



Willow Ridge Commercial - Tract 1

Description:

A tract of land lying in the Northwest One-Quarter of Section 22, Township 12, Range 23 in the City of Shawnee, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said Northwest One-Quarter; thence 87 degrees 58 minutes 00 seconds East along the South line of said Northwest One-Quarter a distance of 286.40 feet to a point; thence North 02 degrees 02 minutes 00 seconds West a distance of 95.16 feet to the POINT OF BEGINNING, said point lying on the East right-of-way of Kansas Highway No. 7; thence North 03 degrees 07 minutes 55 seconds West along said right-of-way a distance of 930.20 feet to a point; thence North 01 degree 55 minutes 05 seconds East along said right-of-way a distance of 88.40 feet to a point; thence North 78 degrees 25 minutes 37 seconds East a distance of 268.26 feet to a point on the East right-of-way of Silverheel Street as platted in Willow Ridge First Plat; thence along said right-of-way and on a curve to the left having a radius of 480.00 feet, an initial tangent bearing of South 11 degrees 34 minutes 23 seconds East and a central angle of 38 degrees 28 minutes 14 seconds and an arc length of 322.29 feet to a point; thence South 50 degrees 02 minutes 38 seconds East along said right-of-way a distance of 227.21 feet to a point of curvature; thence along said right-of-way and on a curve to the right having a radius of 252.72 feet, an initial tangent bearing of South 49 degrees 45 minutes 45 seconds East, a central angle of 48 degrees 31 minutes 58 seconds, and an arc length of 214.07 feet to a point; thence South 00 degrees 56 minutes 54 seconds East along said East right-of-way a distance of 478.63 feet to a point of curvature; thence along a curve to the right having a radius of 25.00 feet, a central angle of 88 degrees 54 minutes 54 seconds and an arc length of 38.80 feet to a point; thence South 87 degrees 58 minutes 00 seconds West a distance of 185.89 feet to a point; thence South 02 degrees 02 minutes 00 seconds East a distance of 5.00 feet to a point; thence North 65 degrees 28 minutes 00 seconds West a distance of 78.30 feet to a point; thence North 87 degrees 20 minutes 00 seconds West a distance of 367.90 feet to the POINT OF BEGINNING and containing 1.6039 acres more or less.

Legal Description: Tract 2

A tract of land lying in the Northwest One-Quarter of Section 22, Township 12, Range 23 in the City of Shawnee, Johnson County, Kansas more particularly described as follows:

Commencing at the Northwest corner of said Northwest One-Quarter; thence North 88 degrees 20 minutes 49 seconds East along the North line of said Northwest One-Quarter a distance of 251.20 feet to the POINT OF BEGINNING; thence continuing North 88 degrees 20 minutes 49 seconds East on said North line a distance of 444.23 feet to a point; thence South 21 degrees 28 minutes 48 seconds East a distance of 228.10 feet to a point; thence South 59 degrees 41 minutes 07 seconds East a distance of 220.72 feet to a point on the Westerly right-of-way of Silverheel Street; thence Southerly along said right-of-way on a curve to the right having a radius of 570.00 feet, a central angle of 05 degrees 41 minutes 25 seconds and an arc length of 56.61 feet to a point; thence South 25 degrees 36 minutes 16 seconds West along said right-of-way a distance of 732.92 feet to a point of curvature; thence Southerly along said right-of-way on a curve to the left having a radius of 330.00 feet, a central angle of 20 degrees 07 minutes 55 seconds and an arc length of 115.76 feet to a point; thence South 05 degrees 30 minutes 21 seconds West along said right-of-way a distance of 26.40 feet to a point; thence North 84 degrees 29 minutes 39 seconds West a distance of 318.99 feet to a point on the East right-of-way of Kansas Highway No. 7; thence North 06 degrees 45 minutes 05 seconds East along said right-of-way a distance of 465.30 feet to a point; thence North 07 degrees 05 minutes 55 seconds West along said right-of-way a distance of 673.69 feet to the POINT OF BEGINNING and containing 12.6680 acres.

Legal Description: Tract 3

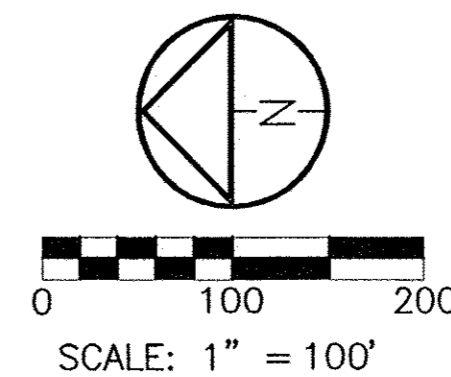
A tract of land lying in the Northwest One-Quarter of Section 22, Township 12, Range 23 in the City of Shawnee, Johnson County, Kansas more particularly described as follows:

Commencing at the Northwest corner of said Northwest One-Quarter; thence North 88 degrees 20 minutes 49 seconds East along the North line of said Northwest One-Quarter a distance of 695.43 feet to the POINT OF BEGINNING; thence continuing North 88 degrees 20 minutes 49 seconds East along said North line a distance of 303.95 feet to a point on the Westerly right-of-way of Silverheel Street; thence South 01 degree 55 minutes 23 seconds East along said right-of-way a distance of 119.22 feet to a point of curvature; thence Southerly along said right-of-way on a curve to the right having a radius of 570.00 feet, a central angle of 21 degrees 50 minutes 15 seconds, and an arc length of 217.25 feet to a point; thence North 59 degrees 41 minutes 07 seconds West a distance of 220.72 feet to a point; thence North 21 degrees 28 minutes 48 seconds West a distance of 228.10 feet to the POINT OF BEGINNING and containing 1.6039 acres.


Legal Description: Tract 4

All of Tract B as platted in Willow Ridge, a subdivision of land in the City of Shawnee, Johnson County, Kansas, and contains 2.3100 acres.

NOTE:
 1. TITLE POLICY NOT FURNISHED. LEGAL DESCRIPTIONS BASED ON SURVEY BY OTHERS.
 2. THIS IS NOT A SURVEY AND IS NOT TO BE USED TO TRANSFER PROPERTY.



TRACT	AC
1	13.6
2	12.7
3	1.6
4	2.3
TOTAL:	

 SCHLAGEL & ASSOC Engineers • Planners • Surveyors • Land 14920 West 107th Street • Lenexa, (913) 492-5158 • Fax: (913)		DATE 06/12/06		WILLOW RIDGE C LEGAL EX
		DESIGN ES		
REV. 08/25/06	REV.	DRAWN BY KTW	PROJ. NO. 04-149	SHEET NO. 1
REV. 09/20/06	REV.			

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