

**Project 3 South Retail Shops**

A parcel of land situated in a portion of Tract IV, "MOONEY PLACE", a subdivision of land in the City of Kansas City, Jackson County, Missouri, said parcel being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Southwest corner of Tract I of said "MOONEY PLACE", said point being the intersection of the North right-of-way line of Linwood Boulevard, as now established and the East right-of-way line of Olive Street, as now established;

Thence South  $87^{\circ}26'23''$  East 188.94 feet along said North right-of-way line;

Thence North  $02^{\circ}33'37''$  East 79.05 feet, along a line perpendicular to said East right-of-way line, to the Southwest corner of Building No. 3130, said point being the "point of beginning";

Thence North  $02^{\circ}08'55''$  East 132.31 feet, along the West face of said Building No. 3130, to the Northwest corner of said Building No. 3130, said point also being on the center line of a 1.00 foot wide concrete block party wall;

Thence South  $87^{\circ}49'28''$  East 79.99 feet, along said center line, to the Northeast corner of said Building No. 3130 and the Southeast corner of said Building No. 3110, said point also being a jog to the Southeast of said Building No. 3130;

Thence South  $42^{\circ}35'33''$  East 8.58 feet, along said East face and said jog to the Southeast, to a jog to the South in said East face;

Thence South  $02^{\circ}11'16''$  West 29.09 feet, along said East face and said jog to the South, to a jog to the Southeast in said East face;

Thence South  $43^{\circ}09'35''$  East 9.95 feet, along said East face and said jog to the Southeast, to a jog to the South in said East face;

Thence South  $02^{\circ}16'47''$  West 57.90 feet, along said East face and said jog to the South, to a jog to the Southwest in said East face;

Thence South  $46^{\circ}35'37''$  West 9.69 feet, along said East face and said jog to the Southwest, to a jog to the West in the South face of said Building No. 3130;

Thence North  $87^{\circ}49'41''$  West 93.13 feet, along said South face, to the "point of beginning" of the parcel herein described, containing 12,472 square feet or 0.2863 acres, more or less.

Subject to all easements and restrictions of record.