

LEGAL DESCRIPTION

TRACT I:
CONTAINING 151,024 SQUARE FEET OR 3.47 ACRES

ALL OF LOTS 5, 6, 7, AND PART OF LOTS 8, 9 AND 10, LAPLATA, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND PART OF LOT 3, TREMONT SQUARE, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 51 NORTH, RANGE 33 WEST, ALL IN KANSAS CITY, PLATTE COUNTY, MISSOURI, TOGETHER WITH THE SOUTH HALF OF VACATED NW. 63RD TERRACE (PLATTED CAMINO) LYING NORTH OF AND ADJACENT TO SAID LOTS 6 AND 7, AND ALL THAT PART OF NW. 63RD TERRACE (PLATTED CAMINO) LYING BETWEEN SAID LOTS 5, 7, AND 8, AS SAME WAS VACATED BY ORDINANCE NO. 61303 OF THE CITY OF KANSAS CITY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE N00°37'16"E, ALONG THE WESTERLY LINE OF SAID LOT 6 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 175.00 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED NW. 63RD TERRACE; THENCE S89°27'11"E, ALONG SAID CENTERLINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY PROPERTY LINE OF SAID LOT 5; THENCE N00°37'16"E, ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 150.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE S89°27'11"E, ALONG THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 98.42 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF PAULANE AS SHOWN ON SAID PLAT OF LAPLATA; THENCE S33°57'20"E, ALONG SAID LINE AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 212.35 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 9; THENCE S89°27'11"E, ALONG SAID LINE, A DISTANCE OF 96.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 10; THENCE N00°37'16"E, ALONG SAID LINE, A DISTANCE OF 45.28 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-29; THENCE S49°49'12"E, ALONG SAID LINE, A DISTANCE OF 197.09 FEET; THENCE S61°12'28"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 89.37 FEET; THENCE S14°59'17"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 28.30 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 10; THENCE N89°27'11"W, ALONG SAID LINE, A DISTANCE OF 55.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NW. PRAIRIE VIEW ROAD AS ESTABLISHED IN BOOK 1289 AT PAGE 399; THENCE WESTERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N73°51'01"W, A RADIUS OF 633.00 FEET, AN ARC DISTANCE OF 419.31 FEET; THENCE WESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 967.00 FEET. AN ARC DISTANCE OF 379.21 FEET; THENCE N89°20'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 448.87 FEET; THENCE WESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 33.12 FEET; THENCE N76°40'55"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 14.14 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3, SAID TREMONT SQUARE; THENCE N12°36'04"E, ALONG SAID LINE, A DISTANCE OF 15.30 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE S89°23'53"E, ALONG SAID LINE, A DISTANCE OF 535.10 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE

N00°37'16"E, ALONG SAID LINE, A DISTANCE OF 74.66 FEET; THENCE S89°27'11"E, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.
THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 ON JANUARY 17, 2024.

TRACT II
CONTAINING 374,254 SQUARE FEET OR 8.59 ACRES

PART OF LOT 3, TREMONT SQUARE, A SUBDIVISION THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 51 NORTH, RANGE 33 WEST, ALL IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S89°52'39"W, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 245.00 FEET; THENCE N64°52'21"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 215.00 FEET; THENCE N76°07'21"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 156.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N. CHATHAM AVENUE; THENCE NORTHWESTERLY ALONG SAID LINE, AND ALONG THE WESTERLY LINE OF SAID LOT 3, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N33°38'18"W, A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 17.67 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 844.08 FEET, AN ARC DISTANCE OF 45.59 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N24°20'47"W, A RADIUS OF 113.00 FEET, AN ARC DISTANCE OF 6.03 FEET TO A CORNER COMMON WITH TRACT A, SAID TREMONT SQUARE; THENCE NORTHEASTERLY, ALONG THE LINE COMMON TO SAID LOT 3 AND TRACT A, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N38°39'08"E, A RADIUS OF 80.00 FEET, AN ARC DISTANCE OF 69.98 FEET; THENCE N12°36'04"E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 88.16 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW. PRAIRIE VIEW ROAD AS ESTABLISHED IN BOOK 1289 AT PAGE 399; THENCE EASTERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N79°51'44"E, AN ARC RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 28.28 FEET; THENCE S89°20'05"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 483.34 FEET; THENCE EASTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1033.00 FEET, AN ARC DISTANCE OF 405.10 FEET; THENCE EASTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 567.00 FEET, AN ARC DISTANCE OF 190.06 FEET; THENCE S27°26'27"E, A DISTANCE OF 148.74 FEET TO THE NORTHERLY MOST CORNER OF LOT 3, VILLAGE NORTH, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE 45°51'02"W, ALONG THE NORTHWESTERLY LINE OF SAID PLAT OF NORTH VILLAGE, A DISTANCE OF 854.26 FEET TO THE NORTHWESTERLY CORNER OF LOT 11, SAID NORTH VILLAGE, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N00°37'16"E, ALONG SAID THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 315.72 FEET TO THE POINT OF BEGINNING.

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