

EXHIBIT "A"

GRANTOR(S): CITY OF REPUBLIC, MISSOURI
GRANTEE: CJP, L.L.C.

VACATING WITH RESERVES, PART OF THE PLATTED ROAD RIGHT OF WAY ON A PORTION OF THE RECORDED FINAL PLAT OF HEART OF AMERICA PARK. SAID PLAT BEING RECORDED IN BOOK 2017, PAGE 043809-17 AND IS RECORDED IN PLAT BOOK AAA, PAGE 495 IN THE GREENE COUNTY RECORDERS OFFICE. SAID PROPERTY BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, T29N, R23W IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI. VACATION OF SAID ROAD RIGHT OF WAY AND RESERVES ARE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT ONE OF THE FINAL PLAT OF HEART OF AMERICA PARK, **THENCE** S02°22'34"W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 990.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PLATTED ROADWAY AND **POINT OF BEGINNING**; **THENCE** CONTINUING S02°22'34"W A DISTANCE OF 19.76' TO AN ANGLE POINT IN SAID NORTH LINE; **THENCE** S88°17'02"E ALONG SAID NORTH LINE A DISTANCE OF 804.08 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "MM"; **THENCE** S02°19'46"W ALONG SAID WEST LINE A DISTANCE OF 49.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PLATTED ROADWAY; **THENCE** N88°18'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1274.36 FEET; **THENCE** CONTINUING ON SAID SOUTH LINE N88°17'37"W A DISTANCE OF 972.77 FEET; **THENCE** LEAVING SAID SOUTH LINE N01°21'27"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID PLATTED ROADWAY; **THENCE** S88°17'37"E A DISTANCE OF 305.60 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY LINE; **THENCE** N02°24'30"E A DISTANCE OF 520.41 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY LINE; **THENCE** S87°35'30"E A DISTANCE OF 70.00 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY LINE; **THENCE** S02°24'30"W A DISTANCE OF 397.10 FEET TO A POINT OF CURVATURE; **THENCE** CONTINUING ON THE RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 160.75 FEET TO THE POINT OF TANGENCY. SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF S42°56'33"E AND A CHORD LENGTH OF 144.00 FEET; **THENCE** CONTINUING ALONG THE PLATTED RIGHT OF WAY LINE S88°17'37"E A DISTANCE OF 494.76 FEET; **THENCE** S88°18'22"E A DISTANCE OF 471.06 FEET TO THE **POINT OF BEGINNING**. GRANTOR HOLDS IN RESERVE ANY PORTION THEREOF BEING PLATTED AS AN ACCESS EASEMENT, UTILITY EASEMENT, WATER EASEMENT OR SANITARY SEWER EASEMENT. GRANTOR ALSO HOLDS IN RESERVE FOR A WATERLINE EASEMENT THE FOLLOWING.

COMMENCING AT THE NORTHEAST CORNER OF ABOVE MENTIONED LOT 1; **THENCE** S02°22'34"W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1060.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PLATTED ROADWAY; **THENCE** N88°18'22"W ALONG SAID SOUTH LINE A DISTANCE OF 470.24 FEET; **THENCE** CONTINUING ON SAID SOUTH LINE N88°17'37"W A DISTANCE OF 967.77 FEET TO THE **POINT OF BEGINNING**; **THENCE** CONTINUING ON SAID SOUTH LINE N88°17'37"W A DISTANCE OF 15.00 FEET; **THENCE** LEAVING SAID SOUTH LINE N01°21'27"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID PLATTED ROADWAY; **THENCE** S88°17'37"E ALONG SAID NORTH LINE A DISTANCE OF 305.60 FEET; **THENCE** LEAVING SAID NORTH LINE S02°24'30"W A DISTANCE OF 15.00 FEET; **THENCE** N88°17'37"W A DISTANCE OF 290.33 FEET; **THENCE** S01°21'27"W A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**.

AREA VACATED IS ALSO SUBJECT TO ANY EXISTING AGREEMENTS, GRANTS OR EASEMENTS OF RECORD. BEARINGS AND DISTANCES DESCRIBED ABOVE ARE BASED IN ACCORDANCE TO THE ABOVE MENTIONED FINAL PLAT OF HEART OF AMERICA PARK.



Randal S. Presley
7-7-2020