

PROPERTY DESCRIPTION

CONTAINING 208,235 SQUARE FEET OR 4.78 ACRES

ALL THAT PART OF LOT 4, MULLINS PLAZA 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S89°30'57"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 373.94 FEET; THENCE S00°29'03"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NE. SHOAL CREEK PARKWAY, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID LOT 4 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S89°30'57"E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NE. SHOAL CREEK PARKWAY AND THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 238.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE NORTHWEST CORNER OF TRACT B OF SAID MULLINS PLAZA 2ND PLAT; THENCE S20°21'20"W, ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE WESTERLY LINE OF SAID TRACT B, A DISTANCE OF 69.79 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 11.97 FEET; THENCE S13°56'41"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 147.47 FEET; THENCE S26°32'42"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 53.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE S89°27'43"E, ALONG THE SOUTH LINE OF SAID TRACT B, A DISTANCE OF 48.25 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B, ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 31, MULLINS CORNER, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S09°15'19"W, ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE WESTERLY LINE OF SAID MULLINS CORNER, A DISTANCE OF 86.84 FEET; THENCE S27°16'46"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 144.44 FEET; THENCE S00°32'17"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 143.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 33 OF SAID MULLINS CORNER AND THE NORTHERLY RIGHT OF WAY LINE OF NE. 107TH STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 4 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID NE. 107TH STREET, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S35°05'18"W AND A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 47.39 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 206.22 FEET; THENCE N89°27'43"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 71.54 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 64.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4, ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 35.15 FEET; THENCE N32°28'38"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 68.35 FEET; THENCE NORTHERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 215.00 FEET, AN ARC DISTANCE OF 119.85 FEET; THENCE N00°32'17"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 547.26 FEET; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.