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Jay Lawson  
Recorder of Deeds

140165

RECORDER OF DEEDS CERTIFICATE  
CLAY COUNTY, MISSOURI

EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMO 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.



Jay Lawson  
Recorder of Deeds  
Clay County Courthouse  
Liberty, MO 64068



CITY OF KANSAS CITY MISSOURI

CERTIFICATE OF THE CITY CLERK
DOCUMENT TO BE RECORDED
WITH CLAY COUNTY, MISSOURI

DATE OF DOCUMENT:

March 6, 2014

DOCUMENT TITLE:

Ordinance 140165-(1680-1)

GRANTOR(S)
NAME &
ADDRESS:

City of Kansas City, Missouri
414 E 12th Street
Kansas City, MO 64106

GRANTEE(S)
NAME &
ADDRESS:

Steve Romney of Property Preserve, Inc

LEGAL DESCRIPTION:

See Pages 1-2 or Exhibit of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th floor, City Hall, Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the City on this 1st day of

April, 2014.

Marilyn Sanders
City Clerk



By Brittinney Lacy, Deputy City Clerk

RETURN ALL RECORDED ORIGINALS TO:

\* OFFICE OF THE CITY CLERK, 414 E. 12TH STREET, CITY HALL, 25TH FLOOR, KANSAS CITY MISSOURI 64106.

RL-

16

ORDINANCE NO. 140165

Vacating two portions of N.E. Soccer Drive between I-435 and Shoal Creek Parkway, Kansas City, Clay County, Missouri and directing the City Clerk to record certain documents. (1680-V)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 13th day of November, 2013, a petition was filed with the City Clerk of Kansas City by Hunt Midwest Real Estate Development, Inc., for the vacation of two portions of N.E. Soccer Drive, the location of portion one being the following: Commencing at the aforementioned Point E; thence South 71 degrees 05 minutes 52 seconds East, 14.86 feet; thence North 18 degrees 54 minutes 08 seconds East, 56.00 feet to a point on the northerly right-of-way line of N.E. Soccer Drive, as now established, said point being the point of beginning of the tract of land to be herein described: thence easterly, along said right-of-way line, along a curve to the right, having an initial tangent bearing of North 75 degrees 44 minutes 05 seconds East, with a radius of 782.86 feet, a central angle of 55 degrees 21 minutes 52 seconds and an arc distance of 756.47 feet; thence South 48 degrees 54 minutes 03 seconds East, continuing along said right-of-way line, 258.33 feet; thence northwesterly, departing from said right-of-way line, along a curve to the left, having an initial tangent bearing of North 58 degrees 26 minutes 48 seconds West, with a radius of 1,156.00 feet, a central angle of 12 degrees 39 minutes 03 seconds and an arc distance of 255.25 feet; thence North 71 degrees 05 minutes 52 seconds West, 27.65 feet to a point on the southerly right-of-way line of said N.E. Soccer Drive; thence westerly, along said right-of-way line, along a curve to the left, having an initial tangent bearing of North 49 degrees 54 minutes 07 seconds West, with a radius of 702.86 feet, a central angle of 42 degrees 23 minutes 29 seconds and an arc distance of 520.02 feet; thence North 71 degrees 05 minutes 52 seconds West, departing from said right-of-way line, 174.17 feet to the point of beginning, containing 60,241 square feet or 1.38 acres, more or less, and the location of portion two being the

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following: Commencing at the aforementioned Point H; thence westerly, along a curve to the left, having an initial tangent bearing of North 66 degrees 08 minutes 06 seconds West, with a radius of 700.00 feet, a central angle of 12 degrees 46 minutes 12 seconds and an arc distance of 156.01 feet; thence South 11 degrees 05 minutes 43 seconds West, 63.92 feet to a point on the westerly right-of-way line on N. Shoal Creek Parkway, as now established, said point being the point of beginning of the tract of land to be herein described: thence southerly, along said right-of-way line, along a curve to the right, having an initial tangent bearing of South 41 degrees 32 minutes 14 seconds East, with a radius of 70.00 feet, a central angle of 66 degrees 37 minutes 14 seconds and an arc distance of 81.39 feet; thence South 25 degrees 05 minutes 00 seconds West, continuing along said right-of-way line, 4.51 feet to a point on the southerly right-of-way line of N.E. Soccer Drive, as now established; thence North 88 degrees 56 minutes 30 seconds West, along said right-of-way line, 351.62 feet; thence westerly, continuing along said right-of-way line, along a curve to the right, being tangent to the last described course, with a radius of 1,677.02 feet, a central angle of 09 degrees 57 minutes 41 seconds and an arc distance of 291.57 feet; thence easterly, along a curve to the left, having an initial tangent bearing of South 85 degrees 14 minutes 02 seconds East, with a radius of 748.00 feet, a central angle of 23 degrees 24 minutes 27 seconds and an arc distance of 305.59 feet; thence easterly, along a curve to the right, having a common tangent with the last described course, with a radius of 652.00 feet, a central angle of 03 degrees 34 minutes 25 seconds and an arc distance of 40.67 feet to a point on the northerly right-of-way line of said N.E. Soccer Drive; thence South 88 degrees 56 minutes 30 seconds East, along said right-of-way line, 291.95 feet to the point of beginning, containing 35,686 square feet or 0.82 acres, more or less, and all utility easements over, under, across and along said street portions, all in Section 16, Township 51 North, Range 32 West, Kansas City, Clay County, Missouri, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that due notice of the pendency of said petition has been given in the newspaper doing the city printing, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That two portions of N.E. Soccer Drive, the location of portion one being the following: Commencing at the aforementioned Point E; thence South 71 degrees 05 minutes 52 seconds East, 14.86 feet; thence North 18 degrees 54 minutes 08 seconds East, 56.00 feet to a point on the northerly right-of-way line of N.E. Soccer Drive, as now established, said point being the point of beginning of the tract of land to be herein described: thence easterly, along said right-of-way line, along a curve to the right, having an initial tangent bearing of North 75

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degrees 44 minutes 05 seconds East, with a radius of 782.86 feet, a central angle of 55 degrees 21 minutes 52 seconds and an arc distance of 756.47 feet; thence South 48 degrees 54 minutes 03 seconds East, continuing along said right-of-way line, 258.33 feet; thence northwesterly, departing from said right-of-way line, along a curve to the left, having an initial tangent bearing of North 58 degrees 26 minutes 48 seconds West, with a radius of 1,156.00 feet, a central angle of 12 degrees 39 minutes 03 seconds and an arc distance of 255.25 feet; thence North 71 degrees 05 minutes 52 seconds West, 27.65 feet to a point on the southerly right-of-way line of said N.E. Soccer Drive; thence westerly, along said right-of-way line, along a curve to the left, having an initial tangent bearing of North 49 degrees 54 minutes 07 seconds West, with a radius of 702.86 feet, a central angle of 42 degrees 23 minutes 29 seconds and an arc distance of 520.02 feet; thence North 71 degrees 05 minutes 52 seconds West, departing from said right-of-way line, 174.17 feet to the point of beginning, containing 60,241 square feet or 1.38 acres, more or less, and the location of portion two being the following: Commencing at the aforementioned Point H; thence westerly, along a curve to the left, having an initial tangent bearing of North 66 degrees 08 minutes 06 seconds West, with a radius of 700.00 feet, a central angle of 12 degrees 46 minutes 12 seconds and an arc distance of 156.01 feet; thence South 11 degrees 05 minutes 43 seconds West, 63.92 feet to a point on the westerly right-of-way line on N. Shoal Creek Parkway, as now established, said point being the point of beginning of the tract of land to be herein described: thence southerly, along said right-of-way line, along a curve to the right, having an initial tangent bearing of South 41 degrees 32 minutes 14 seconds East, with a radius of 70.00 feet, a central angle of 66 degrees 37 minutes 14 seconds and an arc distance of 81.39 feet; thence South 25 degrees 05 minutes 00 seconds West, continuing along said right-of-way line, 4.51 feet to a point on the southerly right-of-way line of N.E. Soccer Drive, as now established; thence North 88 degrees 56 minutes 30 seconds West, along said right-of-way line, 351.62 feet; thence westerly, continuing along said right-of-way line, along a curve to the right, being tangent to the last described course, with a radius of 1,677.02 feet, a central angle of 09 degrees 57 minutes 41 seconds and an arc distance of 291.57 feet; thence easterly, along a curve to the left, having an initial tangent bearing of South 85 degrees 14 minutes 02 seconds East, with a radius of 748.00 feet, a central angle of 23 degrees 24 minutes 27 seconds and an arc distance of 305.59 feet; thence easterly, along a curve to the right, having a common tangent with the last described course, with a radius of 652.00 feet, a central angle of 03 degrees 34 minutes 25 seconds and an arc distance of 40.67 feet to a point on the northerly right-of-way line of said N.E. Soccer Drive; thence South 88 degrees 56 minutes 30 seconds East, along said right-of-way line, 291.95 feet to the point of beginning, containing 35,686 square feet or 0.82 acres, more or less, and all utility easements over, under, across and along said street portions, all in Section 16, Township 51 North, Range 32 West, Kansas City, Clay County, Missouri, be and the same is hereby vacated.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Clay County, Missouri.

ORDINANCE NO. 140165

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

Approved as to form and legality:

*M. Margaret Sheahan Moran*

M. Margaret Sheahan Moran  
Assistant City Attorney

Approved by the City Plan Commission

*Diane Binckley*

Diane Binckley, Secretary

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF Jackson )

On the 6<sup>th</sup> day of March, 20 14, before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires \_\_\_\_\_, 20\_\_.

*Brittiney Lacy*  
Notary Public within and for  
County, Missouri



IN RECORDER'S OFFICE

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes M., duly filed

ORDINANCE NO. 140165

for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book \_\_\_\_\_, at page \_\_\_\_\_.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

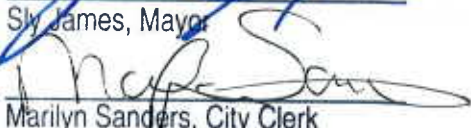
\_\_\_\_\_  
Recorder

By \_\_\_\_\_  
Deputy



Authenticated as Passed

  
Sly James, Mayor

  
Marilyn Sanders, City Clerk

MAR 06 2014

\_\_\_\_\_  
Date Passed

## CONSENT TO VACATION

Case No. 1680-V

In the matter of the vacation of:

Two portions of NE Soccer Drive between I-435 and Shoal Creek Parkway and all utility easements over, under, across and along said street portions, all in Section 16, Township 51 North, Range 32 West, Kansas City, Clay County, Missouri.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed November 13, 2013  
Marilyn Sanders City Clerk by Brittney Louy Deputy



City of Kansas City, Missouri Consent to Vacation





City of Kansas City, Missouri Consent to Vacation

Consent of corporations

Case No. 1680-V

Owner's name

Legal description of property

Steve Romney (print)

[Signature] (sign)  
~~(Vice) President~~ Vice President

\_\_\_\_\_ (print)

\_\_\_\_\_ (sign)

Secretary (if no corporate seal)  
(also to be notarized)

Corporate seal above

(additional sheets attached as required)

STATE OF Utah )  
COUNTY OF Salt Lake ) ss.

On this 20 day of August, 2013 before me, appeared Steve Romney, to me personally known, who being by me personally sworn, did say that he/she is the (~~Vice~~) President of PROPERTY RESERVE, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed, in behalf of said corporation by authority of its Board of Directors, and said Steve Romney acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 20 day of August, 2013



Notary Public in and for Said County and State

[Signature]  
Notary Public

My Commission Expires: 10/15/2014

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, appears \_\_\_\_\_, to me personally known, who being by me personally sworn, did say that he/she is the Secretary of Property Reserve, Inc., a corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for Said County and State

\_\_\_\_\_  
Notary Public

My Commission Expires:

PARCEL 4

All that part of Sections 9, 10, 11, 14, 15 and 16, all in Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri, more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 15, being also the Southwest corner of the Northwest 1/4 of Section 14; thence North  $0^{\circ} 31' 59''$  East, along the East line of said Northeast 1/4, 25.00 feet to a point on the North line of Northeast 76th Street, as now established, and the Point Of Beginning of the tract of land to be herein described:

Thence North  $89^{\circ} 04' 40''$  West along said North line, and parallel to the South line of said Northeast 1/4, 314.06 feet; thence North  $1^{\circ} 14' 52''$  East, parallel with the West line of said Northeast 1/4, 2593.64 feet (2602.11 feet deeded) to a point on the North line of said 1/4 Section; thence North  $88^{\circ} 46' 03''$  West along said North line, 2329.90 feet (2341.57 feet deeded) to the Northwest corner said 1/4 Section, being also the Northeast corner of the Northwest 1/4 of said Section 15; thence North  $88^{\circ} 42' 14''$  West, along the North line of said Northwest 1/4, 1293.91 feet; thence South  $0^{\circ} 56' 58''$  West, parallel with the West line of said Northwest 1/4, 2033.36 feet; thence North  $88^{\circ} 42' 14''$  West, parallel with the North line of said Northwest 1/4, 428.45 feet; thence South  $0^{\circ} 56' 58''$  West, parallel with the West line of said Northwest 1/4, 580.10 feet to a point on the North line of said Northeast 76th Street; thence North  $88^{\circ} 56' 23''$  West, along said North line, and parallel with the South line of said Northwest 1/4, 635.18 feet; thence North  $64^{\circ} 53' 52''$  West, 422.52 feet; thence

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South 25° 06' 08" West, 1075.00 feet; thence Southeasterly, along a curve to the left, having a radius of 1145.92 feet, and a central angle of 28° 40' 01", the initial tangent of which bears South 59° 03' 10" East, an arc distance of 573.34 feet to a point on the Westerly line of Northeast Willis Road, as now established; thence Southerly, Southwesterly, and Westerly, along said Westerly and Northerly line, being a curve to the right, having a radius of 42.00 feet, and a central angle of 83° 34' 51", the initial tangent of which bears South 6° 44' 45" West, an arc distance of 61.27 feet; thence North 89° 40' 24" West, along said Northerly line of Willis Road, tangent to the last described curve, 618.31 feet; thence Westerly, along said Northerly line, being a curve to the left from the last described course as a tangent, having a radius of 1049.00 feet, and a central angle of 13° 57' 05", an arc distance of 255.43 feet; thence South 76° 22' 31" West, along said Northerly line, tangent to the last described curve, 272.66 feet; thence Westerly, along said Northerly line, being a curve to the left, from the last described course as a tangent, having a radius of 172.00 feet, and a central angle of 47° 05' 55", an arc distance of 141.39 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of said Section 16; thence North 0° 13' 23" East, along said West line, 1146.42 feet to the Northwest corner of said 1/2-1/4 Section, being also a point on the South line of the Northeast 1/4 of said Section 16; thence South 89° 59' 00" West, along said South Line, 1257.00 feet to a point on the Easterly right-of-way line of U.S. Interstate Route No. 435, as set forth in Tracts 2, 3, and 4 of a deed filed as Document No. D-9074, in Book 1176, at Page 100, on March 3, 1975; thence North 20° 58' 06" West, along said Easterly right-of-way line, 144.53 feet to a point on the West line of said Northeast 1/4, 134.99 feet North of the Southwest corner thereof; thence North 0° 51' 58" East, along said West line, 647.91 feet; thence South 89° 59' 00" West, parallel with the South line of the Northwest 1/4 of said Section 16, 258.04 feet to a point on said Easterly right-of-way line of Interstate Route No. 435; thence Northwesterly, Northerly, and Northeasterly, along said Easterly right-of-way line the following courses and distances:

Thence North 20° 58' 06" West, 156.43 feet; thence North 28° 56' 17" West, 252.44 feet; thence North 89° 01' 54" East, 90.00 feet; thence North 20° 58' 06" West, 250.00 feet; thence South 69° 01' 54" West, 90.00 feet; thence North 20° 58' 06" West, 1027.80 feet; thence North 21° 10' 58" West, 216.14 feet; thence North 5° 06' 39" West, 491.43 feet; thence North 23° 44' 42" East, 566.20 feet; thence North 38° 37' 38" East, 807.49 feet; thence North 59° 57' 03" East, 554.62 feet to a point opposite and 160 feet distant South of Station 289+00 on the median center line of Missouri State Route No. 152, as set forth in Tract No. 7 of Document No. D-9074; thence generally Easterly, along the Southerly right-of-way line of said Missouri State Route No. 152, the following courses and distances:

Thence South 89° 28' 52" East, 1164.30 feet; thence North 85°

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35' 31" East, 340.00 feet; thence North 81° 46' 40" East, 902.00 feet; thence North 83° 36' 15" East, 461.28 feet; thence South 78° 23' 06" East, 405.76 feet; thence Easterly, along a curve to the left, having a radius of 1497.40 feet, and a central angle of 16° 00' 36", the initial tangent of which bears South 78° 24' 32" East, an arc distance of 418.41 feet; thence South 72° 52' 23" East, 86.74 feet; thence South 0° 35' 31" West, 190.00 feet; thence South 89° 24' 29" East, 280.00 feet; thence North 0° 35' 31" East, 190.00 feet; thence North 55° 35' 17" East, 142.47 feet; thence Easterly, along a curve to the left, having a radius of 1004.93 feet, and a central angle of 20° 01' 15", the initial tangent of which bears North 85° 32' 48" East, an arc distance of 351.15 feet; thence North 65° 28' 46" East, 226.83 feet; thence North 88° 40' 42" East, 408.59 feet; thence North 80° 54' 27" East, 942.85 feet; thence Easterly, along a curve to the right, having a radius of 11,314.16 feet, and a central angle of 5° 48' 09", the initial tangent of which bears North 85° 35' 31" East, an arc distance of 1146.83 feet; thence South 84° 23' 26" East, 353.76 feet to a point on the Southerly right-of-way line of said Missouri State Route No. 152, as set forth in Document No. B-99852, recorded in Book 894, at Page 235, on April 28, 1966; thence continuing Easterly along said Southerly right-of-way line, as set forth in said Document No. B-99852, the following described courses and distances:

Thence North 84° 47' 07" East, 399.66 feet; thence South 88° 36' 20" East, 1931.50 feet; thence South 0° 40' 33" West, and no longer along said Southerly right-of-way line, 25.14 feet to a point which is 209.88 feet South of the North line of the Southwest 1/4 of said Section 11; thence South 89° 16' 40" East, parallel with the North line of said Southwest 1/4, 368.21 feet to an intersection with a jog in the Southerly right-of-way line of said Missouri State Route No. 152; thence South 1° 23' 40" West, along said jog, 95.18 feet; thence South 88° 36' 20" East, along said Southerly right-of-way line, 43.16 feet to a point on the Westerly line of Flintlock Road, as now established; thence Southerly and Southwesterly, along said Westerly line the following courses and distances:

Thence South 0° 40' 33" West, parallel with the East line of said Southwest 1/4 of Section 11, 933.82 feet; thence Southerly and Southwesterly, along a curve to the right, from the last described course as a tangent, having a radius of 394.24 feet, and a central angle of 45° 02' 29", an arc distance of 309.92 feet; thence South 45° 43' 02" West, tangent to the last described curve, 446.30 feet; thence South 37° 10' 02" West, 1230.77 feet; thence Southwesterly and Southerly, along a curve to the left, from the last described course as a tangent, having a radius of 850.04 feet, and a central angle of 35° 40' 34", an arc distance of 404.76 feet; thence South 1° 29' 28" West, tangent to the last described curve, 2000.82 feet to a point on the Northerly line of said Northeast 78th Street; thence North 89° 18' 31" West, along said North line, 1222.86 feet to the Point Of Beginning.

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said Tract No. 6 of said Document No. D-9074; thence North 89° 41' 06" West, along the North line of Pleasant Valley Road, 748.24 feet; thence South 0° 18' 54" West, along a jog in the North line of Pleasant Valley Road, 69.87 feet to a point on the North line of Pleasant Valley Road, as now established; thence North 89° 44' 34" West, along the North line of Pleasant Valley Road, as now established, 901.54 feet to the Point Of Beginning.

PARCEL 6

TRACT A

All that part of the Southeast 1/4 of Section 16, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the intersection of the East Line of the Southeast 1/4 of said Section 16 with the Southerly line of Northeast Willis Road, as now established; thence South 0° 07' 20" West, along said East line, 1581.97 feet to the Southeast corner of said Section 16; thence North 89° 35' 31" West, along the South line of said Southeast 1/4, 1283.48 feet to a point on the Easterly right-of-way line of U.S. Interstate Route No. 435, as set forth in Tract No. 6 and Tract No. 5 of Document No. D-9074; thence North 7° 24' 02" East, along said Easterly right-of-way line, 38.46 feet; thence North 13° 21' 50" West, along said Easterly right-of-way line, 405.84 feet to a point on the Southeasterly line of Northeast Willis Road, as set forth in Tract 5 of said Document No. D-9074; thence North 41° 05' 17" East, along said Southeasterly line, 217.08 feet; thence North 40° 58' 06" West, along a jog in said line, 67.10 feet to a point on the East line of said Northeast Willis Road, as now established; thence North 0° 33' 34" East, along said East line, 729.67 feet; thence Northerly and North-easterly, along said Easterly and Southerly line, being a curve to the right, from the last described course as a tangent, having a radius of 112.00 feet, and a central angle of 75° 48' 57", an arc distance of 148.20 feet; thence North 76° 22' 31" East, along said Southerly line and tangent to the last described curve, 272.86 feet; thence Easterly, along said Southerly line, being a curve to the right from the last described course as a tangent, having a radius of 989.00 feet, and a central angle of 13° 57' 05", an arc distance of 248.13 feet; thence South 89° 40' 24" East, along said South line, 680.67 feet to the Point Of Beginning.

TRACT B

Also a portion of the South 1/2 of the Southeast 1/4 of Section 16, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri, more particularly described as follows:

Commencing at the Northwest corner of said 1/2-1/4 Section; thence North 89° 57' 58" East, along the North line of said 1/2-

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1/4 Section, 603.04 feet to its intersection with the Easterly right-of-way line of U.S. Interstate Route No. 435, as set forth in Tract No. 5 of Document No. D-9074, recorded in Book 1176, at Page No. 100, on March 3, 1975, and the Point Of Beginning of the tract of land to be herein described:

Thence continuing North  $89^{\circ} 57' 58''$  East, along said North line, 685.36 feet to a point on the West line of existing Northeast Willis Road, as now established; thence South  $0^{\circ} 33' 34''$  West, along said West line, 582.43 feet to a point on the Northerly line of Willis Road Interchange, as set forth in said Tract No. 5 of said Document No. D-9074; thence North  $40^{\circ} 58' 06''$  West, along said Northerly line, 42.40 feet to an angle point therein; thence South  $62^{\circ} 07' 24''$  West, along said Northerly line, 220.74 feet to its intersection with the Easterly right-of-way line of said Interstate Route No. 435; thence North  $34^{\circ} 57' 48''$  West, along said Easterly right-of-way line, 797.05 feet to the Point Of Beginning.

PARCEL 7

All that part of Sections 16, 20 and 21, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the Southwest corner of said Section 16; thence North  $0^{\circ} 18' 07''$  East, along the West line of said Section 16, 1309.68 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section 16; thence North  $89^{\circ} 56' 31''$  East, along the North line of said 1/2-1/4 Section, 2607.04 feet to the Northeast corner thereof; thence North  $89^{\circ} 57' 58''$  East, along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 16, 66.40 feet to the West line of a tract conveyed to the State of Missouri, as set forth in a deed filed as Document No. C-93963, in Book 1143, at Page No. 103, on December 21, 1973 and in Tract 5 of a deed filed as Document No. D-9074, in Book No. 1176, at Page 100, on March 3, 1975; thence South  $4^{\circ} 35' 22''$  East, along said West line, 412.32 feet; thence South  $0^{\circ} 33' 50''$  East, along said West line, 700.00 feet; thence South  $4^{\circ} 29' 50''$  East, along said West line, 154.70 feet to a point on the Northerly line of existing Northeast Willis Road, as now established; thence Westerly, Southwesterly, and Southerly along said Northerly and Westerly line of existing Northeast Willis Road, being a curve to the left, having a radius of 168.64 feet, and a central angle of  $81^{\circ} 43' 51''$ , the initial tangent of which bears South  $82^{\circ} 28' 58''$  West, an arc distance of 237.70 feet to a point on a line drawn 20.00 feet West of, and parallel with the East line of the Northwest 1/4 of said Section 21, being also the West line of Northeast Willis Road, as now established; thence South  $0^{\circ} 45' 07''$  West, from the last described curve as a tangent, along said West line of Northeast Willis Road, and parallel with the East line of said 1/4 Section, 1440.45 feet to a point on a line drawn 1052.40 feet North of the South line of said 1/4 Section, measured parallel

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with the East line of said 1/4 Section; thence North 89° 44' 13" West, parallel with the South line of said 1/4 Section, 1020.49 feet to a point on the East Bank of Shoal Creek, as located on January 27, 1981; thence generally Westerly, along said East Bank, the following courses and distances:

Thence Southwesterly, along a curve to the right, having a radius of 2200.00 feet, and a central angle of 6° 14' 57", the initial tangent of which bears South 33° 44' 36" West, an arc distance of 239.95 feet; thence Southwesterly and Westerly, along a curve to the right, having a common tangent with the last described curve, having a radius of 40.00 feet, and a central angle of 37° 36' 40", an arc distance of 26.26 feet; thence South 77° 36' 13" West, tangent to the last described curve, 152.72 feet; thence Westerly and Northwesterly, along a curve to the right, from the last described course as a tangent, having a radius of 25.00 feet, and a central angle of 72° 24' 01", an arc distance of 31.59 feet; thence Northwesterly, along a curve to the left, having a common tangent with the last described curve, having a radius of 618.00 feet, and a central angle of 25° 24' 34", an arc distance of 274.07 feet to a point on a line drawn 94.92 poles (1566.18 feet) West of, and parallel with the East line of said 1/4 Section, measured parallel with the South line of said 1/4 Section; thence South 0° 45' 07" West, along said parallel line, and no longer on the East Bank of Shoal Creek, 993.41 feet to a point on the North line of Pleasant Valley Road, as now established, 30.00 feet North of the South line of said 1/4 Section; thence North 89° 44' 13" West, along said North line and parallel with the South line of said 1/4 Section, 845.05 feet; thence Westerly and Southwesterly, along said North line, being a curve to the left, from the last described course as a tangent, having a radius of 250.00 feet, and a central angle of 46° 14' 55", an arc distance of 201.80 feet; thence South 44° 00' 52" West, along said North line, 40.55 feet to a point on the West line of said 1/4 Section, being also a point on the East line of the Southeast 1/4 of said Section 20, 76.41 feet South of the Northeast corner thereof, measured along said East line; thence South 0° 22' 29" West, along said East line, 86.94 feet to a point on the South line of Pleasant Valley Road, as established, 30.00 feet South of the center line of the existing pavement, as measured at right angles therefrom, as located January 26, 1981; thence Southwesterly, along said South line, the following courses and distances:

Thence South 44° 00' 52" West, 391.67 feet; thence South 49° 09' 27" West, 416.24 feet; thence Southwesterly, along a curve to the right, from the last described course as a tangent, having a radius of 960.00 feet, and a central angle of 29° 05' 13", an arc distance of 487.36 feet; thence South 77° 14' 40" West, tangent to the last described curve, 308.44 feet to a point on the West line of the East 1/2 of said 1/4 Section; thence North 0° 32' 11" East, along said West line, 1023.49 feet to the Northwest corner thereof, being also the Southwest corner of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 20; thence North 0° 50'



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51" East, along the West line of said 1/2-1/4-1/4 Section, 1302.44 feet to the Northeast corner thereof; thence South 89° 20' 25" East, along the North line of said 1/2-1/4-1/4 Section, 653.57 feet to the Northeast corner thereof, being also the Southwest corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 20; thence North 0° 56' 18" East, along the West line of said 1/2-1/4-1/4 Section, 1300.71 feet to the Northwest corner thereof; thence South 89° 11' 18" East, along the North line of said 1/2-1/4-1/4 Section, 655.63 feet to the Point Of Beginning.

EXCEPTING therefrom the following described tracts of land:

All that part of the East 1/2 of the Southeast 1/4 of said Section 20 now in Pleasant Valley Road, said tract being 60.00 feet wide measured at right angles from and concentric with the South line of said road previously described herein, and being bounded by the East and West lines of said 1/2-1/4 Section;

Also all that part of the Northwest 1/4 of said Section 21, described as follows:

Beginning at a point which is 531.16 feet South of the North line, and 553.90 feet East of the West line of said 1/4 Section; thence South 76° 07' 57" West, 40.00 feet; thence North 13° 52' 03" West, 150.00 feet; thence North 76° 07' 57" East, 150.00 feet; thence South 13° 52' 03" East, 150.00 feet; thence South 76° 07' 57" West, 110.00 feet to the Point Of Beginning.