54°57'26" W, 82.99 FEET; THENCE WITH A CURVE TO THE RIGHT 227.23 FEET, CURVE RADIUS 429.03 FEET, CHORD BEARING N 17°36'21" W, 224.59 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH A CURVE TO THE RIGHT 36.76 FEET, CURVE RADIUS 429.03 FEET, CHORD BEARING N 0°01'19" E, 36.75 FEET; THENCE N 02°28'36" E, 357.52 FEET; THENCE N 87°51'58" W, 5.00 FEET; THENCE S 02°24'52" W, 326.16 FEET; THENCE WITH A CURVE TO THE LEFT 68.42 FEET, CURVE RADIUS 380.00 FEET, CHORD BEARING S 02°44'36" E, 68.32 FEET TO THE POINT OF BEGINNING, AND CONTAINS 1766 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

NEW RIGHT OF WAY (NO. 3):

A STRIP OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 887.77 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, S 02°22'35" W, 9.83 FEET; THENCE S 87°37'56" E, 74.24 FEET; THENCE WITH A CURVE TO THE RIGHT 75.05 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING N 80°05'28" W, 74.88 FEET TO THE POINT OF BEGINNING, AND CONTAINS 255 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

(AS DEPICTED ON EXHIBIT "B", ATTACHED AND INCORPORATED HEREIN.)

DUSTIN E. KAISER - PROFESSIONAL LAND SURVEYOR
LICENSE NO. 2729

BARTLETT & WEST, INC.
MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257
1719 SOUTH RIDGE DRIVE, SUITE 100
JEFFERSON CITY, MISSOURI 65109
PHONE: 573-634-3181



8-4-2020

EXHIBIT "A" (CONTINUED)

PERMANENT DRAINAGE EASEMENT:

AN EASEMENT LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 887.77 FEET; THENCE WITH A CURVE TO THE LEFT 75.05 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING S 80°05'28" E, 74.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS; THENCE WITH THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, S 87°37'56" E, 467.49 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, S 87°37'56" E, 135.27 FEET; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, N 02°21'57" E, 54.99 FEET; THENCE N 87°38'03" W, 609.65 FEET; THENCE N 55°33'27" W, 200.20 FEET; THENCE N 55°06'45" W, 153.85 FEET; THENCE WITH A CURVE TO THE LEFT 47.19 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING S 15°35'30" E, 47.14 FEET; THENCE S 55°06'45" E, 117.60 FEET; THENCE S 55°33'27" E, 84.40 FEET; THENCE S 87°22'50" E, 46.82 FEET; THENCE S 02°22'35" W, 29.13 FEET; THENCE S 55°33'27" E, 69.29 FEET; THENCE S 87°38'03" E, 483.00 FEET; THENCE S 02°21'57" W, 24.98 FEET TO THE POINT OF BEGINNING, AND CONTAINS 31,353 SQUARE FEET OR 0.72 ACRES, MORE OR LESS.

(AS DEPICTED ON EXHIBIT "B", ATTACHED AND INCORPORATED HEREIN.)

DUSTIN E. KAISER - PROFESSIONAL LAND SURVEYOR
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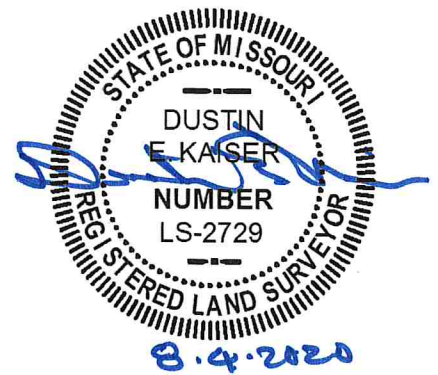


EXHIBIT "A" (CONTINUED)

PERMANENT STORM DRAINAGE AND SLOPE EASEMENT:

AN EASEMENT LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 887.77 FEET; THENCE WITH A CURVE TO THE LEFT 75.05 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING S 80°05'28" E, 74.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS; THENCE WITH THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, S 87°37'56" E, 602.76 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS THE FOLLOWING COURSES: S 87°37'56" E, 346.20 FEET; THENCE WITH A CURVE TO THE LEFT 110.33 FEET, CURVE RADIUS 195.00 FEET, CHORD BEARING N 76°09'31" E, 108.87 FEET; THENCE WITH A CURVE TO THE RIGHT 144.28 FEET, CURVE RADIUS 255.00 FEET, CHORD BEARING N 76°09'31" E, 142.36 FEET; THENCE S 87°37'56" E, 16.67 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SE HAMBLER ROAD AND THE EAST LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS AND WITH THE WEST RIGHT OF WAY LINE OF SE HAMBLER ROAD AND THE EAST LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, N 02°46'50" E, 23.00 FEET; THENCE LEAVING THE WEST RIGHT OF WAY LINE OF SE HAMBLER ROAD AND THE EAST LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, N 87°37'56" W, 496.01 FEET; THENCE S 70°28'02" W, 116.70 FEET; THENCE S 02°21'57" W, 49.60 FEET TO THE POINT OF BEGINNING, AND CONTAINS 43,877 SQUARE FEET OR 1.01 ACRES, MORE OR LESS.

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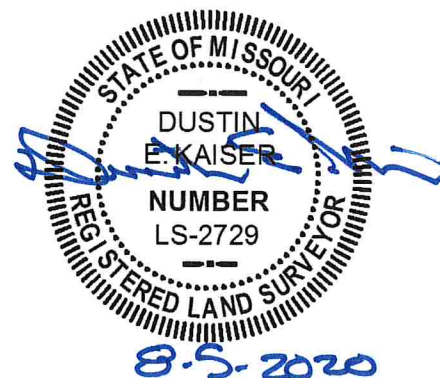


EXHIBIT "A" (CONTINUED)

TEMPORARY CONSTRUCTION EASEMENT (NO. 1):

AN EASEMENT LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 968.84 FEET; THENCE N 87°22'50" W, 152.46 FEET; THENCE S 54°57'26" W, 82.99 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, WITH A CURVE TO THE RIGHT 227.23 FEET, CURVE RADIUS 429.03 FEET, CHORD BEARING N 17°36'21" W, 224.59 FEET; THENCE WITH A CURVE TO THE RIGHT 68.42 FEET, CURVE RADIUS 380.00 FEET, CHORD BEARING N 02°44'36" W, 68.32 FEET; THENCE N 02°24'52" E, 326.16 FEET; THENCE N 87°51'58" W, 30.00 FEET; THENCE S 02°24'52" W, 326.01 FEET; THENCE WITH A CURVE TO THE LEFT 309.02 FEET, CURVE RADIUS 410.00 FEET, CHORD BEARING S 19°10'40" E, 301.76 FEET; THENCE N 54°57'26" E, 2.50 FEET TO THE POINT OF BEGINNING, AND CONTAINS 15,876 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

EXHIBIT "A" (CONTINUED)

TEMPORARY CONSTRUCTION EASEMENT (NO. 2):

AN EASEMENT LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 968.84 FEET; THENCE N 87°22'50" W, 145.28 FEET; THENCE WITH A CURVE TO THE RIGHT 130.50 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING N 31°29'55" W, 129.60 FEET; THENCE CONTINUING WITH A CURVE TO THE RIGHT 47.19 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING N 15°35'30" W, 47.14 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, WITH A CURVE TO THE RIGHT 76.97 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING N 04°28'35" W, 76.79 FEET; THENCE N 02°24'52" E, 326.45 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS; THENCE WITH THE NORTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, S 87°51'58" E, 20.00 FEET; THENCE LEAVING THE NORTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, S 02°24'52" W, 326.55 FEET; THENCE WITH A CURVE TO THE LEFT 93.90 FEET, CURVE RADIUS 300.00 FEET, CHORD BEARING S 06°33'08" E, 93.52 FEET; THENCE N 55°06'45" W, 30.06 FEET TO THE POINT OF BEGINNING, AND CONTAINS 8,236 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT (NO. 3):

AN EASEMENT LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 968.84 FEET; THENCE N 87°22'50" W, 46.82 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUING N 87°22'50" W, 98.46 FEET; THENCE WITH A CURVE TO THE RIGHT 130.50 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING N 31°29'55" W, 129.60 FEET; THENCE S 55°06'45" E, 117.60 FEET; THENCE S 55°33'27" E, 84.40 FEET TO THE POINT OF BEGINNING, AND CONTAINS 5,818 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.

EXHIBIT "A" (CONTINUED)

TEMPORARY CONSTRUCTION EASEMENT (NO. 4):

AN EASEMENT LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 887.77 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUING N 02°22'35" E, 51.94 FEET; THENCE S 55°33'27" E, 69.29 FEET; THENCE S 87°38'03" E, 483.00 FEET; THENCE S 02°21'57" W, 24.98 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS; THENCE WITH THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, N 87°37'56" W, 467.49 FEET; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, WITH A CURVE TO THE RIGHT 75.05 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING N 80°05'28" W, 74.88 FEET TO THE POINT OF BEGINNING, AND CONTAINS 14,354 SQUARE FEET OR 0.33 ACRES, MORE OR LESS.

EXHIBIT "A" (CONTINUED)

TEMPORARY CONSTRUCTION EASEMENT (NO. 5):

AN EASEMENT LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, BEING PART OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN INSTRUMENT NO. 2016E0034495 OF THE JACKSON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

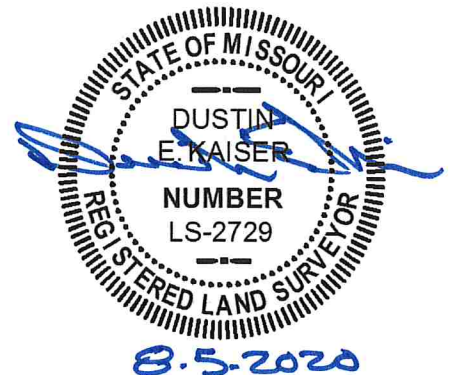
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 02°22'35" E, 887.77 FEET; THENCE WITH A CURVE TO THE LEFT 75.05 FEET, CURVE RADIUS 320.00 FEET, CHORD BEARING S 80°05'28" E, 74.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS; THENCE WITH THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, S 87°37'56" E, 602.76 FEET, THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF SE BROWNING STREET AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, N 02°21'57" E, 49.60 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUING N 02°21'57" E, 5.39 FEET; THENCE N 70°28'02" E, 115.66 FEET; THENCE S 87°37'56" E, 497.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SE HAMBLER ROAD AND THE EAST LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS; THENCE WITH THE WEST RIGHT OF WAY LINE OF SE HAMBLER ROAD AND THE EAST LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, S 02°46'50" W, 5.00 FEET; THENCE LEAVING THE WEST RIGHT OF WAY LINE OF SE HAMBLER ROAD AND THE EAST LINE OF LOT 1, BLOCK 1 OF METRO AUTO AUCTION OF KANSAS CITY RECORDED IN PLAT BOOK 50 PAGE 60 OF THE JACKSON COUNTY RECORDS, N 87°37'56" W, 496.01 FEET; THENCE S 70°28'02" W, 116.70 FEET TO THE POINT OF BEGINNING, AND CONTAINS 3,063 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

(AS DEPICTED ON EXHIBIT "B", ATTACHED AND INCORPORATED HEREIN.)



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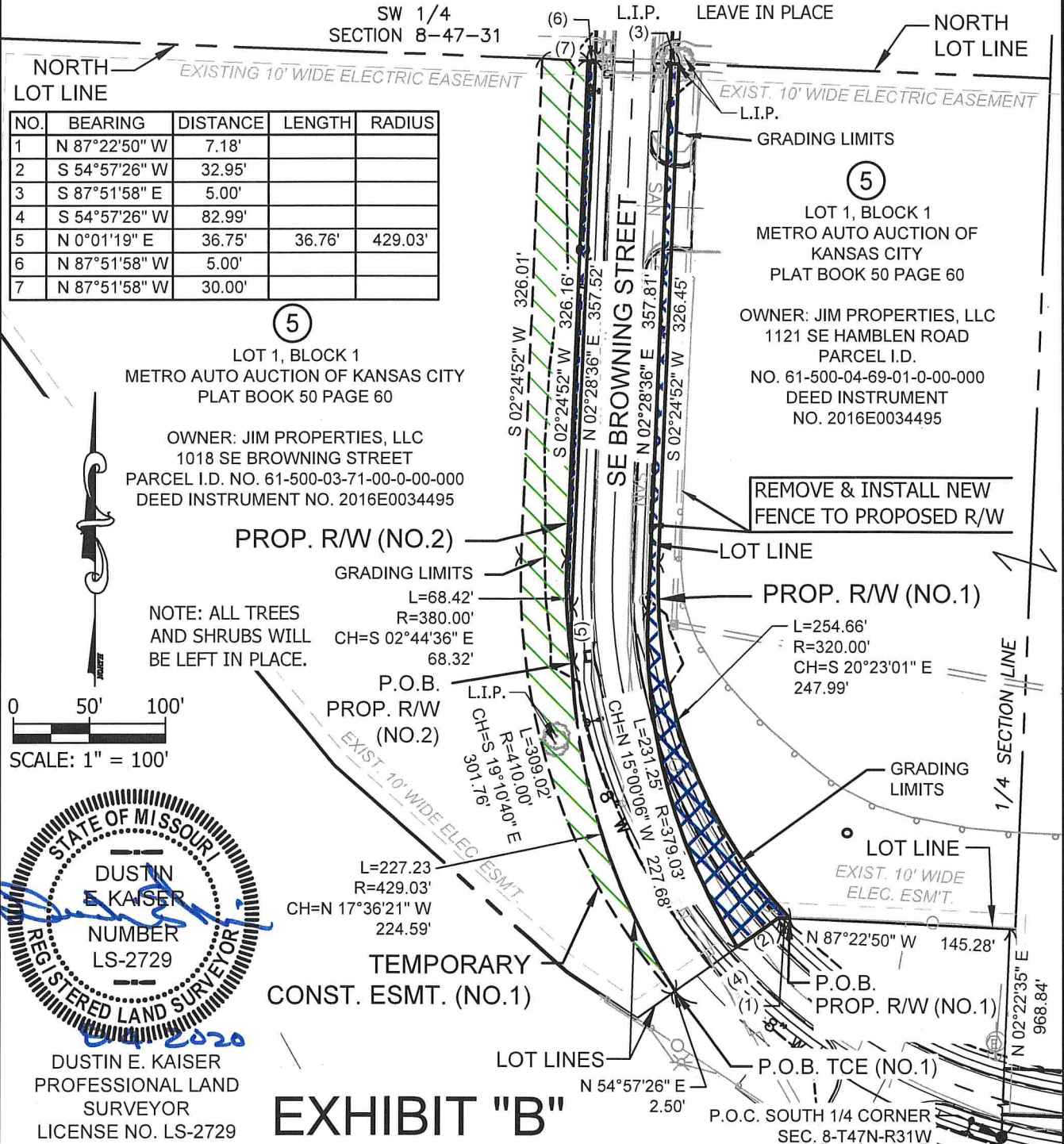
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LEGEND:

-  PROPOSED RIGHT OF WAY
DEDICATION=8,398 SQ. FT. OR 0.19 AC.±
-  PROPOSED TEMPORARY CONSTRUCTION
EASEMENT=15,876 SQ. FT. OR 0.36 AC.±
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- L.I.P. LEAVE IN PLACE



DUSTIN E. KAISER
 PROFESSIONAL LAND
 SURVEYOR
 LICENSE NO. LS-2729

Bartlett & West

www.bartwest.com

OWNER: JIM PROPERTIES, LLC
 PROJECT: BROWNING STREET
 FOR: CITY OF LEE'S SUMMIT, MISSOURI

PROJ NO:
 17591.300
 DATE:
 JULY 2020

SHEET NUMBER
 1 OF 2

