EXHIBIT A

A tract of land being a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 28, Township 27 North, Range 33 West In the city of Joplin, Newton County, Missouri, described by David D. Drumm, PLS 2007017958 on behalf of Olsson, more particularly described as follows:

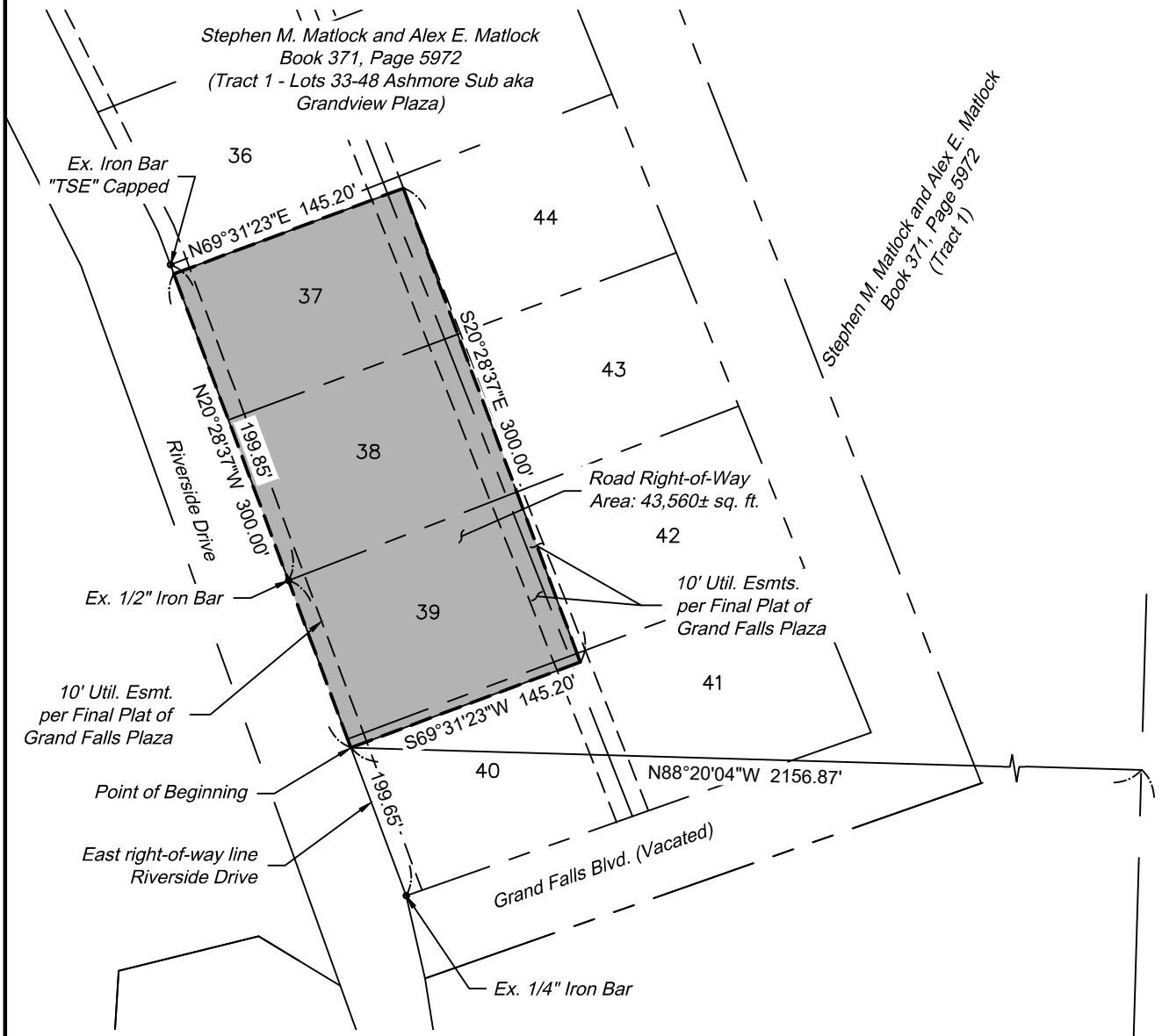
COMMENCING at an existing axle marking the Southeast corner of said SE1/4; thence N01°39'56"E along the East line of said SE1/4, a distance of 1925.99 feet; thence N88°20'04"W leaving said East line a distance of 2156.87 feet to a point on the East Right-of-Way line of Riverside Drive as it now exists, being the POINT OF BEGINNING; thence N20°28'37"W, along said East right-of-way line, a distance of 300.00 feet; thence N69°31'23"E leaving said East line a distance of 145.20 feet; thence S20°28'37"E a distance of 300.00 feet; thence S69°31'23"W a distance of 145.20 feet to the POINT OF BEGINNING, containing 1.00 Acre more or less subject to any rights-of-way, easements, and restrictions of record.

Prepared by: Olsson, Inc.
Survey MO Certificate of Authority #LC366
550 St. Louis Street
Springfield MO 65806
Tel 417.890.8802
Prepared for: City of Joplin, MO
Project No.: 022-04049



12-02-2025

Digitally signed by David D. Drumm
Date: 2025.12.02 15:24:44-06'00'



STATE OF MISSOURI
DAVID D. DRUMM
NUMBER PLS-2007017958
PROFESSIONAL LAND SURVEYOR

12-02-2025

Digitally signed by David D. Drumm
Date: 2025.12.02 15:24:27-06'00'

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N.T.S.

This sketch is not a boundary survey. It is intended to show the configuration of a road right-of-way. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

PROJECT NO: 022-04049	ROAD RIGHT-OF-WAY GRAND FALLS	olsson	EXHIBIT
DRAWN BY: MRN		Olsson, Inc. Survey MO Certificate of Authority #LC366 550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	B
DATE: 12.02.2025			