

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres.