



Public Works Department

Development Services

414 E 12th Street
City Hall, 18th Fl
Kansas City, Missouri 64106

816-513-2551
Fax: 816-513-2548

Acceptance and Release Letter Communication No. _____
(Fill in on entry to Legistar)

To: Mario Vasquez, City Manager
Date: April 15, 2026
Department: Public Works, Development Services
Subject: Acceptance or release of right-of-way and easements granted to City of Kansas City, Missouri
Requester: Nicolas Bosonetto, City Engineer

March 2026 - Accepting and releasing various easements and deeds in Kansas City, **Platte County**, Missouri and requesting that the City Manager approve the acceptance and release, and directing the City Clerk to file the acceptance and release in the office of the Recorder of Deeds.

That **eleven (11)** various easements and deeds in Kansas City, **Platte County**, Missouri executed by the following persons, and which appear of record as the instrument numbers and respective books and pages and project numbers as follows be accepted or released by the **City of Kansas City, Missouri** (Grantor):

Project Number: N/A
Project Title: CHATHAM AVENUE SELF STORAGE
ENERGOV: CLDPIR-2025-00059
Reviewer: TERRY THOMAS
Acceptance or Release: PARTIAL RELEASE

Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
PICTURE HILLS PROPERTIES, BILL D. MAYFIELD AND SHIRLEY B. MAYFIELD, MYRL I. HELTON AND SUSAN F. HELTON, AMERICAN BANK OF PLATTE COUNTY, JOHN G. SANDT AND FRANCES E. SANDT	008785	664 & 478	ACCESS ROAD EASEMENT

LEGAL DESCRIPTION – SEE EXHIBIT A



Project Number: N/A
Project Title: CHATHAM AVENUE SELF STORAGE
ENERGOV: CLDPIR-2025-00059
Reviewer: TERRY THOMAS
Acceptance or Release: PARTIAL RELEASE

Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
PICTURE HILLS PROPERTIES, BILL D. MAYFIELD AND SHIRLEY B. MAYFIELD, MYRL I. HELTON AND SUSAN F. HELTON, AMERICAN BANK OF PLATTE COUNTY, JOHN G. SANDT AND FRANCES E. SANDT	008785	664 & 478	INGRESS - EGRESS EASEMENT
DONCRO. INC., MYRL I. HELTON AND SUSAN F. HELTON, JOHN G. SANDT AND FRANCES E. SANDT	44160	569 & 535	INGRESS - EGRESS EASEMENT

LEGAL DESCRIPTION – SEE EXHIBIT A

Project Number: N/A
Project Title: CHATHAM AVENUE SELF STORAGE
ENERGOV: CLDPIR-2025-00059
Reviewer: TERRY THOMAS
Acceptance or Release: FULL RELEASE

Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
N/A	2016011538	1266 & 326	PERMANENT ACCESS EASEMENT IN LOT C
N/A	2016011538	1266 & 326	PERMANENT ACCESS EASEMENT IN LOT D
N/A	2016011538	1266 & 326	PERMANENT ACCESS EASEMENT IN LOT E

LEGAL DESCRIPTION – SEE EXHIBIT A



Project Number: N/A
Project Title: CHATHAM AVENUE SELF STORAGE
ENERGOV: CLDPIR-2025-00059
Reviewer: TERRY THOMAS
Acceptance or Release: FULL RELEASE

Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
SPECIALTY REAL ESTATE, INC., BILL D. MAYFIELD AND SHIRLEY B. MAYFIELD	N/A	17 & 250	ROADWAY EASEMENT

LEGAL DESCRIPTION – SEE EXHIBIT A

Project Number: N/A
Project Title: CHATHAM AVENUE SELF STORAGE
ENERGOV: CLDPIR-2025-00059
Reviewer: TERRY THOMAS
Acceptance or Release: PARTIAL RELEASE

Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
DONALSON DEVELOPMENT CO., INC.	N/A	545 & 559	ROADWAY EASEMENT

LEGAL DESCRIPTION – SEE EXHIBIT A

Project Number: N/A
Project Title: CHATHAM AVENUE SELF STORAGE
ENERGOV: CLDPIR-2025-00059
Reviewer: TERRY THOMAS
Acceptance or Release: FULL RELEASE

Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
N/A	N/A	PLATTE CIRCUIT COURT CASE # 16AE-CV02698 FILED JUNE 27, 2017	PERMANENT ACCESS EASEMENT IN LOT C
N/A	N/A	PLATTE CIRCUIT COURT CASE # 16AE-CV02698 FILED JUNE 27, 2017	PERMANENT ACCESS EASEMENT IN LOT D



N/A

N/A

**PLATTE
CIRCUIT
COURT CASE #
16AE-CV02698
FILED JUNE 27,
2017**

**PERMANENT
ACCESS EASEMENT
IN LOT E**

LEGAL DESCRIPTION – SEE EXHIBIT A

DocuSigned by:

Nicolas Bosonetto

Date 4/16/2026

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Nicolas Bosonetto, City Engineer

Director recommends approval of easements to be accepted and certifies that the easements to be released are no longer needed:

DocuSigned by:

Michael Shaw

Date 4/16/2026

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Michael Shaw, Director of Public Works

Accepted as written.

Signed by:

Mario Vasquez

Date 4/17/2026

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Mario Vasquez, City Manager



Exhibit A
Legal Descriptions

Document No. 008785 Book 664 Page 478

Access Road Easement Release #1 - Partial Release

Established by Access Road Construction and Maintenance Easement, Construction and Maintenance Agreement (Olsson No. A24-05939)

Part of Lots B, C, D, E, F & G, PRAIRIE BUSINESS CENTER, a subdivision of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded January 15, 1988 in Plat Book 17 at Page 250 in the Office of Recorder of Deeds, Platte County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Mean P.L.S. 2000147866, under the authority of Olsson C.L.S. 366, as a partial release of an access road easement as follows: Commencing at the Southwest corner of said PRAIRIE BUSINESS CENTER; thence North 00°52'06" East along the West line of said PRAIRIE BUSINESS CENTER, 484.89 feet to the centerline of an access road easement established in the Access Road Construction and Maintenance Easement, Construction and Maintenance Agreement recorded August 17, 1984 as Document No. 008785 in Book 664 at Page 478 in said Office of Recorder of Deeds, Platte County, Missouri; thence North 00°52'06" East along said West line of said PRAIRIE BUSINESS CENTER, also being the West line of said 30.00 feet wide access road easement, 19.44 feet to the Northwest corner of said access road easement; thence leaving said West line of said PRAIRIE BUSINESS CENTER, South 49°37'54" East along the Northerly line of said 30.00 feet access road easement, 141.94 feet; thence Southerly along said Northerly line of said 30.00 feet wide access road easement, being tangent to the last described course, with a radius of 150.00 feet, a central angle of 33°35'00", an arc distance of 87.92 feet to a point on the East line of said Lot F; thence South 00°52'06" West, along said access road easement and along said West line of said Lot F, 5.42 feet to a point on the Northerly line of said Lot E and also being a point on the Northerly line of a 25.00 feet wide access road easement established by said Access Road Construction and Maintenance Easement, Construction and Maintenance Agreement; thence leaving said West line of said Lot F, South 89°07'54" East, along said Northerly line of said 25.00 feet wide access road easement, along said Northerly line of said Lot E, also along the North line of said Lot C, also along the Northerly line of said Lot D and also along the Northerly line of said Lot B, 250.00 feet; thence North 00°52'06" East along said Northerly line of said access road easement and along said Northerly line of said Lot B, 5.00 feet to a point on the Northerly line of a 30.00 feet wide access road easement established by said Access Road Construction and Maintenance Easement, Construction and Maintenance Agreement; thence South 89°07'54" East along the Northerly line of said 30.00 feet wide access road easement, and along said Northerly line of said Lot B, 29.38 feet to a point on the Existing Westerly right-of-way line of N. Chatham Avenue, established by Ordinance Number 140109 recorded May 26, 2015 as Instrument Number 2015006706 in Book 1244 at Page 388, amended by Ordinance Number 160496 recorded August 24, 2016 as Instrument Number 2016011538 in Book 1266 at Page 326 each recorded in said Office of Recorder of Deeds, Platte County, Missouri and Report of Commissioners Condemnation proceedings in Platte County Circuit Court Case No. 16AE-CV02698 filed June 27, 2017; thence leaving said Northerly line of said 30.00 feet wide access road easement, South 40°15'22" West along said Existing Westerly right-of-way line, 38.81 feet to a point on the Southerly line of said 30.00 feet wide access road easement; thence North 89°07'54" West, being 30.00 feet Southerly and parallel to said Northerly line of said Lot B and along said Southerly line of said 30.00 feet wide access road easement, 4.75 feet to a point on the Southerly line of said 25.00 feet wide access road easement; thence North 89°07'54" West, being 25.00 feet Southerly and parallel to said Northerly line of said Lot B, said Northerly line of said Lot D, said North line of said Lot C and said Northerly line of said Lot E, along said Southerly line of said 25.00 feet wide access road easement, 250.00 feet to the Southeast corner of said Lot F, also being a point on the Northerly line of said Lot E; thence North 00°52'06" East along said Southerly line of said access road easement, along said Northerly line of said Lot E and along said East line of said Lot F, 0.28 feet to a point on the Southerly line of said 30.00 feet wide access road easement; thence leaving said Northerly

March 2026 Public Works

Easement Acceptance and Release Letter



line of said Lot E and leaving said East line of said Lot F, Northwesterly along said Southerly line of said 30.00 feet wide access road easement, having an initial tangent bearing of North 84°12'14" West with a radius of 180.00 feet, a central angle of 34°34'20" and an arc distance of 108.61 feet; thence North 49°37'54" West, along said Southerly line of said 30.00 feet wide access road easement, 117.20 feet to the Southwest corner of said 30.00 feet wide access road easement also being a point on the West line of said PRAIRIE BUSINESS CENTER; thence North 00°52'06" East, along said West line of said PRAIRIE BUSINESS CENTER and along said West line of said 30.00 feet access road easement. Containing 13,596 square feet or 0.31 acres, more or less.

Document No. 44160 Book 569 Page 535

Document No. 008785 Book 664 Page 478

Ingress & Egress Easement Release #1 - Partial Release

Established by Declaration of Easement & Access Road Construction and Maintenance Easement and Maintenance Agreement (Olsson No. A24-05939)

Part of Lot B, C, D & E, PRAIRIE BUSINESS CENTER, a subdivision of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded January 15, 1988 in Plat Book 17 at Page 250 in the Office of Recorder of Deeds, Platte County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Mean P.L.S. 2000147866, under the authority of Olsson C.L.S. 366, as a partial release of an ingress & egress easement as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 00°47'47" East, along the East line of said Southeast Quarter, 902.74 feet; thence leaving said East line, North 89°07'54" West, 307.32 feet to a point on the centerline of an ingress and egress easement as described in Tract I in Declaration of Easement document recorded August 13, 1979 as Document No. 44160 in Book 569 at Page 535 and described in Tract I of Access Road Construction and Maintenance Easement, Construction and Maintenance Agreement recorded August 17, 1984 as Document No. 008785 in Book 664 at Page 478 each recorded in said Office of Recorder of Deeds, Platte County, Missouri; thence North 34°23'58" West along said centerline, 67.75 feet; thence North 89°07'54" West, along said centerline, 235.40 feet to a point on the Existing Westerly right-of-way line of N. Chatham Avenue, established by Ordinance Number 140109 recorded May 26, 2015 as Instrument Number 2015006706 in Book 1244 at Page 388, amended by Ordinance Number 160496 recorded August 24, 2016 as Instrument Number 2016011538 in Book 1266 at Page 326 each recorded in said Office of Recorder of Deeds, Platte County, Missouri and Report of Commissioners Condemnation proceedings in Platte County Circuit Court Case No. 16AE-CV02698 filed June 27, 2017, also being the Point of Beginning of the tract of land to be herein described; thence South 40°15'22" West, along said Existing Westerly right-of-way line, 19.39 feet to a point on the South line of said ingress & egress easement; thence leaving said Existing Westerly right-of-way line, North 89°07'54" West, along said South line, also being 25.00 feet Southerly and parallel to the Northerly line of said Lot B, Northerly line of said Lot D and North line of said Lot C, 254.75 feet to the Southwest corner of said Ingress & Easement, also being a point on the Northerly line of said Lot E and also being the Southeast corner of Lot F of said PRAIRIE BUSINESS CENTER; thence North 00°52'06" East, along the West line of said ingress & egress easement, also being said Northerly line of said Lot E, and also being the East line of said Lot F, 25.00 feet; thence South 89°07'54" East along the Northerly line of said ingress & egress easement, also being the Northerly lines of said Lots B, D & E and also being the North line of said Lot C, 250.00 feet; thence North 00°52'06" East along said Northerly line of said ingress & egress easement, and along said Northerly line of said Lot B, 5.00 feet; thence South 89°07'54" East, along said Northerly line of said ingress & egress easement and along said Northerly line of said Lot B, 29.38 feet to a point on the Existing Westerly right-of-way line; thence leaving said Northerly line of said ingress & egress easement and leaving said Northerly line of said Lot B, South 40°15'22" West along said Existing Westerly right-of-way line, 19.42 feet to the Point of Beginning. Containing 6,761 square feet or 0.16 acres, more or less.



Instrument Number 2016011538 Book 1266 Page 326
Platte County Circuit Court Case No. 16AE-CV02698 filed June 27, 2017
Permanent Access Easement Release #1 - Lot C - Full Release
Permanent Access Easement Tract No. 8
Report of Commissioners Case No. 16AE-CV002698 filed June 27, 2017 (Olsson No. A24-05939)

Part of Lot C, PRAIRIE BUSINESS CENTER, a subdivision of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded January 15, 1988 as Plat Book 17 at Page 250 in the Office of Recorder of Deeds, Platte County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Mean P.L.S. 2000147866, under the authority of Olsson C.L.S. 366, as a full release of a permanent access easement as follows: Beginning at the Northwest corner of said Lot C; thence South 89°07'54" East along the North line of said Lot C, 49.66 feet; thence leaving said North line, Southeasterly along a curve to the right, having an initial tangent bearing of South 80°15'20" East, with a radius of 167.00 feet, a central angle of 25°56'15", an arc distance of 75.60 feet; thence Easterly along a curve to the left, having a common tangent with the last described course, with a radius of 13.00 feet, a central angle of 84°02'02" and an arc distance of 19.07 feet; thence Northeasterly along a curve to the right, having a common tangent with the last described course, with a radius of 42.00 feet, a central angle of 34°57'09" an arc distance of 25.62 feet; thence Northeasterly along a curve to the left having a comment tangent with the last described course, with a radius of 13.00 feet, a central angle of 75°01'03" an arc distance of 17.02 feet to a point on said North line of said Lot C; thence South 89°07'54" East along said North line of said Lot C, 2.28 feet to the Northeast corner of said Lot C; thence South 00°00'00" East along the East line of said Lot C, 38.73 feet; thence leaving said East line of said Lot C, Westerly along a curve to the right, having an initial tangent bearing of South 68°40'46" West, with a radius of 42.00 feet, a central angle of 05°29'20" an arc distance of 4.02 feet; thence Southerly along a curve to the left, having a common tangent with the last described course with a radius of 13.00 feet, a central angle of 123°54'44" and arc distance of 28.11 feet; thence South 49°44'38" East, 3.16 feet; thence Southeasterly along a curve to the left, being tangent to the last described course, with a radius of 23.00 feet, a central angle of 18°17'06" an arc distance of 7.34 feet to a point on said East line of said Lot C; thence South 00°00'00" East along said East line of said Lot C, 15.14 feet to a point on the Existing Westerly right-of-way line of N. Chatham Avenue, established by Ordinance Number 140109 recorded May 26, 2015 as Instrument Number 2015006706 in Book 1244 at Page 388, amended by Ordinance Number 160496 recorded August 24, 2016 as Instrument Number 2016011538 in Book 1266 at Page 326 each recorded in said Office of Recorder of Deeds, Platte County, Missouri and Report of Commissioners Condemnation proceedings in Platte County Circuit Court Case No. 16AE-CV02698 filed June 27, 2017; thence South 40°15'22" West along said Existing Westerly right-of-way line, 31.11 feet; thence leaving said Existing Westerly right-of-way line, Northwesterly along a curve to the left, having an initial tangent bearing of North 02°05'12" West, a radius of 23.00 feet, a central angle of 47°39'27" an arc distance of 19.13 feet; thence North 49°44'38" West, 45.13 feet; thence Westerly along a curve to the left, being tangent to the last described course, with a radius of 133.00 feet, a central angle 39°23'16" and an arc distance of 91.43 feet; thence North 89°07'54" West, 23.40 feet to a point on the West line of said Lot C; thence North 00°00'00" East along said West line of said Lot C, 32.00 feet to the Point of Beginning. Containing 7,561 square feet or 0.17 acres, more or less.



Instrument Number 2016011538 Book 1266 Page 326
Platte County Circuit Court Case No. 16AE-CV02698 filed June 27, 2017
Permanent Access Easement Release #2 & 3 - Lot D - Full Release
Permanent Access Easement Tract No. 10
Report of Commissioners Case No. 16AE-CV002698 filed June 27, 2017 (Olsson No. A24-05939)

Part of Lot D, PRAIRIE BUSINESS CENTER, a subdivision of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded January 15, 1988 as Plat Book 17 at Page 250 in the Office of Recorder of Deeds, Platte County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Mean P.L.S. 2000147866, under the authority of Olsson C.L.S. 366, as a full release of a permanent access easement as follows: Beginning at the Northwest corner of said Lot D; thence South 89°07'54" East along the Northerly line of said Lot D, 26.74 feet; thence leaving said Northerly line of said Lot D, South 02°45'49" West, 1.23 feet; thence Southwesterly along a curve to the right, being tangent to the last described course, with a radius of 42.00 feet, a central angle of 65°54'57", an arc distance of 48.32 feet to a point hereafter known as Point "A", also being a point on the Westerly line of said Lot D; thence North 00°00'00" East along said Westerly line of said Lot D, 38.73 feet to the Point of Beginning.

Also

Commencing at Point "A"; thence South 00°00'00" West, along said Westerly line of said Lot D, 29.53 feet to the Point of Beginning of the tract of land to be herein described; thence Easterly along a curve to the left, having an initial tangent bearing of South 68°01'44" East, with a radius of 23.00 feet, a central angle of 29°22'21" and an arc distance of 11.79 feet to a point on the Existing Westerly right-of-way line of N. Chatham Avenue, established by Ordinance Number 140109 recorded May 26, 2015 as Instrument Number 2015006706 in Book 1244 at Page 388, amended by Ordinance Number 160496 recorded August 24, 2016 as Instrument Number 2016011538 in Book 1266 at Page 326 each recorded in said Office of Recorder of Deeds, Platte County, Missouri and Report of Commissioners Condemnation proceedings in Platte County Circuit Court Case No. 16AE-CV02698 filed June 27, 2017; thence South 40°15'22" West along said Existing Westerly right-of-way line, 17.90 feet to a point on the Westerly line of said Lot D; thence leaving said Existing Westerly right-of-way line, North 00°00'00" East, along said Westerly line, 15.14 feet to the Point of Beginning.

Containing 825 square feet or 0.02 acres, more or less.

Instrument Number 2016011538 Book 1266 Page 326
Platte County Circuit Court Case No. 16AE-CV02698 filed June 27, 2017
Permanent Access Easement Release #4 - Lot E - Full Release
Permanent Access Easement Tract No. 9
Report of Commissioners Case No. 16AE-CV002698 filed June 27, 2017 (Olsson No. A24-05939)

Part of Lot E, PRAIRIE BUSINESS CENTER, a subdivision of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded January 15, 1988 as Plat Book 17 at Page 250 in the Office of Recorder of Deeds, Platte County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Mean P.L.S. 2000147866, under the authority of Olsson C.L.S. 366, as a full release of a permanent access easement as follows: Beginning at the Northeast corner of said Lot E; thence South 00°00'00" East along the East line of said Lot E, 32.00 feet; thence leaving said East line, North 89°07'54" West, 8.52 feet; thence Westerly along a curve to the right, being tangent to the last described course, with a radius of 117.00 feet, a central angle of 20°56'43", an arc distance of 42.77 feet to a point on the Northerly line of said Lot E; thence Easterly along said Northerly line of said Lot E, having an initial tangent bearing of South 83°17'20" East, with a radius of 140.74 feet, a central angle of 05°50'34" and



an arc distance of 14.35 feet; thence North 00°52'06" East along said Northerly line, 25.00 feet; thence South 89°07'54" East, along said Northerly line, 35.53 feet to the Point of Beginning. Containing 1,142 square feet or 0.03 acres, more or less.

Plat Book 17 Page 250

Roadway Easement Release #1 - Full Release

Established by PRAIRIE BUSINESS CENTER (Olsson No. A24-05939)

Part of Lots F & G, PRAIRIE BUSINESS CENTER, a subdivision of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded January 15, 1988 in Plat Book 17 at Page 250 in the Office of Recorder of Deeds, Platte County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Mean P.L.S. 2000147866, under the authority of Olsson C.L.S. 366, as a full release of a roadway easement as follows; All of a 30.00 feet roadway easement, established by said PRAIRIE BUSINESS CENTER, being the Southern 30.00 feet of said Lots F & G.

Book 545 Page 559

Roadway Easement Release #2 - Partial Release

Established by Declaration of Easement (Olsson No. A24-05939)

Part of Lot B, PRAIRIE BUSINESS CENTER, a subdivision of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded January 15, 1988 in Plat Book 17 at Page 250 in the Office of Recorder of Deeds, Platte County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Mean P.L.S. 2000147866, under the authority of Olsson C.L.S. 366, as a partial release of an roadway easement as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 00°47'47" East, along the East line of said Southeast Quarter, 902.74 feet; thence leaving said East line, North 89°07'54" West 307.32 feet to a point on the centerline of a 30 feet wide roadway easement as described in the Declaration of Easement document recorded September 15, 1978 in Book 545 at Page 559 in said Office of Recorder of Deeds, Platte County, Missouri; thence North 34°23'58" West along said centerline, 67.75 feet; thence North 89°07'54" West, along said centerline, 235.40 feet to a point on the Existing Westerly right-of-way line of N. Chatham Avenue, established by Ordinance Number 140109 recorded May 26, 2015 as Instrument Number 2015006706 in Book 1244 at Page 388, amended by Ordinance Number 160496 recorded August 24, 2016 as Instrument Number 2016011538 in Book 1266 at Page 326 each recorded in said Office of Recorder of Deeds, Platte County, Missouri and Report of Commissioners Condemnation proceedings in Platte County Circuit Court Case No. 16AE-CV02698 filed June 27, 2017, also being the Point of Beginning of the tract of land to be herein described; thence leaving said centerline, South 40°15'22" West, along said Existing Westerly right-of-way line, 19.39 feet to a point on the Southerly line of said roadway easement; thence leaving said Existing Westerly right-of-way line, North 89°07'54" West, along said Southerly line, also being 30.00 feet Southerly and parallel to the Northerly line of said Lot B, 4.75 feet to the Southwest corner of said roadway easement; thence North 00°52'06" East along the West line of said roadway easement, 25.00 feet to a point on said Northerly line of said Lot B; thence North 00°52'06" East along said West line of said roadway easement and along said Northerly line of said Lot B, 5.00 feet to the Northwest corner of said roadway easement; thence South 89°07'54" East, along said Northerly line of said Lot B and along the Northerly line of said roadway easement, 29.38 feet to a point on said Existing Westerly right-of-way line; thence leaving said Northerly line of said roadway easement and leaving said Northerly line of said Lot B, South 40°15'22" West along said Existing Westerly right-of-way line, 19.42 feet to the Point of Beginning. Containing 512 square feet or 0.01 acres, more or less.

