



# EXHIBIT A - COMMUNICATIONS EASEMENT

## PART OF TOWN OF KANSAS, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

### LEGAL DESCRIPTION (SEE SHEET ONE FOR MAP)

A Tract of land for the purpose of a Communications Easement, being a part of TOWN OF KANSAS, a subdivision recorded April 30, 1846 in Book 1, Page 44, in the City of Kansas City, Jackson County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, being more particularly described by metes and bounds on this \_\_\_\_\_ day of September, 2025, as follows:

(Note: For course orientation the bearings in the description are based on the North Right-of-Way line Second Street having a bearing of South 75° 34' 01" West, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

COMMENCING at the Southwest corner of Block 3, TOWN OF KANSAS, a subdivision recorded April 30, 1846 in Book 1, Page 44;

Thence South 75° 34' 01" West, 5.99 feet, on the Westerly prolongation of the North Right-of-Way line of 2nd Street as established by said platted subdivision, TOWN OF KANSAS, to the POINT OF BEGINNING of said Tract herein described;

Thence South 75° 34' 01" West, 10.00 feet, continuing on said Westerly prolongation;

Thence North 14° 14' 13" West, 672.50 feet, departing said Westerly prolongation, to a point on the North line of a thirty feet wide excepted tract as established Missouri Special Warranty Deed, recorded September 21, 2011 as instrument number 2011E0087643;

Thence North 75° 34' 01" East, 10.00 feet, on the North line of said thirty feet wide excepted tract;

Thence South 14° 14' 13" East, 672.50 feet, departing said North line, to the POINT OF BEGINNING, said Tract containing 6,725 square feet or 0.1544 acres.

DRAFT

i:\047160.00.01 KFN Missouri River CR\DWG\Survey\047160-SRUY-ESMT-COMM-MIZZ-RIVR4.dwg  
Sep 10, 2025 - 1:16pm Plotted by: joe.coleman

Sheet:  <div style="font-size: 2em; font-weight: bold; text-align: center;">2</div> OF  <div style="font-size: 2em; font-weight: bold; text-align: center;">2</div>	Drawn By: JMC Project No: 047160 Field Date: 2025-07-16 Issue Date: 2025-09-10	Project: EXHIBIT A - COMM EASEMENT PART OF TOWN OF KANSAS A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY JACKSON COUNTY, MISSOURI	Client:  KFN 10875 BENSON DRIVE, STE 130 OVERLAND PARK, KS 66210	 BHC, Inc. 712 State Avenue, Kansas City, KS 66101 Phone: (913) 371-5300
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