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(Space above reserved for Recorder of Deeds certification)

**Title of Document:** Jackson County, Missouri Easement Agreement

**Date of Document:**

**Grantor(s):** Paragon Star, LLC  
Jackson County, Missouri Parks + Rec

**Grantee(s):** Paragon Star, LLC  
Jackson County, Missouri Parks + Rec

**Mailing Address(es):**

Paragon Star, LLC  
801 NW Commerce Drive  
Lee's Summit, MO 64086  
Attn: William Brown

Jackson County, Missouri  
Parks + Rec Department  
22807 Woods Chapel Road  
Blue Springs, MO 64015  
Attn. Director, Parks + Rec

**Legal Description:** Please refer to Exhibits B, C, D , and E on pages 9-34, attached hereto.

**Reference Book and Page(s):**

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(If there is not sufficient space on this page for the information required, reference the page where it is contained within the document)

## JACKSON COUNTY, MISSOURI EASEMENT AGREEMENT

This JACKSON COUNTY MISSOURI EASEMENT AGREEMENT (this “Agreement”), dated as of the \_\_\_\_\_ day of \_\_\_\_\_, 2021, (the “Effective Date”), by and between JACKSON COUNTY, MISSOURI, a Missouri political subdivision, (hereinafter, the “County”), having an address at 415 E. 12<sup>th</sup> Street, 2<sup>nd</sup> Floor, Kansas City, Missouri, 64106, and PARAGON STAR, LLC, a Missouri Limited Liability Company, of Jackson County, Missouri, (hereinafter, the “Grantee”), having an address at 801 NW Commerce Drive, Lee’s Summit, Missouri 64086, United States.

### RECITALS

**WHEREAS**, Grantee will cause the development of the Paragon Star Village and Sports Complex (Village) to be located at and near the northeast corner of the intersection of I-470 and View High Drive, in Jackson County, Missouri; and

**WHEREAS**, Grantee desires to enter into this Jackson County, Missouri Easement Agreement to obtain certain easements, including temporary construction, permanent drainage and access easements to facilitate the development; and

**WHEREAS**, County desires to obtain certain easements and access to certain 10’ wide concrete sidewalks to be constructed by Grantee along roadways with the Village, for use as a portion of the future Little Blue Trace Trail, where Grantee controls the land area upon which the sidewalks will be constructed, and with all sidewalks to be dedicated to public use; and

**WHEREAS**, County also desires to obtain certain easements and access to certain areas adjacent to Village where Grantee is causing other improvements to be made, for use as additional portions of the future Little Blue Trace Trail; and

**WHEREAS**, County and Grantee are willing to enter into this Jackson County, Missouri Easement Agreement to grant said easements from County to the Grantee, and from Grantee to County, as depicted in **Exhibit A** and more particularly described in **Exhibits B, C, D, and E**.

**NOW, THEREFORE**, for good and valuable consideration paid by Grantee to County and the mutual covenants, terms, and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Grant**. County hereby grants and conveys to Grantee, its heirs, legal representatives, successors and assigns, including any future owner of the Paragon Star Village or the Paragon Star Sports Complex, a perpetual, fifty (50) foot Access Easement (the “**Access Easement #2**”) as depicted in orange in **Exhibit A** and as described in **Exhibit B**, eight (8) perpetual Drainage Easements (the “**Drainage Easements**” and “**Future Drainage Easement**”) (collectively, the “**Drainage Easements**”) in, under, upon, about, over, and through the Easement Areas as depicted in blue in **Exhibit A** and legally described in **Exhibit C**, and two (2) perpetual sidewalk easements (“**Sidewalk Easements**”) as indicated in orange in **Exhibit A** and more particularly described in **Exhibit B**, incorporated herein by this reference, for the benefit of Grantee.

2. **Use.** Grantee shall use the Access Easements for construction of a public access point to allow ingress and egress vehicular traffic to the Paragon Star Village. The access point, when placed into operation, will be owned and maintained by Paragon Star, LLC. Grantee shall use the Sidewalk Easements for construction of a public access point to allow ingress and egress foot traffic to the Paragon Star Village. The Grantee shall use the Drainage Easements for storm water management purposes.
3. **Grant for Temporary Construction Easements.** County hereby grants and conveys to Grantee, its heirs, legal representatives, successors and assigns, and to any future owners of the Paragon Star Village and Paragon Star Sports Complex, five (5) Temporary Construction Easements (the “**Temporary Construction Easements**” and “**Future Temporary Construction Easement**”). Grantee shall be permitted to use the Temporary Construction Easements for construction activity. This grant of the Temporary Construction Easements shall terminate at the termination of the construction of the improvements necessary for the site development. The Temporary Construction Easements are depicted in green in **Exhibit A** and more particularly described in the attached **Exhibit D** incorporated herein by this reference.
4. **Dedication.** Grantee hereby grants and conveys to County, its heirs, legal representatives, successors and assigns, including any future owner of the Little Blue Trace Trail, perpetual, public access easements to the sidewalks along River Road and View High Parkway and Paragon Parkway, in addition to an area up to 50’ wide along the south side of the Little Blue River, in the locations as depicted in red in **Exhibit A** and more particularly described in **Exhibit E**, including the dedication of any easements which facilitate access from Grantee owned properties to said sidewalks and lands for the continuation of the Little Blue Trace Trail. Grantee hereby grants and conveys to County, its heirs, legal representatives, successors and assigns, including any future owner of the Little Blue Trace Trail, a perpetual one hundred seventy-two (172) foot Access Easement (**Access Easement #1**) as depicted in orange in **Exhibit A** and more particularly described in **Exhibit B**. Further, Grantee shall cause to be dedicated to County, permanent access easements on, across, and through properties adjacent to Grantee’s property, also as depicted in **Exhibit A**, which may be owned or operated by the City of Lee’s Summit, City of Kansas City, or the Missouri Department of Transportation, for the further future continuation of the Little Blue Trace Trail.
5. **Construction.** Grantee shall construct a 10’ wide, 6” deep concrete sidewalk from County’s existing Rock Island Trail to connect with Grantee’s trail and sidewalk along and south of View High Parkway, in a manner and finish consistent with other similar construction by Grantee at the Village.
6. **Maintenance and Repair.** Grantee hereby assumes the obligation, including all costs and expenses, to maintain and repair, or to cause the maintenance and repair, of the Access Easement and the Drainage Easements as contemplated in Paragraph one (1) of this Agreement.

7. **Reservation of Rights.** All right, title, and interest in and to the Easement Areas and Temporary Construction Easement Areas under this Agreement, which may be used and enjoyed without interfering with the rights conveyed by this Agreement are reserved to County, provided, however, that County shall not enact or maintain any landscape or structures within the Easements. County shall not grant any other easement rights within the Easement Area to any other individual or entity. County's use and enjoyment of the Easement Area shall not interfere with, or adversely affect any of Grantee's rights herein.
8. **Representations and Warranties.** County hereby represents and warrants to Grantee that: (a) it has the full right, power, title, and interest to make this grant of Easement to Grantee, including obtaining any consent required by County's regional partnership with KCATA (if applicable); (b) such grant of Easement and any rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by Grantee pursuant to the terms hereof; and (c) Grantee's easement rights hereunder shall not be defeased, impaired, and adversely affected by superior title. And, Grantee hereby represents and warrants to County that: (a) it has the full right, power, title, and interest to make these grants of Easements to County, including obtaining any consent required by Grantee's partners, if any, and other public agencies (if applicable); (b) such grant of Easement and any rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by County pursuant to the terms hereof; and (c) County's easement rights hereunder shall not be defeased, impaired, and adversely affected by superior title.
9. **Transferability.** The parties to this Agreement hereby acknowledge and agree that the Easement rights conferred by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors, and assigns.
10. **Default and Remedies.** In the event of a default by County or Grantee, the non-defaulting party may seek any and all remedies permitted by law.
11. **County Not Liable, Generally.** In no event shall County be liable for any damage to, or loss of personal property or equipment sustained by Grantee within the Easements, whether or not it is insured, provided that such loss is not caused by the negligence of County.
12. **Indemnification.** To the extent allowed by law, Grantee shall indemnify, defend and hold County harmless from and against any and all losses, costs, damages, liens, claims, liabilities, or expenses (including, but not limited to, reasonable attorneys' fees, court costs, and disbursements) incurred by County arising from or by reason of Grantee's access to, or use of the Easements and Temporary Easements.
13. **Notice.** Notice shall be in writing and shall be deemed properly served: (a) two (2) business days after being deposited with the United States Postal Service, as registered or

certified mail, return receipt requested, bearing adequate postage, or (b) one (1) business day after being deposited with a reputable overnight express carrier (e.g. Federal Express, Airborne, Express Mail) for guaranteed next business day delivery with a request that the addressee sign a receipt evidencing delivery, or (c) upon receipt if personally delivered. Notices shall be addressed as follows.

Grantee: Paragon Star, LLC  
801 NW Commerce Drive  
Lee's Summit, Missouri, 64086  
Attn. William Brown

With a copy to: Bushyhead, LLC  
315 SE Main Street  
Lee's Summit, MO 64063

County: Jackson County, Missouri  
Parks + Rec Department  
22807 Woods Chapel Road  
Blue Springs, MO 64015  
Attn. Director, Parks + Rec

With a copy to: Jackson County, Missouri  
Office of the County Counselor  
415 E. 12<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Kansas City, Missouri, 64106  
Attn. County Counselor

14. **Time of Essence.** Time is of the essence for this Easement.
15. **Entire Agreement.** This Agreement and the attached exhibits constitute the entire agreement between County and Grantee with respect to the Easements and Temporary Easements. Neither this Agreement nor any of its provisions may be changed, waived, discharged or terminated orally, but only by an instrument in writing signed by the parties.
16. **Partial Invalidity.** If any section, paragraph, subparagraph, sentence, clause or phrase of this Agreement shall be declared or judged invalid or unconstitutional, such adjudication shall not affect the other sections, paragraphs, subparagraphs, sentences, clauses or phrases which shall remain in full force and effect.
17. **Headings.** The Section headings contained herein are for convenience and are not a part of this Agreement and shall not restrict the contents of any Section hereof, being merely descriptive aids to identify the Sections to which they refer.

18. **Choice of Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Missouri.
19. **Binding Effect.** This Agreement shall inure to the benefit of and be binding upon County and Grantee and their respective heirs, executors, legal representatives and successors and assigns.
20. **Counterparts.** This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument.
21. **Further Cooperation.** Each of the signatories to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this agreement.
22. **Recording of Agreement.** The Parties agree that each easement contemplated by this Agreement shall be separately recorded as an individual easement. Additionally, Grantee agrees to record this Agreement with the Jackson County Recorder of Deeds Office and pay the costs of said recording and provide a copy of the recorded document to the County.

[Remainder of this page intentionally left blank]



**GRANTEE:**  
**Paragon Star, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF MISSOURI     )  
  )   ss.  
COUNTY OF JACKSON    )

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came \_\_\_\_\_, \_\_\_\_\_ of Paragon Star, LLC, a Missouri Limited Liability Company, who is personally known to me to be the same person who executed the within instrument on behalf of Paragon Star, LLC, and such person duly acknowledged the execution of the same to be the free act and deed of Paragon Star, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

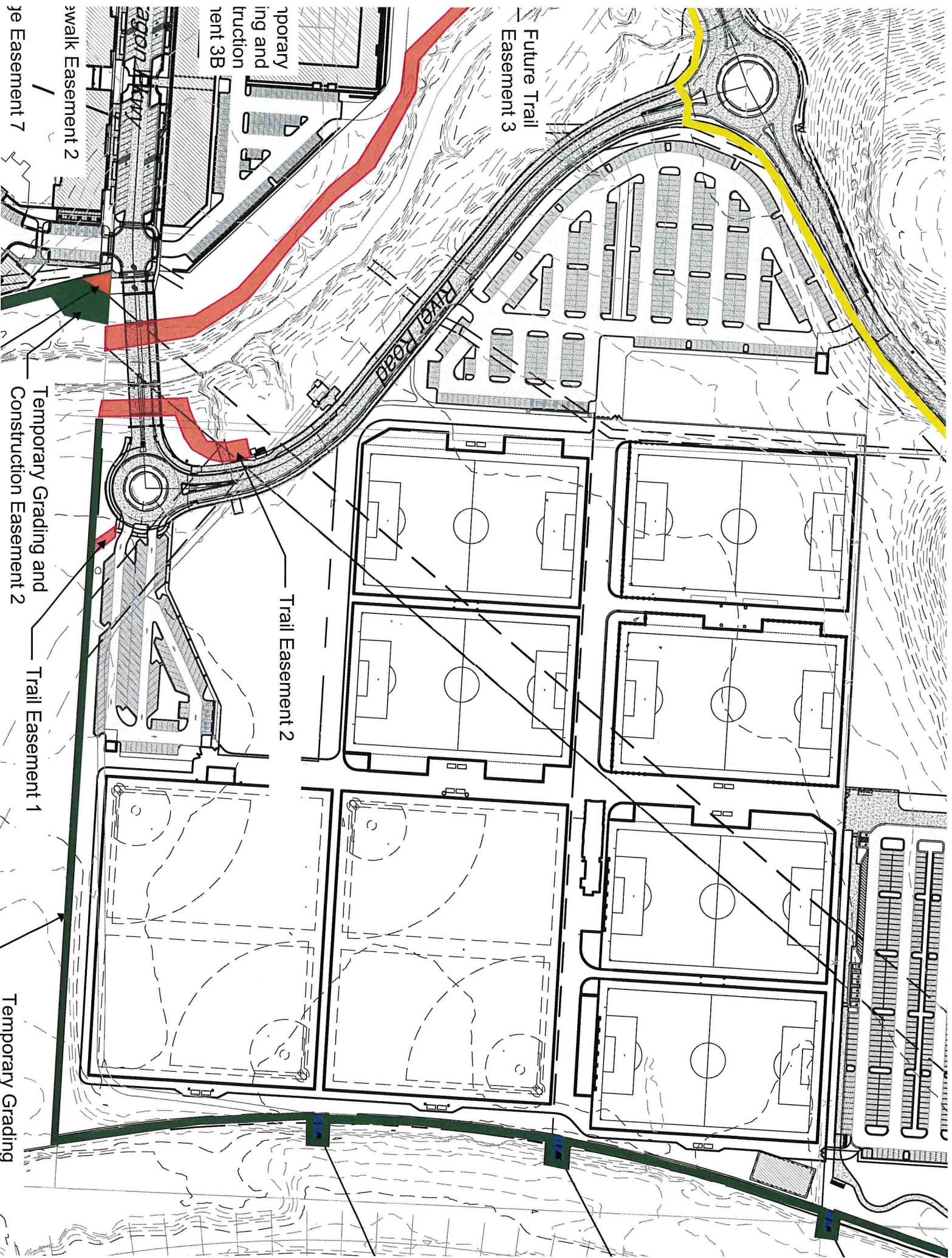
[SEAL]

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_





Future Trail Easement 3

Temporary Grading and Construction Easement 2

Walkway Easement 2

Temporary Grading and Construction Easement 1

Trail Easement 2

Trail Easement 1

Temporary Grading

Rival Road

**EXHIBIT B**

**LEGAL DESCRIPTION OF ACCESS AND SIDEWALK EASEMENT AREAS**

**Permanent Access Easement #1-**

**Permanent Access Easement #2**

**Sidewalk Easement #1**

**Sidewalk Easement #2**

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**PERMANENT ACCESS EASEMENT 1:**


A Permanent Access Easement over part of a tract of land in the Southwest Quarter of the Southeast Quarter of Section 27, Township 48 North, Range 32 West of the 5th P.M., in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Southwest corner of said Quarter-Quarter; thence North 02°13'55" East, along the West line of said Quarter-Quarter, a distance of 606.48 feet, to the POINT OF BEGINNING; thence North 02°13'55" East, continuing along said West line, a distance of 12.00 feet; thence South 86°18'18" East, departing the West line of said Quarter-Quarter, a distance of 172.42 feet, to a point on the West Right-of-Way line of a tract of land recorded at Quit Claim Deed Document No. 2016E0037152, as now established; thence South 18°46'13" West, along said West Right-of-Way line, a distance of 12.43 feet, to a point on the South Right-of-Way line of East 98th Street, as now established; thence North 86°18'18" West, departing said West Right-of-Way line and along said South Right-of-Way line, a distance of 168.88 feet, to the POINT OF BEGINNING, containing 2048.18 square feet or 0.05 acres, more or less.

*This is to certify that this real property legal description has been prepared by me or under my direct supervision.*

Michael D. Lay  
 Missouri Professional Land Surveyor  
 No. 2013000044



	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com mlay@gbateam.com	PROJECT NUMBER <b>12720</b>	TITLE Exhibit "A" Permanent Access Easement 1 Kansas City, Jackson County, MO	SHEET NUMBER <b>1 of 1</b>
	© George Butler Associates, Inc. 2021 Professional Land Surveyor 000059	DATE <b>08/11/2021</b>		

**PERMANENT ACCESS EASEMENT 2:**


A Permanent Access Easement over part of a tract of land recorded in Missouri Warranty Deed Document No. 1469713, located in the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Northwest corner of said Quarter-Quarter; thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 347.17 feet; thence South 00°00'00" East, departing said North line, a distance of 316.78 feet, to the POINT OF BEGINNING, said point also being a point on the West line of Graham Commercial Center, a subdivision of land located in said City, County, and State; thence South 31°48'12" West, along said West line, a distance of 62.95 feet, to a point on a non-tangent curve; thence Southwesterly, departing said West line and along a curve to the left, having a radius of 74.50 feet, an initial tangent bearing of South 71°28'18" West, and a central angle of 7°32'56", a distance of 9.82 feet, to a point of tangency; thence South 63°55'22" West, a distance of 41.06 feet, to a point on the East Right-of-Way line of View High Drive, as now established, said point also being on the West line of said Missouri Warranty Deed; thence North 20°25'39" East, along said East Right-of-Way line, a distance of 45.55 feet; thence North 45°30'34" West, continuing along said East Right-of-Way line, a distance of 19.77 feet; thence North 63°55'22" East, departing said East Right-of-Way line, a distance of 14.59 feet, to a point on a tangent curve; thence Northeasterly, along a curve to the right, having a radius of 124.50 feet, and a central angle of 30°27'14", a distance of 66.17 feet, to the POINT OF BEGINNING, containing 2,928.48 square feet or 0.07 acres, more or less.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.

Michael D. Lay  
 Missouri Professional Land Surveyor  
 No. 2013000044



	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com mlay@gbateam.com	PROJECT NUMBER	TITLE	SHEET NUMBER
		12720	Exhibit "A" Permanent Access Easement 2 Lee's Summit, Jackson County, Missouri	1 of 1
© George Butler Associates, Inc. 2021 Professional Land Surveyor 000059		DATE		
		8/11/2021		

**SIDEWALK EASEMENT 2:**

Sidewalk Easement over of part of a tract of land in the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING from the Northwest corner of said Quarter-Quarter; thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 379.61 feet, to the Northwest corner of Lot 3, GRAHAM COMMERCIAL CENTER, a subdivision in said City, County and State; thence South 02°17'51" West, departing said North line, along the West line of said Lot 3, a distance of 14.07 feet, to the POINT OF BEGINNING; thence South 02°17'51" West, continuing along said West line, a distance of 58.61 feet; thence North 16°20'31" West, departing said West line, a distance of 55.54 feet; thence North 73°39'29" East, a distance of 18.73 feet, to the POINT OF BEGINNING, containing 520.24 square feet or 0.01 acres, more or less.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.



Michael D. Lay

Missouri Professional Land Surveyor No. 2013000044



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 Lenexa, Kansas 66219  
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PROJECT NUMBER	12720
DATE	08/11/2021

TITLE	Exhibit "A" Sidewalk Easement 2 Lee's Summit, Jackson County, Missouri
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SHEET NUMBER	1 of 1
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**SIDEWALK EASEMENT 1:**

*Sidewalk Easement over of part of a tract of land in the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:*


*COMMENCING from the Northwest corner of said Quarter-Quarter; thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 1068.60 feet, to the POINT OF BEGINNING, said point also being the Northeast corner of Lot 4, GRAHAM COMMERCIAL CENTER, a subdivision in said City, County and State; thence South 86°26'21" East, continuing along said North line, a distance of 22.59 feet; thence South 27°27'11" West, departing said North line, a distance of 32.20 feet, to a point on the East line of said Lot 4; thence North 14°24'57" West, along said East line, a distance of 30.95 feet, to the POINT OF BEGINNING, containing 332.59 square feet or 0.008 acres, more or less.*

*This is to certify that this real property legal description has been prepared by me or under my direct supervision.*



*Michael D. Lay*

*Missouri Professional Land Surveyor No. 2013000044*

	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com mlay@gbateam.com	PROJECT NUMBER <b>12720</b>	TITLE <i>Exhibit "A"</i> <i>Sidewalk Easement 1</i> <i>Lee's Summit, Jackson County, Missouri</i>	SHEET NUMBER <b>1 of 1</b>
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**EXHIBIT C**

**LEGAL DESCRIPTION OF DRAINAGE EASEMENT AREAS**

**Permanent Drainage Easement #1**

**Permanent Drainage Easement #2**

**Permanent Drainage Easement #3**

**Permanent Drainage Easement #4**

**Permanent Drainage Easement #5**

**Permanent Drainage Easement #6**

**Permanent Drainage Easement #7**

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**PERMANENT DRAINAGE EASEMENT 1:**


A Permanent Drainage Easement over part of a tract of land recorded in Quit Claim Deed Document No. 2016E0037152, located in the Southwest Quarter of the Southeast Quarter of Section 27, Township 48 North, Range 32 West of the 5th P.M., in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Southwest corner of said Quarter-Quarter; thence North 02°13'55" East, along the West line of said Quarter-Quarter, a distance of 545.53 feet; thence North 90°00'00" East, departing said West line, a distance of 153.91 feet, to the POINT OF BEGINNING, said point being on the West Right-of-Way line of said Quit Claim Deed, as now established; thence North 18°46'13" East, along said West Right-of-Way line, a distance of 169.12 feet; thence South 71°04'35" East, departing said West Right-of-Way line, a distance of 32.18 feet; thence South 18°55'25" West, a distance of 169.12 feet; thence North 71°04'35" West, a distance of 31.73 feet, to the POINT OF BEGINNING, containing 5,404.01 square feet or 0.12 acres, more or less.

*This is to certify that this real property legal description has been prepared by me or under my direct supervision.*

Michael D. Lay  
 Missouri Professional Land Surveyor  
 No. 2013000044



	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com mlay@gbateam.com	PROJECT NUMBER <b>12720</b>	TITLE <i>Exhibit "A"</i> Perm. Drainage Easement 1 Kansas City, Jackson County, MO	SHEET NUMBER <b>1 of 1</b>
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**PERMANENT DRAINAGE EASEMENT 2:**


A Permanent Drainage Easement over part of a tract of land recorded in Quit Claim Deed Document No. 2016E0037152, located in the South half of Section 27, Township 48 North, Range 32 West of the 5th P.M., in the City of Kansas City, Jackson County, Missouri; being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence North 86°33'45" West, along the South line of said Quarter-Quarter, a distance of 9.92 feet, to a point on the West Right-of-Way line of said Quit Claim Deed, as now established; thence North 18°46'13" East, along said West Right-of-Way line, a distance of 9.83 feet, to the POINT OF BEGINNING; thence North 18°46'13" East, continuing along said West Right-of-Way line, a distance of 15.26 feet; thence South 81°52'40" East, departing said West Right-of-Way line, a distance of 41.79 feet; thence South 08°07'20" West, a distance of 15.00 feet; thence North 81°52'40" West, a distance of 44.61 feet, to the POINT OF BEGINNING, containing 648.00 square feet or 0.02 acres, more or less.

*This is to certify that this real property legal description has been prepared by me or under my direct supervision.*

Michael D. Lay  
 Missouri Professional Land Surveyor  
 No. 2013000044



	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com mlay@gbateam.com	PROJECT NUMBER	TITLE	SHEET NUMBER
		12720	Exhibit "A" Perm. Drainage Easement 2 Kansas City, Jackson County, MO	1 of 1
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		8/11/2021		

**PERMANENT DRAINAGE EASEMENT 3:**


A Permanent Drainage Easement over part of a tract of land recorded in Quit Claim Deed Document No. 2016E0037152, located in the Northeast Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Northeast corner of said Quarter-Quarter; thence South 02°29'17" West, along the East line of said Quarter-Quarter, a distance of 445.47 feet; thence North 90°00'00" West, departing said East line, a distance of 127.57 feet, to the POINT OF BEGINNING, said point being on the West Right-of-Way line of said Quit Claim Deed, as now established; thence South 76°12'51" East, departing said West Right-of-Way line, a distance of 54.25 feet; thence South 13°47'09" West, a distance of 15.00 feet; thence North 76°12'51" West, a distance of 53.19 feet, to a point on said West Right-of-Way line, said point also being a point on a non-tangent curve; thence Northeasterly, along said West Right-of-Way line and along a curve to the right, having a radius of 2,508.01 feet, an initial tangent bearing of North 9°36'12" East, and a central angle of 0°20'37", a distance of 15.04 feet, to the POINT OF BEGINNING, containing 805.85 square feet or 0.02 acres, more or less.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.

Michael D. Lay  
 Missouri Professional Land Surveyor  
 No. 2013000044



	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com mlay@gbateam.com	PROJECT NUMBER	TITLE	SHEET NUMBER
		12720	Exhibit "A" Perm. Drainage Easement 3 Lee's Summit, Jackson County, MO	1 of 1
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		8/11/2021		

**PERMANENT DRAINAGE EASEMENT 4:**


A Permanent Drainage Easement over part of a tract of land recorded in Quit Claim Deed Document No. 2016E0037152, located in the Northeast Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Northeast corner of said Quarter-Quarter; thence South 02°29'17" West, along the East line of said Quarter-Quarter, a distance of 865.28 feet; thence North 90°00'00" West, departing said East line, a distance of 147.01 feet, to the POINT OF BEGINNING, said point also being a point on the West Right-of-Way line of said Quit Claim Deed, as now established; thence South 84°08'00" East, departing said West Right-of-Way line, a distance of 55.54 feet; thence South 05°52'00" West, a distance of 15.00 feet; thence North 84°08'00" West, a distance of 54.04 feet, to a point on said West Right-of-Way line, said point also being a point on a non-tangent curve; thence Northeasterly, along said West Right-of-Way line and along a curve to the right, having a radius of 2,508.01 feet, an initial tangent bearing of North 00°01'44" West, and a central angle of 00°20'40", a distance of 15.08 feet, to the POINT OF BEGINNING, containing 821.99 square feet or 0.02 acres, more or less.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.

Michael D. Lay  
 Missouri Professional Land Surveyor  
 No. 2013000044



	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com mlay@gbateam.com	PROJECT NUMBER	TITLE	SHEET NUMBER
		12720	Exhibit "A" Perm. Drainage Easement 4 Lee's Summit, Jackson County, MO	1 of 1
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		8/11/2021		



**PERMANENT DRAINAGE EASEMENT 5:**

Permanent Drainage Easement over of part of a tract of land in the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING from the Northwest corner of said Quarter-Quarter; thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 339.15 feet, to the POINT OF BEGINNING, thence South 86°26'21" East, continuing along said North line, a distance of 23.81 feet; thence South 29°18'20" East, departing said North line, a distance of 31.77 feet, to a point on the West line of Graham Commercial Center, a subdivision in said City, County, and State; thence South 02°17'51" West, along said West Line, a distance of 38.17 feet; thence North 29°18'20" West, departing said West Line, a distance of 77.20 feet, to the POINT OF BEGINNING, containing 1,089.85 square feet or 0.03 acres, more or less.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.



Michael D. Lay

Missouri Professional Land Surveyor No. 2013000044



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DATE

08/11/2021

TITLE

Exhibit "A"

Permanent Drainage Easement 5  
 Lee's Summit, Jackson County, MO

SHEET NUMBER

1 of 1

**PERMANENT DRAINAGE EASEMENT 6:**

Permanent Drainage Easement over of part of a tract of land in the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING from the Northwest corner of said Quarter-Quarter; thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 339.43 feet; thence South 03°33'39" West, departing said North line, a distance of 367.19 feet, to the POINT OF BEGINNING, said point also being on the West line of Graham Commercial Center, a subdivision in said City, County, and State; thence South 31°48'12" West, along said West line, a distance of 25.59 feet; thence South 83°12'47" West, departing said West line, a distance of 25.10 feet; thence South 01°43'10" West, a distance of 39.14, to a point on said West line; thence South 31°48'12" West, along said West line, a distance of 39.90 feet; thence North 01°43'10" East, departing said West line, a distance of 42.94 feet, to a point on the East Right-of-Way line of View High Drive, as now established; thence North 20°25'39" East, along said East Right-of-Way Line, a distance of 53.33 feet; thence North 83°12'47" East, departing said East Right-of-Way Line, a distance of 41.00 feet, to the POINT OF BEGINNING, containing 1,724.05 square feet or 0.04 acres, more or less.

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PROJECT NUMBER	12720
DATE	08/11/2021

TITLE	Exhibit "A"
	Permanent Drainage Easement 6
	Lee's Summit, Jackson County, MO

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**PERMANENT DRAINAGE EASEMENT 7:**

*Permanent Drainage Easement over of part of a tract of land in the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:*

*COMMENCING from the Northwest corner of said Quarter-Quarter; thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 130.00 feet, to a point on the East Right-of-Way line of View High Drive as now established; thence South 12°40'32" East, departing said North line, along said East Right-of-Way Line, a distance of 216.30 feet, to the POINT OF BEGINNING; thence North 48°14'13" East, departing said East Right-of-Way Line, a distance of 21.11 feet; thence South 16°45'47" East, a distance of 36.96 feet; thence South 48°14'13" West, a distance of 24.13 feet, to a point on said East Right-of-Way Line; thence North 12°40'32" West, along said East Right-of-Way Line, a distance of 38.33 feet, to the POINT OF BEGINNING, containing 757.79 square feet or 0.02 acres, more or less.*

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Exhibit "A"

Permanent Drainage Easement 7  
Lee's Summit, Jackson County, MO

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1 of 1

**EXHIBIT D**

**LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREAS**

**Temporary Construction Easement #1**

**Temporary Construction Easement #2**

**Temporary Construction Easement #3a & 3b**

**Temporary Construction Easement #4**

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**TEMPORARY GRADING AND CONSTRUCTION EASEMENT 1:**

Temporary Grading and Construction Easement over of part of a tract of land in the Southeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 34; and the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 27, all in Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:


BEGINNING at the Northwest corner of said Southeast Quarter of the Northwest Quarter of Section 34; thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 1,229.39 feet, to a point being on the West Right-of-Way line of a tract of land recorded in Quit Claim Deed Document No. 2016E0037152; thence North 09°20'32" West, departing said North line, along said West Right-of-Way line, a distance of 30.31 feet, to a point of curvature; thence Northerly, continuing along said West Right-of-Way line, and along said curve to the right, having a radius of 2,508.01 feet, and central angle of 28°06'45", a distance of 1,230.57 feet; thence North 18°46'13" East, a distance of 76.95 feet, to a point on the North line of said Northeast Quarter of the Northwest Quarter of Section 34; thence South 86°33'45" East, along said North line, and continuing along said West Right-of-Way line, a distance of 16.59 feet; thence North 18°46'13" East, departing said North line, continuing along said West Right-of-Way line, a distance of 759.23 feet; thence South 71°04'35" East, departing said West Right-of-Way line, distance of 47.22 feet; thence South 18°55'25" West, a distance of 45.47 feet; thence South 86°29'01" East, a distance of 156.01 feet; thence South 03°41'42" West, a distance of 85.97 feet; thence North 86°18'18" West, a distance of 179.28 feet; thence South 18°55'25" West, a distance of 65.05 feet; thence North 71°04'35" West, a distance of 31.69 feet; thence South 18°46'13" West, a distance of 516.89 feet; thence South 81°52'40" East, a distance of 38.71 feet; thence South 08°07'20" West, a distance of 45.00 feet; thence North 81°52'40" West, a distance of 63.45 feet; thence South 18°46'13" West, a distance of 75.71 feet, to a point of curvature; thence Southerly, along said curve to the left, having a radius of 2,493.01 feet, and a central angle of 08°30'03", a distance of 369.89 feet; thence South 76°12'51" East, a distance of 55.18 feet; thence South 13°47'09" West, a distance of 45.00 feet; thence North 76°12'51" West, a distance of 52.01 feet, to a point on a non-tangent curve; thence Southerly, along said curve to the left, having a radius of 2,493.01 feet, a central angle of 08°36'15", and whose initial tangent bearing is South 09°13'57" West, a distance of 374.38 feet; thence South 84°08'00" East, a distance of 56.89 feet; thence South 05°52'00" West, a distance of 45.00 feet; thence North 84°08'00" West, a distance of 52.35 feet,

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**TEMPORARY GRADING AND CONSTRUCTION EASEMENT 1 CONTINUED:**

to a point on a non-tangent curve; thence Southerly, along said curve to the left, having a radius of 2,493.01, a central angle of 08°55'52", and whose initial tangent bearing is South 00°24'40" East, a distance of 388.61 feet; thence South 09°20'32" East, a distance of 49.14 feet; thence North 86°26'21" West, a distance of 1,247.93 feet, to a point on the West line of said Southeast Quarter of the Northwest Quarter of Section 34; thence North 02°29'01" East, a distance of 15.00 feet, to the POINT OF BEGINNING, Except that part in proposed Permanent Drainage Easements 1 thru 4, being more particularly described as follows:

**PERMANENT DRAINAGE EASEMENT 1:**

A Permanent Drainage Easement over part of a tract of land recorded in Quit Claim Deed Document No. 2016E0037152, located in the Southwest Quarter of the Southeast Quarter of Section 27, Township 48 North, Range 32 West of the 5th P.M., in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Southwest corner of said Quarter-Quarter; thence North 02°13'55" East, along the West line of said Quarter-Quarter, a distance of 545.53 feet; thence North 90°00'00" East, departing said West line, a distance of 153.91 feet, to the POINT OF BEGINNING, said point being on the West Right-of-Way line of said Quit Claim Deed, as now established; thence North 18°46'13" East, along said West Right-of-Way line, a distance of 169.12 feet; thence South 71°04'35" East, departing said West Right-of-Way line, a distance of 32.18 feet; thence South 18°55'25" West, a distance of 169.12 feet; thence North 71°04'35" West, a distance of 31.73 feet, to the POINT OF BEGINNING, containing 5,404.01 square feet or 0.12 acres, more or less.

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Exhibit "A"  
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Lee's Summit, Jackson County, Missouri

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**PERMANENT DRAINAGE EASEMENT 2:**

A Permanent Drainage Easement over part of a tract of land recorded in Quit Claim Deed Document No. 2016E0037152, located in the South half of Section 27, Township 48 North, Range 32 West of the 5th P.M., in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence North 86°33'45" West, along the South line of said Quarter-Quarter, a distance of 9.92 feet, to a point on the West Right-of-Way line of said Quit Claim Deed, as now established; thence North 18°46'13" East, along said West Right-of-Way line, a distance of 9.83 feet, to the POINT OF BEGINNING; thence North 18°46'13" East, continuing along said West Right-of-Way line, a distance of 15.26 feet; thence South 81°52'40" East, departing said West Right-of-Way line, a distance of 41.79 feet; thence South 08°07'20" West, a distance of 15.00 feet; thence North 81°52'40" West, a distance of 44.61 feet, to the POINT OF BEGINNING, containing 648.00 square feet or 0.02 acres, more or less.

**PERMANENT DRAINAGE EASEMENT 3:**

A Permanent Drainage Easement over part of a tract of land recorded in Quit Claim Deed Document No. 2016E0037152, located in the Northeast Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Northeast corner of said Quarter-Quarter; thence South 02°29'17" West, along the East line of said Quarter-Quarter, a distance of 445.47 feet; thence North 90°00'00" West, departing said East line, a distance of 127.57 feet, to the POINT OF BEGINNING, said point being on the West Right-of-Way line of said Quit Claim Deed, as now established; thence South 76°12'51" East, departing said West Right-of-Way line, a distance of 54.25 feet; thence South 13°47'09" West, a distance of 15.00 feet; thence North 76°12'51" West, a distance of 53.19 feet, to a point on said West Right-of-Way line, said point also being a point on a non-tangent curve; thence Northeasterly, along said West Right-of-Way line and along a curve to the right, having a radius of 2,508.01 feet, an initial tangent bearing of North 9°36'12" East, and a central angle of 0°20'37", a distance of 15.04 feet, to the POINT OF BEGINNING, containing 805.85 square feet or 0.02 acres, more or less.

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PROJECT NUMBER	12720
TITLE	Exhibit "A"
TITLE	Temp. Grading & Const. Easement 1
TITLE	Lee's Summit, Jackson County, Missouri
SHEET NUMBER	3 of 4

PROJECT NUMBER	12720
TITLE	Exhibit "A"
TITLE	Temp. Grading & Const. Easement 1
TITLE	Lee's Summit, Jackson County, Missouri
SHEET NUMBER	3 of 4

PROJECT NUMBER	12720
TITLE	Exhibit "A"
TITLE	Temp. Grading & Const. Easement 1
TITLE	Lee's Summit, Jackson County, Missouri
SHEET NUMBER	3 of 4



**PERMANENT DRAINAGE EASEMENT 4:**

A Permanent Drainage Easement over part of a tract of land recorded in Quit Claim Deed Document No. 2016E0037152, located in the Northeast Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Northeast corner of said Quarter-Quarter; thence South 02°29'17" West, along the East line of said Quarter-Quarter, a distance of 865.28 feet; thence North 90°00'00" West, departing said East line, a distance of 147.01 feet, to the POINT OF BEGINNING, said point also being a point on the West Right-of-Way line of said Quit Claim Deed, as now established; thence South 84°08'00" East, departing said West Right-of-Way line, a distance of 55.54 feet; thence South 05°52'00" West, a distance of 15.00 feet; thence North 84°08'00" West, a distance of 54.04 feet, to a point on said West Right-of-Way line, said point also being a point on a non-tangent curve; thence Northeasterly, along said West Right-of-Way line and along a curve to the right, having a radius of 2,508.01 feet, an initial tangent bearing of North 00°01'44" West, and a central angle of 00°20'40", a distance of 15.08 feet, to the POINT OF BEGINNING, containing 821.99 square feet or 0.02 acres, more or less.


Containing 70,057.06 square feet, or 1.61 acres, more or less, after exceptions.

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**TEMPORARY GRADING AND CONSTRUCTION EASEMENT 2:**

Temporary Grading and Construction Easement over of part of a tract of land in the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:


COMMENCING from the Northwest corner of said Quarter-Quarter; thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 1068.60 feet, to the POINT OF BEGINNING, said point also being the Northeast corner of Lot 4, GRAHAM COMMERCIAL CENTER, a subdivision in said City, County and State; thence South 86°26'21" East, continuing along said North line, a distance of 70.67 feet; thence South 07°50'01" West, departing said North line, a distance of 45.83 feet; thence South 43°11'46" West, a distance of 23.53 feet; thence South 14°24'57" East, a distance of 193.16 feet; thence South 75°35'03" West, a distance of 30.00 feet, to a point on the East line of said Lot 4; thence North 14°24'57" West, along said East line, a distance of 270.00 feet, to the POINT OF BEGINNING, containing 9,514.65 square feet or 0.22 acres, more or less.

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		12720	Exhibit "A"	1 of 1
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**TEMPORARY GRADING AND CONSTRUCTION EASEMENT 3A AND 3B:**

A Temporary Grading and Construction Easement over part of a tract of land recorded in Missouri Warranty Deed Document No. 1469713, located in the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

*Temporary Grading and Construction Easement 3A:*

*BEGINNING at the Northwest corner of said Quarter-Quarter, thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 339.15 feet; thence South 29°18'20" East, departing said North line, a distance of 77.20 feet, to a point on the West line of Graham Commercial Center, a subdivision of land located in said City, County, and State; thence South 02°17'51" West, along said West line, a distance of 59.72 feet; thence North 15°48'21" West, departing said West line, a distance of 116.12 feet; thence North 86°26'21" West, a distance of 343.85 feet, to a point on the West line of said Quarter-Quarter; thence North 03°33'39" East, along the West line of said Quarter-Quarter, a distance of 15.00 feet, to the POINT OF BEGINNING, containing 6,361.29 square feet or 0.15 acres, more or less.*


*Temporary Grading and Construction Easement 3B:*

*COMMENCING at the Northwest Corner of said Quarter-Quarter; thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 362.96 feet to the POINT OF BEGINNING; thence South 86°26'21" East, continuing along the North line of said Quarter-Quarter, a distance of 16.65 feet, to the Northwest corner of Graham Commercial Center, a subdivision of land in said City, County, and State; thence South 02°17'51" West, along the West line of said subdivision, a distance of 26.69 feet; thence North 29°18'20" West, departing said West line, a distance of 31.77 feet, to the POINT OF BEGINNING, containing 222.16 square feet or 0.01 acres, more or less.*

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		12720	Exhibit "A" Temp. Grading & Const. Esmt. 3A & 3B Lee's Summit, Jackson County, Missouri	1 of 1
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		8/11/2021		

**TEMPORARY GRADING AND CONSTRUCTION EASEMENT 4:**


A Temporary Grading and Construction Easement over part of a tract of land recorded in Missouri Warranty Deed Document No. 1469713, located in the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Northwest corner of said Quarter-Quarter, thence South 86°26'21" East, along the North line of said Quarter-Quarter, a distance of 130.00 feet, to a point on the East Right-of-Way line of View High Drive, as now established, said Right-of-Way line also being the West line of said Missouri Warranty Deed; thence South 12°40'32" East, along said East Right-of-Way line, a distance of 155.54 feet, to the POINT OF BEGINNING, thence North 68°48'36" East, departing said East Right-of-Way line, a distance of 59.99 feet; thence South 88°38'50" East, a distance of 40.47 feet; thence South 00°41'03" West, a distance of 96.94 feet; thence South 50°43'26" West, a distance of 35.58 feet; thence South 60°28'35" West, a distance of 15.14 feet; thence South 62°35'24" West, a distance of 30.91 feet, to a point on said East Right-of-Way line; thence North 12°40'32" West, along said East Right-of-Way line, a distance of 24.32 feet; thence North 48°14'13" East, departing said East Right-of-Way line, a distance of 24.13 feet; thence North 16°45'47" West, a distance of 36.96 feet; thence South 48°14'13" West, a distance of 21.11 feet, to a point on said East Right-of-Way line; thence North 12°40'32" West, along said East Right-of-Way line, a distance of 60.77 feet, to the POINT OF BEGINNING, containing 9,237.06 square feet or 0.21 acres, more or less.

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**EXHIBIT E**

**LEGAL DESCRIPTION OF ACCESS EASEMENT AREAS TO COUNTY**

(Reserved for future determination upon Jackson County's decision to expand Little Blue Trace Trail to follow the red highlighted areas in Exhibit A)

Trail Easement #1

Trail Easement #2

Future Trail Easement #3: An area up to 50 feet wide along the south side of the Little Blue River, approximately 1,820 feet in length.

Trail Easement #4

Future Trail Easement #5: This area is located within the Kansas City, Missouri right-of-way, therefore Paragon Star cannot issue an easement to Jackson County for this area. The red highlighted area is the approximate location Jackson County could utilize to connect the trail.



**TRAIL EASEMENT 1:**


A Trail Easement over part of a tract of land recorded in Missouri Special Warranty Deed Document No. 2021E0010670, located in the Northeast Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South 86°26'21" East, along the South line of the Northwest and Northeast Quarters of the Northwest Quarter, a distance of 1,522.02 feet, to the POINT OF BEGINNING; thence North 32°39'18" West, departing said South line, a distance of 51.03 feet, to a point on a non-tangent curve; thence Northeasterly, along a curve to the left, having a radius of 71.00 feet, an initial tangent bearing of North 40°33'24" East, and a central angle of 17°59'55", a distance of 22.30 feet; thence South 32°39'18" East, a distance of 75.34 feet, to a point on said South line; thence North 86°26'21" West, along said South line, a distance of 24.79 feet, to the POINT OF BEGINNING, containing 1,250.78 square feet or 0.03 acres, more or less.

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**TRAIL EASEMENT 2:**


A Trail Easement over part of a tract of land recorded in Missouri Special Warranty Deed Document No. 2021E0010670, located in the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South 86°26'21" East, along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 1,273.60 feet, to the POINT OF BEGINNING; thence North 03°18'58" West, departing said South line, a distance of 108.79 feet, to a point curvature; thence Northeasterly, along a curve to the right, having a radius of 35.00 feet, and a central angle of 75°00'00", a distance of 45.81 feet; thence North 71°41'02" East, a distance of 82.63 feet, to a point curvature; thence Northerly, along a curve to the left, having a radius of 15.00 feet, and a central angle of 77°28'02", a distance of 20.28 feet, to a point of compound curvature; thence Northerly, along a curve to the left, having a radius of 348.00 feet, and a central angle of 10°35'28", a distance of 64.33 feet, to a point of compound curvature; thence Northerly, along a curve to the left, having a radius of 244.00 feet, and a central angle of 01°20'48", a distance of 5.74 feet; thence North 72°16'43" East, a distance of 20.00 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the right, having a radius of 264.00 feet, an initial tangent bearing of South 17°43'17" East, and a central angle of 01°20'48", a distance of 6.21 feet, to a point of compound curvature; thence Southerly, along a curve to the right, having a radius of 368.00 feet, and a central angle of 10°35'28", a distance of 68.03 feet, to a point of compound curvature; thence Southwesterly, along a curve to the right, having a radius of 35.00 feet, and a central angle of 77°28'02", a distance of 47.32 feet; thence South 71°41'02" West, a distance of 61.92 feet, to a point curvature; thence Southerly, along a curve to the left, having a radius of 15.00 feet, and a central angle of 75°00'00", a distance of 19.63 feet; thence South 03°18'58" East, a distance of 118.97 feet, to a point on said South line; thence North 86°26'21" West, along said South line, a distance of 40.29 feet, to the POINT OF BEGINNING, containing 9,907.15 square feet, or 0.23 acres, more or less.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.

Michael D. Lay  
 Missouri Professional Land Surveyor  
 No. 2013000044



	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com mlay@gbateam.com	PROJECT NUMBER 12720	TITLE Exhibit "A" Trail Easement 2 Lee's Summit, Jackson County, Missouri	SHEET NUMBER 1 of 1
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**TRAIL EASEMENT 4:**


A Trail Easement over part of a tract of land recorded in Missouri Special Warranty Deed Document No. 2021E0010670, located in the Northwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the 5th P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South 86°26'21" East, along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 159.43 feet, to the POINT OF BEGINNING; thence North 27°07'15" West, departing said South line, a distance of 92.19 feet; thence North 84°23'47" West, a distance of 16.22 feet, to a point curvature; thence Northwesterly, along a curve to the right, having a radius of 111.50 feet, and a central angle of 33°14'40", a distance of 64.70 feet, to a point of compound curvature; thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 16°00'54", a distance of 23.48 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the left, having a radius of 106.00 feet, and a central angle of 07°58'31", a distance of 14.75 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 12°03'20", a distance of 17.67 feet, to a point on the West line of said Quarter Section; thence North 02°25'47" East, along said West line, a distance of 277.05 feet; thence South 87°54'42" East, departing said West line, a distance of 45.37 feet, to a point on a non-tangent curve; thence Southerly, along a curve to the left, having a radius of 480.00 feet, an initial tangent bearing of South 17°15'18" West, and a central angle of 19°48'01", a distance of 165.88 feet; thence South 02°32'43" East, a distance of 29.97 feet, to a point curvature; thence Southeasterly, along a curve to the left, having a radius of 100.00 feet, and a central angle of 53°04'39", a distance of 92.64 feet; thence South 55°37'22" East, a distance of 12.36 feet, to a point curvature; thence Southerly, along a curve to the right, having a radius of 70.00 feet, and a central angle of 28°30'07", a distance of 34.82 feet; thence South 27°07'15" East, a distance of 137.49 feet, to a point on said South line; thence North 86°26'21" West, along said South line, a distance of 23.26 feet, to the POINT OF BEGINNING, containing 18,036.14 square feet, or 0.41 acres, more or less.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.

Michael D. Lay  
 Missouri Professional Land Surveyor  
 No. 2013000044



 <p>9801 Renner Boulevard                  Lenexa, Kansas 66219                  913.492.0400                  www.gbateam.com                  mlay@gbateam.com</p>	PROJECT NUMBER	TITLE	SHEET NUMBER
	12720	Exhibit "A" Trail Easement 4 Lee's Summit, Jackson County, Missouri	1 of 1
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	11/02/2021		