

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
01/20/2017 11:34:48 AM  
INSTRUMENT TYPE: ORDI FEE: \$27.00 4 PGS  
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER / BOOK & PAGE

2017E0005554

Robert T. Kelly, Director, Recorder Of Deeds

**Jackson County  
Recorder of Deeds  
Exempt Document**

This document has been recorded under exempt status  
pursuant to RSMo 59.310.4.

This certificate has been added to your document  
in compliance with the laws of the  
State of Missouri.



**Robert T. Kelly, Recorder of Deeds**

415 E. 12<sup>th</sup> Street, Room 104  
Kansas City, MO 64106

112 W. Lexington, Suite 30  
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.

ORDINANCE NO. 150708

Approving the plat of LAMP / REDISCOVER, an addition in Jackson County, Missouri; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and authorizing the City Clerk to record this ordinance and attached documents. (SD1513)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of LAMP / REDISCOVER, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Facility Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

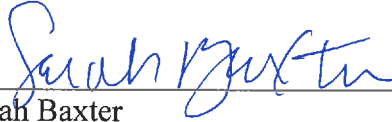
Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

ORDINANCE NO. 150708

Section 5. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 4, 2015.

Approved as to form and legality:



Sarah Baxter  
Assistant City Attorney



Authenticated as Passed



Sly James, Mayor



Marilyn Sanders, City Clerk

AUG 27 2015

Date Passed

This is to certify that General Taxes for 2014, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO

By 

Dated, January 17, 2017



RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
01/20/2017 11:34:48 AM

INSTRUMENT TYPE: REST FEE: \$51.00 11 PGS



INSTRUMENT NUMBER / BOOK & PAGE  
2017E0005555

Robert T Kelly, Director, Recorder Of Deeds

---

*Above Line for Recorder Use Only*

**Name of Document:** COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES – PLAT OF LAMP/REDISCOVER

**Date of Document:** January 9, 2017

**Grantor(s):** LINWOOD PLACE DEVELOPMENT, LLC, a Missouri limited liability company; and REDISCOVER, INC., a Missouri Nonprofit Corporation

**Grantor's Mailing Address:** 3210 Michigan Avenue  
Kansas City, Missouri 64109  
Attention: David Warm

1555 NE Rice Road  
Lee's Summit, Missouri 64086  
Attention: Alan Flory, President

**Grantee(s):** CITY OF KANSAS CITY, MISSOURI

**Grantee's Mailing Address:** City Hall, 414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106  
Attention: Director of City Planning & Development

**Statutory Recording Reference:**

**Legal Description:** See Exhibit A, p. 8.

**COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES  
PLAT OF LAMP/REDISCOVER**

**THIS COVENANT** made and entered into this 9<sup>th</sup> day of January, 2017, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and ReDiscover, Inc., a Missouri nonprofit corporation and Linwood Place Development, LLC, a Missouri limited liability company (collectively, **Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the southwest corner of E. Linwood Boulevard and Michigan Avenue in Kansas City, of Jackson County, Missouri, (**Property**) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of LAMP/REDISCOVER, (**Plat**), in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of 1 and Tract of A as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tract of A within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the storm water for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

**Sec. 1.** Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on Tract A.
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract A.
- c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
- d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

- e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract A to the limits prescribed by the Kansas City Code of Ordinances.
- f. Maintain the grades within Tract A pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No 2014-066A REV1.
- g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

**Sec. 2.** City is granted the right, but is not obligated to enter upon Tract A in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract A, and/or the owners of Lot 1 served by the Facility on Tract A;
- b. Assess a lien on either the Tract A or on the Lot 1 or both served by the Facility on Tract A;
- c. Maintain suit against Owner, and/or the owner of Tract A and/or the owners of Lot 1 served by the Facility on Tract A for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract A and Lot 1 not less than thirty (30) days before it begins maintenance of The Facilities.

**Sec. 3.** Owner and/or the owner of Tract A shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

**Sec. 4.** This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

**Sec. 5.** To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

**Sec. 6. Notices.** All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:



Notices to the City:  
Director of City Planning & Development  
City Hall, 414 East 12th Street  
Kansas City, Missouri 64106  
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:  
ReDiscover, Inc.  
A Missouri Nonprofit Corporation  
1555 NE Rice Road  
Lee's Summit, Missouri 64086  
Alan Flory, President  
Phone number: (816) 966-0900

AND TO

Linwood Place Development, LLC  
A Missouri Limited Liability Company  
3210 Michigan Ave  
Kansas City, MO 64109  
Attention: David Warm  
Phone number: (816) 474-4240

**Sec. 7.** This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

**Sec. 8.** Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

**Sec. 9.** This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

**Sec. 10.** Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in Jackson County, Missouri, and shall be binding on Owner, its successors, assigns and transferees.

**Sec. 11.** Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.



ATTESTATION BY CITY CLERK:

[Signature]  
City Clerk

KANSAS CITY, MISSOURI

By: [Signature]  
Director of City Planning and Development

Approved as to form:

[Signature]  
Assistant City Attorney

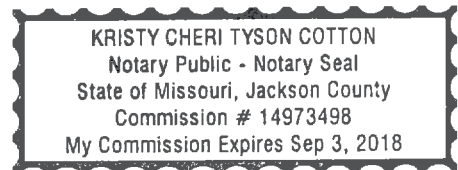
STATE OF MISSOURI        )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED that on this 9 day of January, 2017, before me, the undersigned, a notary public in and for the county and state aforesaid, came [Signature], Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and [Signature], City Clerk of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

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

[Signature]  
Notary Public

My Commission Expires: September 3, 2018







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

*Nancy Weitzel Burry*  
NANCY WEITZEL BURRY  
Notary Public, Notary Public  
State of Missouri  
Jackson County  
Commission # 13414121  
My Commission Expires July 28, 2017

My commission expires:

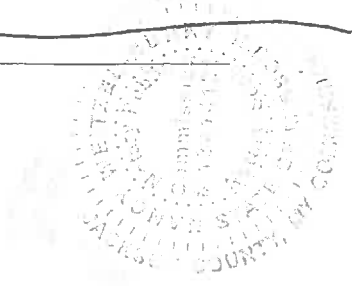


EXHIBIT "A"

THIS IS A RESURVEY AND SUBDIVISION OF LOTS 1 THROUGH 5, THE NORTH 33.33 FEET OF LOT 6, LOTS 12 THROUGH 18 AND LOTS 37 THROUGH 41 LYING SOUTH OF LINWOOD BOULEVARD AS NOW ESTABLISHED, ALL BEING PART OF ALTAMONT A SUBDIVISION IN THE CITY OF KANSAS CITY, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 49, RANGE 33, JACKSON COUNTY, MISSOURI BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH  $02^{\circ}17'12''$  EAST ALONG THE EAST LINE OF SAID LOTS 12 THROUGH 18 AND SAID LOT 37, 480.62 FEET TO A POINT ON THE SOUTH LINE OF LINWOOD BOULEVARD AS NOW ESTABLISHED; THENCE NORTH  $87^{\circ}37'21''$  WEST ALONG THE SOUTH LINE OF LINWOOD BOULEVARD AS NOW ESTABLISHED, 268.89 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE SOUTH  $02^{\circ}16'26''$  WEST ALONG THE WEST LINE OF SAID LOTS 41, 1 THROUGH 5 AND THE NORTH 33.33 FEET OF SAID LOT 6, 413.73 FEET; THENCE SOUTH  $87^{\circ}33'11''$  EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 6, 134.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE SOUTH  $02^{\circ}15'24''$  WEST ALONG THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF SAID LOT 12, 66.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH  $87^{\circ}35'49''$  EAST ALONG THE SOUTH LINE OF SAID LOT 12, 134.26 FEET TO THE POINT OF BEGINNING. CONTAINING 120,218 SQUARE FEET OR 2.76 ACRES OF LAND MORE OR LESS.

EXHIBIT "B"





RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
01/20/2017 11:34:48 AM

INSTRUMENT TYPE: REL FEE: \$30.00 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE  
2017E0005558

Robert T Kelly, Director, Recorder Of Deeds

---

*Above Line for Recorder Use Only*

**Name of Document:** DEED OF RELEASE

**Date of Document:** November 17, 2016

**Grantor(s):** CBKC SUBSIDIARY CDE XX, LLC, a Missouri limited liability company

**Grantor's Mailing Address:** 2301 Independence Boulevard  
Kansas City, Missouri 64124

**Grantee(s):** LINWOOD PLACE DEVELOPMENT, LLC, a Missouri limited liability company

**Grantee's Mailing Address:** 3210 Michigan Avenue  
Kansas City, Missouri 64109  
Attention: David Warm

**Statutory Recording Reference:** Document No. 2014E0075604

**Legal Description:** See Exhibit A, p. 3.

**DEED OF RELEASE**  
(PARTIAL – CORPORATION)

This Deed of Release Witnesseth, **CBKC Subsidiary CDE XX, LLC**, a Missouri limited liability company (“CBKC CDE”), having its principal place of business in Jackson County, Missouri, owner and holder of the note evidencing the debt secured by the Fee and Leasehold Deed of Trust, Assignment of Leases and Rents and Security Agreement (“Deed of Trust”) executed by Linwood Place Development, LLC, a Missouri limited liability company, dated and recorded on September 12, 2014 in the office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2014E0075604, for value received does hereby release from the lien and effect of said Deed of Trust the following part of the property therein described, to-wit:

The streets as shown on the plat of LAMP/ReDISCOVER, a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. 2017E0005556, including the right-of-way property as more specifically described in Exhibit A attached hereto;

and the undersigned hereby subordinates the lien and effect of said Deed of Trust to the easements, lot lines and building lines as shown on said plat. Provided, however, that this partial release shall not prejudice the lien of the Deed of Trust on the remaining property therein described.

IN WITNESS WHEREOF, these presents have been executed on behalf of said limited liability company, pursuant to due authority, this 17 day of NOVEMBER, 2016.

CBKC Subsidiary CDE XX, LLC,  
a Missouri limited liability company

By: 

Name: William M. Dana, Jr.

Title: President/CEO

In the State of Missouri, County of Jackson, on this 17<sup>th</sup> day of November, 2016, before me, a Notary Public in and for said state, personally appeared William M. Dana, Jr., President/CEO of CBKC Subsidiary CDE XX, LLC, known to me to be the person who executed the foregoing document on behalf of said limited liability company and acknowledged to me that s/he executed the same for the purposes therein stated. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

*Linda Adair*

Notary Public

My commission expires 5/19/18



## EXHIBIT A

### Legal Description of Right-of-Way Property Released from Deed of Trust

#### DESCRIPTION OF RIGHT OF WAY

A TRACT OF LAND BEING PART OF LOT 37, ALTAMONT A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY MISSOURI DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 37, THENCE NORTH  $02^{\circ}17'12''$  EAST ALONG THE EAST LINE OF SAID LOT 32, 94.26 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.59 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LINWOOD BOULEVARD; THENCE SOUTH  $87^{\circ}37'21''$  EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID LINWOOD BOULEVARD, 15.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 37; THENCE SOUTH  $02^{\circ}17'12''$  WEST ALONG THE EAST LINE OF SAID LOT 37, 15.00 FEET TO A POINT OF BEGINNING. CONTAINING 48 SQUARE FEET OF LAND MORE OR LESS.

AND

A TRACT OF LAND BEING PART OF LOT 41, ALTAMONT A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY MISSOURI DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 41, THENCE NORTH  $02^{\circ}16'26''$  EAST ALONG THE WEST LINE OF SAID LOT 41, 112.96 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LINWOOD BOULEVARD; THENCE NORTH  $87^{\circ}37'21''$  WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID LINWOOD BOULEVARD, 15.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE SOUTH  $02^{\circ}16'26''$  WEST ALONG THE WEST LINE OF SAID LOT 41, 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 48 SQUARE FEET OF LAND MORE OR LESS.

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
01/20/2017 11:34:48 AM  
INSTRUMENT TYPE: REL FEE: \$30.00 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE  
2017E0005557

Robert T. Kelly, Director, Recorder Of Deeds

---

*Above Line for Recorder Use Only*

**Name of Document:** DEED OF RELEASE

**Date of Document:** November 16, 2016

**Grantor(s):** KCMO CDE VI, LLC, a Delaware limited liability company

**Grantor's Mailing Address:** 3200 Wayne Avenue  
Kansas City, Missouri 64109

**Grantee(s):** LINWOOD PLACE DEVELOPMENT, LLC, a Missouri limited liability company

**Grantee's Mailing Address:** 3210 Michigan Avenue  
Kansas City, Missouri 64109  
Attention: David Warm

**Statutory Recording Reference:** Document No. 2014E0075604

**Legal Description:** See Exhibit A, p. 3.

**DEED OF RELEASE**  
(PARTIAL – CORPORATION)


This Deed of Release Witnesseth, **KCMO CDE VI, LLC**, a Missouri limited liability company (“KCMO CDE”), having its principal place of business in Jackson County, Missouri, owner and holder of the note evidencing the debt secured by the Fee and Leasehold Deed of Trust, Assignment of Leases and Rents and Security Agreement (“Deed of Trust”) executed by Linwood Place Development, LLC, a Missouri limited liability company, dated and recorded on September 12, 2014 in the office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2014E0075604, for value received does hereby release from the lien and effect of said Deed of Trust the following part of the property therein described, to-wit:

The streets as shown on the plat of LAMP/ReDISCOVER, a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof by the instrument recorded as Document No. 2017E0005556 including the right-of-way property as more specifically described in Exhibit A attached hereto;


and the undersigned hereby subordinates the lien and effect of said Deed of Trust to the easements, lot lines and building lines as shown on said plat. Provided, however, that this partial release shall not prejudice the lien of the Deed of Trust on the remaining property therein described.

IN WITNESS WHEREOF, these presents have been executed on behalf of said limited liability company, pursuant to due authority, this 16 day of November, 2016.

KCMO CDE VI, LLC,  
a Missouri limited liability company

By:   
Name: Ruben Alonso  
Title: President

In the State of Missouri, County of Jackson, on this 16<sup>th</sup> day of November, 2016, before me, a Notary Public in and for said state, personally appeared Ruben Alonso of KCMO CDE VI, LLC, known to me to be the person who executed the foregoing document on behalf of said limited liability company and acknowledged to me that s/he executed the same for the purposes therein stated. Witness my hand and seal subscribed and affixed in said County and State, the day and year above written.

  
\_\_\_\_\_  
Notary Public

My commission expires June 26, 2020





## EXHIBIT A

### Legal Description of Right-of-Way Property Released from Deed of Trust

#### DESCRIPTION OF RIGHT OF WAY

A TRACT OF LAND BEING PART OF LOT 37, ALTAMONT A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY MISSOURI DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 37, THENCE NORTH 02°17'12" EAST ALONG THE EAST LINE OF SAID LOT 32, 94.26 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.59 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LINWOOD BOULEVARD; THENCE SOUTH 87°37'21" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID LINWOOD BOULEVARD, 15.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 37; THENCE SOUTH 02°17'12" WEST ALONG THE EAST LINE OF SAID LOT 37, 15.00 FEET TO A POINT OF BEGINNING. CONTAINING 48 SQUARE FEET OF LAND MORE OR LESS.

AND

A TRACT OF LAND BEING PART OF LOT 41, ALTAMONT A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY MISSOURI DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 41, THENCE NORTH 02°16'26" EAST ALONG THE WEST LINE OF SAID LOT 41, 112.96 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LINWOOD BOULEVARD; THENCE NORTH 87°37'21" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID LINWOOD BOULEVARD, 15.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE SOUTH 02°16'26" WEST ALONG THE WEST LINE OF SAID LOT 41, 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 48 SQUARE FEET OF LAND MORE OR LESS.