

EXHIBIT "A"
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File No. 020-0103
Lee's Summit School District #7
Middle School #4
April 30, 2021

Oak Hill South Home Owners Association
Corporation Warranty Deed
Doc. No.: 2002I 0005166

All that part of Tract D, Oak Hill South 4th Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, and as described by Timothy Blair Wiswell, Professional License No. 2009000067 of Olsson, Inc., and being more particularly described as follows:

Permanent Right-of-Way Description:

BEGINNING at the Southeast corner of said Tract D, said point also being the point of intersection of the West Right-of-Way line of Ranson Road, and the North Right-of-Way line of SE Bailey Road, as both were established with said subdivision;

thence North 88 degrees 07 minutes 48 seconds West, on the South line of said Tract D and on the North Right-of-Way line of said SE Bailey Road, a distance of 13.00 feet, to a point;

thence North 28 degrees 40 minutes 40 seconds East, departing the South line of said Tract D and the North Right-of-Way line of said SE Bailey Road, a distance of 22.43 feet, to a point;

thence North 02 degrees 11 minutes 55 seconds East, a distance of 295.00 feet, to a point;

thence South 87 degrees 48 minutes 05 seconds East, a distance of 3.00 feet, to a point on the East line of said Tract D, said point also being on the West Right-of-Way line of said Ranson Road;

thence South 02 degrees 11 minutes 55 seconds West, on the East line of said Tract D and on the West Right-of-Way line of said Ranson Road, a

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distance of 315.00 feet, to the POINT OF BEGINNING of said Permanent Right-of-Way, containing 1,045 square feet or 0.0240 acres, more or less.

(As depicted on Exhibit "B" attached and incorporated herein)

AND ALSO:

Temporary Construction Easement Description:

COMMENCING at the Southeast corner of said Tract D, said point also being the point of intersection of the West Right-of-Way line of Ranson Road, and the North Right-of-Way line of SE Bailey Road, as both were established with said subdivision;

thence North 88 degrees 07 minutes 48 seconds West, on the South line of said Tract D and on the North Right-of-Way line of said SE Bailey Road, a distance of 13.00 feet, to the POINT OF BEGINNING of said Temporary Construction Easement;

thence North 88 degrees 07 minutes 48 seconds West, continuing on the South line of said Tract D and on the North Right-of-Way line of said SE Bailey Road, a distance of 5.00 feet, to a point;

thence North 02 degrees 11 minutes 55 seconds East, departing the South line of said Tract D and the North Right-of-Way line of said SE Bailey Road, a distance of 426.12 feet, to a point on the North line of said Tract D, said point also being on the South Right-of-Way line of SE 12th Street, as established with said subdivision, said point also being on a non-tangent curve;

thence Easterly, Southeasterly, and Southerly, on the North line of said Tract D, and on the South Right-of-Way line of said SE 12th Street, along a curve to the right, whose initial tangent bearing is South 82 degrees 03 minutes 44 seconds East, having a radius of 20.00 feet, and through a central angle of 84 degrees 15 minutes 39 seconds, an arc length of 29.41 feet, to a point of tangency, said point also being on the East line of said Tract D and on the West Right-of-Way line of said Ranson Road;

thence South 02 degrees 11 minutes 55 seconds West, on the East line of said Tract D and on the West Right-of-Way line of said Ranson Road, a distance of 91.02 feet, to a point;

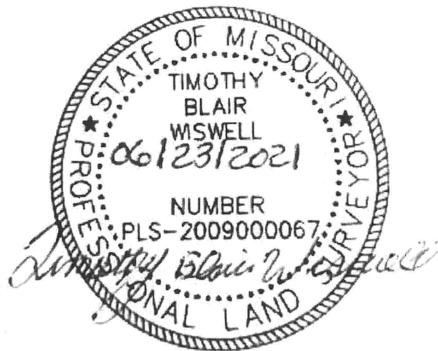
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thence North 87 degrees 48 minutes 05 seconds West, departing the East line of said Tract D and the West Right-of-Way line of said Ranson Road, a distance of 3.00 feet, to a point;

thence South 02 degrees 11 minutes 55 seconds West, a distance of 295.00 feet, to a point;

thence South 28 degrees 40 minutes 40 seconds West, a distance of 22.43 feet, to the POINT OF BEGINNING of said Temporary Construction Easement, containing 6,539 square feet or 0.1501 acres, more or less.

(As depicted on Exhibit "B" attached and incorporated herein)



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