

PROPERTY DESCRIPTION

CONTAINING 28,945 SQUARE FEET OR 0.66 ACRES

ALL THAT PART OF THE EXISTING ROAD RIGHT OF WAY OF N. ARMADA AVENUE (PLATTED SKY DRIVE) LYING BETWEEN LOTS 31, 32, AND 51 THROUGH 54, AMENDED PLAT OF SKYLAND PARK II, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 54, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 53 AND BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID N. ARMADA AVENUE; THENCE $N14^{\circ}39'37''W$, ALONG THE EASTERLY LINE OF SAID LOT 53, A DISTANCE OF 98.30 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 53, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 52; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 52, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 318.60 FEET, AN ARC DISTANCE OF 178.68 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 52, SAID POINT ALSO BEING THE EASTERLY MOST CORNER OF SAID LOT 51; THENCE $N46^{\circ}47'36''W$, ALONG THE NORTHEASTERLY LINE OF SAID LOT 51, A DISTANCE OF 117.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI HIGHWAY 152, ALSO KNOWN AS MISSOURI ROUTE "T", AS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 452 AT PAGE 245; THENCE $N68^{\circ}21'53''E$, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 55.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N. ARMADA AVENUE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 31; THENCE $S46^{\circ}47'36''E$, ALONG THE WESTERLY LINE OF SAID LOT 31, A DISTANCE OF 94.37 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 368.60 FEET, AN ARC DISTANCE OF 206.72 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 31, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 32; THENCE $S14^{\circ}39'37''E$, ALONG THE WESTERLY LINE OF SAID LOT 32, A DISTANCE OF 98.30 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 427.30 FEET, AN ARC DISTANCE OF 184.36 FEET; THENCE WESTERLY, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF $N39^{\circ}59'44''W$, A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 193.24 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 54, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID N. ARMADA AVENUE; THENCE NORTHEASTERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF $N47^{\circ}44'17''E$, A RADIUS OF 139.60 FEET, AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF BEGINNING.