

ORDINANCE NO. 080337

Repealing Section 5 of Ordinance No. 071227, relating to Street Rights-of-Way and easements taken for public use and enacting in its place new Sections adding Tract 46 and Tract 54 to the condemnation to correct an omission of these tracts in said ordinance and section.

WHEREAS, the Council passed Ordinance No. 071227 on November 29, 2007, condemning and taking private property in fee simple for the public purpose of widening and improving N.W. 64th Street, N. Gower Drive, and N.W. 68th Street, and acquiring additional land and easements; and

WHEREAS, Ordinance No. 071227 omitted additional lands and easements in Tracts 46 and 54 for the condemnation and taking in fee simple certain permanent, and temporary right of way for public use; and

WHEREAS, said permanent and temporary right of way from said Tracts 46 and 54 must be condemned for the purpose of locating, relocating, constructing and maintaining streets, private ingress and egress, storm drains, storm water channels and structures, and storm sewers, and grades, slopes, and cutbacks in Kansas City, Platte County, Missouri; and

WHEREAS, the Council finds that street rights-of-way, partial and total taking of property, along with storm drainage, grading, retaining wall, and temporary construction easements must be condemned for the purpose of locating, relocating, constructing and maintaining streets, private ingress and egress, storm drains, storm water channels and structures, and storm sewers, and grades, slopes, and cutbacks in Kansas City, Platte County, Missouri; and

WHEREAS, the Council desires to amend Ordinance No. 071227 for the sole purpose of correcting this omission; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Section 5 of Ordinance No. 071227 is hereby repealed and a new Section 5 enacted in its place to read as follows:

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Section 5. The Street Right of Ways, partial and total takes, along with the Permanent Access, Storm Drainage, Grading and Temporary Construction Easements are hereby condemned and taken for public use and hereby described as follows:

TRACT: 16 Permanent Land Acquisition for Right-of-Way

A tract of land for permanent right-of-way purposes located in the northeast quarter of Section 29, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described in attached exhibit and as follows:

Commencing at the northeast corner of the northeast quarter of Section 29, Township 51 north, Range 33 west, being a found Copperweld Monument in concrete filled pvc pipe, per certified land Record Document Number 600-50323; thence north 88 degrees 56 minutes 15 seconds west along the north line of said northeast quarter, a distance of 1086.46 feet; thence south 01 degrees 03 minutes 45 seconds west along a line that is perpendicular to said north line, a distance of 40.00 feet to a point on the south right-of-way line of NW 64th Street, as now established, and being the point of beginning; thence westerly along a non-tangent curve to the right, having an initial tangent bearing of south 88 degrees 39 minutes 48 seconds west, a central angle of 02 degrees 23 minutes 56 seconds and a radius of 1141.00 feet, for an arc distance of 47.77 feet; thence north 88 degrees 56 minutes 15 seconds west, a distance of 179.25 feet to a point on the southerly right-of-way line of said NW 64th Street; thence north 00 degrees 22 minutes 05 seconds east, along said southerly right-of-way line, a distance of 1.00 feet; thence south 88 degrees 56 minutes 15 seconds east, continuing along said southerly right-of-way line, a distance of 227.02 feet to the point of beginning.

The tract described above contains 211 square feet or 0.0048 acres, more or less.

Grading Easement

A tract of land for permanent grading easement purposes located in the northeast quarter of Section 29, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone,

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and more particularly described in attached exhibit and as follows:

Commencing at the northeast corner of the northeast quarter of Section 29, Township 51 north, Range 33 west, being a found Copperweld Monument in concrete filled pvc pipe, per certified land Record Document Number 600-50323; thence north 88 degrees 56 minutes 15 seconds west, along the north line of said northeast quarter, a distance of 1057.36 feet; thence south 01 degrees 03 minutes 45 seconds west, along a line that is perpendicular to said north line, a distance of 44.86 feet to a point on the east line of the property described by Warranty Deed Book 561, Page 446 and recorded at the Platte County, Missouri Recorder of Deeds Office in Platte City, Missouri, and being the point of beginning; thence south 12 degrees 44 minutes 42 seconds east, along said east line, a distance of 5.71 feet; thence south 87 degrees 02 minutes 16 seconds west, a distance of 95.90 feet; thence north 85 degrees 15 minutes 38 seconds west, a distance of 123.74 feet to a point on the southerly line of an existing slope easement described by Book 634, Page 149 and recorded at the Platte County, Missouri Recorder of Deeds Office in Platte City, Missouri; thence north 82 degrees 24 minutes 55 seconds east, along said southerly line, a distance of 37.16 feet; thence south 83 degrees 39 minutes 35 seconds east, continuing along said southerly line, a distance of 90.55 feet; thence north 86 degrees 36 minutes 21 seconds east, continuing along said southerly line, a distance of 91.15 feet to the point of beginning.

The tract described above contains 1,233 square feet or 0.0283 acres, more or less.

TRACT NO. 17 Storm Drainage Easement

A tract of land for permanent drainage easement purposes located in the southeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 20, Township 51 north, Range 33 west, being a found Copperweld Monument in concrete filled pvc pipe, per certified land Record Document Number 600-50323; thence north 88 degrees 56 minutes 15 seconds

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west, along the south line of said southeast quarter, a distance of 1186.42 feet; thence north 01 degrees 03 minutes 45 seconds east, along a line that is perpendicular to said south line, a distance of 40.00 feet to a point on the north right-of-way line of NW 64th Street, as now established, and being the point of beginning; thence north 88 degrees 56 minutes 15 seconds west, along said north right-of-way line, a distance of 21.45 feet; thence north 20 degrees 07 minutes 59 seconds west, a distance of 30.86 feet; thence north 69 degrees 52 minutes 01 seconds east, a distance of 20.00 feet; thence south 20 degrees 07 minutes 59 seconds east, a distance of 38.62 feet to the point of beginning.

The tract described above contains 695 square feet or 0.0160 acres, more or less.

TRACT NO. 18 Grading Easement

A tract of land for permanent grading easement purposes located in the northeast quarter of Section 29, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, as shown in attached exhibit, and more particularly described as follows:

Commencing at the northeast corner of the northeast quarter of Section 29, Township 51 north, Range 33 west, being a found Copperweld Monument in concrete filled pvc pipe, per certified land Record Document Number 600-50323; thence north 88 degrees 56 minutes 15 seconds west, along the north line of said northeast quarter, a distance of 1057.36 feet; thence south 01 degrees 03 minutes 45 seconds west along a line that is perpendicular to said north line, a distance of 44.86 feet to a point on the west line of the property described by Warranty Deed Book 840, Page 372 and recorded at the Platte County, Missouri Recorder of Deeds Office in Platte City, Missouri, also being a point on the southerly line of an existing slope easement described by Book 634, Page 145 and recorded at the Platte County, Missouri Recorder of Deeds Office in Platte City, Missouri, and being the point of beginning; thence north 83 degrees 55 minutes 50 seconds east, along said southerly line, a distance of 39.11 feet to a point on the south right-of-way line of NW 64th Street, as now established; thence south 88 degrees 56 minutes 15 seconds east, along said south right-of-way line, a distance of 27.70

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feet; thence south 72 degrees 35 minutes 27 seconds west, a distance of 18.04 feet; thence south 85 degrees 29 minutes 23 seconds west, a distance of 48.26 feet to a point on the west line of said Warranty Deed Book 840, Page 372; thence north 12 degrees 44 minutes 42 seconds west, along said west line, a distance of 5.71 feet to the point of beginning.

The tract described above contains 352 square feet or 0.0081 acres, more or less.

TRACT NO. 26 Grading Easement

A tract of land for permanent grading easement purposes located in the southeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described in attached exhibit, and as follows:

Commencing at the southeast corner of the southeast quarter of Section 20, Township 51 north, Range 33 west, being a found Copperweld Monument in concrete filled pvc pipe, per certified land Record Document Number 600-50323; thence north 00 degrees 37 minutes 07 seconds east, along the east line of said southeast quarter, a distance of 469.48 feet; thence north 89 degrees 22 minutes 53 seconds west, along a line that is perpendicular to said east line, a distance of 170.27 feet to a point on the southeasterly line of an existing drainage easement described by Warranty Deed Book 651, Page 79 and recorded at the Platte County, Missouri Recorder of Deeds Office in Platte City, Missouri, and being the point of beginning; thence south 59 degrees 21 minutes 10 seconds west, along said southeasterly line, a distance of 22.27 feet to a point on the easterly right-of-way line of North Gower Drive, as now established; thence northeasterly along said easterly right-of-way line and along a non-tangent curve to the left, having an initial tangent bearing of north 35 degrees 25 minutes 55 seconds east, a central angle of 08 degrees 58 minutes 32 seconds and a radius of 1140.00 feet, for an arc distance of 178.58 feet to a point on the northeasterly line of said existing drainage easement described by Warranty Deed Book 651, Page 79; thence south 67 degrees 54 minutes 06 seconds east, along said northeasterly line, a distance of 73.28 feet; thence north 83 degrees 41 minutes 14 seconds west, a distance of 64.00 feet; thence south 32 degrees 23 minutes

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53 seconds west, a distance of 143.46 feet to the point of beginning.

The tract described above contains 2,216 square feet or 0.0509 acres, more or less.

TRACT NO. 27 Grading Easement

A tract of land for permanent grading easement purposes located in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found Copperweld Monument in concrete filled pvc pipe, per certified land Record Document Number 600-50323; thence north 00 degrees 37 minutes 07 seconds east, along the west line of said southwest quarter, a distance of 850.94 feet to the point of beginning; thence continuing north 00 degrees 37 minutes 07 seconds east, along said west line, a distance of 34.26 feet to a point on the easterly right-of-way line of North Gower Drive, as now established; thence north 18 degrees 18 minutes 10 seconds east, along said easterly right-of-way line, a distance of 125.59 feet; thence south 71 degrees 50 minutes 48 seconds east, a distance of 3.00 feet; thence south 18 degrees 18 minutes 10 seconds west, a distance of 99.20 feet; thence south 11 degrees 09 minutes 11 seconds west, a distance of 59.51 feet to the point of beginning.

The tract described above contains 524 square feet or 0.0120 acres, more or less.

TRACT NO. 30 Temporary Construction Easement

A tract of land for temporary construction easement purposes located in Tract A, "STONE RIDGE" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof and lying in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

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Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 00 degrees 37 minutes 07 seconds west, along the west line of said southwest quarter, a distance of 907.67 feet; thence south 89 degrees 22 minutes 53 seconds east, along a line that is perpendicular to said west line, a distance of 267.69 feet to a point on the easterly right-of-way line of North Gower Drive, as established and dedicated by said "STONE RIDGE", and being the point of beginning; thence north 17 degrees 58 minutes 24 seconds east, along said easterly right-of-way line, a distance of 4.69 feet; thence northeasterly continuing along said easterly right-of-way line and along a curve to the right, tangent to the last described course, having a central angle of 89 degrees 24 minutes 10 seconds and a radius of 15.00 feet, for an arc distance of 23.41 feet to a point on the south right-of-way line of NW 67th Street, as established and dedicated by said "STONE RIDGE"; thence easterly along said south right-of-way line and along a non-tangent reverse curve to the left, having an initial tangent bearing of south 72 degrees 36 minutes 08 seconds east, a central angle of 00 degrees 48 minutes 33 seconds and a radius of 425.00 feet, for an arc distance of 6.00 feet; thence south 64 degrees 27 minutes 21 seconds west, a distance of 28.75 feet to the point of beginning.

The tract described above contains 156 square feet or 0.0036 acres, more or less.

TRACT NO. 32 Temporary Construction Easement

A tract of land for temporary construction easement purposes located in Tract B, "STONE RIDGE" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof and lying in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 00 degrees 37 minutes 07 seconds west, along

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the west line of said southwest quarter, a distance of 820.30 feet; thence south 89 degrees 22 minutes 53 seconds east, along a line that is perpendicular to said west line, a distance of 295.90 feet to a point on the easterly right-of-way line of North Gower Drive, as established and dedicated by said "STONE RIDGE", and being the point of beginning; thence south 15 degrees 20 minutes 13 seconds east, a distance of 26.46 feet to a point on the north right-of-way line of NW 67th Street, as established and dedicated by said "STONE RIDGE"; thence northwesterly along said north right-of-way line and along a non-tangent curve to the right, having an initial tangent bearing of north 72 degrees 45 minutes 43 seconds west, a central angle of 96 degrees 29 minutes 10 seconds and a radius of 15.00 feet, for an arc distance of 25.26 feet to a point on the easterly right-of-way line of said North Gower Drive; thence northeasterly along said easterly right-of-way line and along a non-tangent compound curve to the right, having an initial tangent bearing of north 23 degrees 42 minutes 47 seconds east, a central angle of 00 degrees 29 minutes 54 seconds and a radius of 648.27 feet, for an arc distance of 5.64 feet to the point of beginning.

The tract described above contains 125 square feet or 0.0029 acres, more or less.

together with the following:

A tract of land for temporary construction easement purposes located in Tract B, "STONE RIDGE" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof and lying in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 00 degrees 37 minutes 07 seconds west, along the west line of said southwest quarter, a distance of 731.72 feet; thence south 89 degrees 22 minutes 53 seconds east, along a line that is perpendicular to said west line, a distance of 343.06 feet to a point on the easterly right-of-way line of North Gower Drive, as established and

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dedicated by said "STONE RIDGE", also being the northwest corner of said Tract B, "STONE RIDGE", and being the point of beginning; thence south 89 degrees 38 minutes 32 seconds east, along the north line of said Tract B, "STONE RIDGE", a distance of 4.27 feet; thence south 16 degrees 32 minutes 25 seconds west, a distance of 38.18 feet; thence south 66 degrees 25 minutes 38 seconds west, a distance of 22.38 feet to a point on the easterly right-of-way line of said North Gower Drive; thence northeasterly along said easterly right-of-way line and along a non-tangent curve to the right, having an initial tangent bearing of north 28 degrees 24 minutes 05 seconds east, a central angle of 04 degrees 41 minutes 18 seconds and a radius of 648.27 feet, for an arc distance of 53.05 feet to the point of beginning.

The tract described above contains 444 square feet or 0.0102 acres, more or less. Total of both tracts is 569 square feet or 0.0131 acres, more or less.

TRACT NO. 33 Temporary Construction Easement

A tract of land for temporary construction easement purposes located in Lot 2, "PARKWAY ESTATES" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, and lying in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 00 degrees 37 minutes 07 seconds west along the west line of said southwest quarter, a distance of 490.00 feet to the northwest corner of said Lot 2, "PARKWAY ESTATES"; thence south 89 degrees 22 minutes 53 seconds east, along the north line of said Lot 2, a distance of 233.88 feet to the point of beginning; thence continuing south 89 degrees 22 minutes 53 seconds east, along said north line, a distance of 42.43 feet to the northeast corner of said Lot 2, "PARKWAY ESTATES", also being a point on the westerly right-of-way line of North Gower Drive, as now established; thence southerly along said westerly right-of-way line and along a non-tangent curve to the right,

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having an initial tangent bearing of south 04 degrees 42 minutes 54 seconds east, a central angle of 06 degrees 26 minutes 12 seconds and a radius of 470.00 feet, for an arc distance of 52.80 feet; thence south 00 degrees 28 minutes 55 seconds west, continuing along said westerly right-of-way line, a distance of 17.02 feet; thence southwesterly continuing along said westerly right-of-way line and along a non-tangent curve to the left, having an initial tangent bearing of south 24 degrees 16 minutes 39 seconds west, a central angle of 04 degrees 13 minutes 54 seconds and a radius of 1050.00 feet, for an arc distance of 77.55 feet; thence north 69 degrees 40 minutes 53 seconds west, a distance of 32.79 feet; thence north 21 degrees 20 minutes 17 seconds west, a distance of 23.80 feet; thence north 71 degrees 59 minutes 32 seconds east, a distance of 63.61 feet; thence north 04 degrees 46 minutes 24 seconds west, a distance of 81.37 feet; thence north 86 degrees 17 minutes 16 seconds west, a distance of 29.16 feet; thence north 03 degrees 40 minutes 17 seconds east, a distance of 5.86 feet to the point of beginning.

The tract described above contains 2,840 square feet or 0.0652 acres, more or less.

TRACT NO. 35 Temporary Construction Easement

A tract of land for temporary construction easement purposes located in Lot 3, "PARKWAY ESTATES" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, and lying in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 00 degrees 37 minutes 07 seconds west, along the west line of said southwest quarter, a distance of 490.00 feet to the southwest corner of said Lot 3, "PARKWAY ESTATES"; thence south 89 degrees 22 minutes 53 seconds east, along the south line of said Lot 3, a distance of 233.88 feet to the point of beginning; thence north 03 degrees 40 minutes 17 seconds east, a distance of 24.34 feet; thence north 71 degrees 32 minutes 45 seconds east, a

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distance of 38.33 feet to a point on the westerly right-of-way line of North Gower Drive, as now established; thence southerly along said westerly right-of-way line and along a non-tangent curve to the right, having an initial tangent bearing of south 09 degrees 14 minutes 46 seconds east, a central angle of 04 degrees 31 minutes 51 seconds and a radius of 470.00 feet, for an arc distance of 37.17 feet to the southeast corner of said Lot 3, "PARKWAY ESTATES"; thence north 89 degrees 22 minutes 53 seconds west, along the south line of said Lot 3, a distance of 42.43 feet to the point of beginning.

The tract described above contains 1,223 square feet or 0.0281 acres, more or less.

TRACT NO. 39 Temporary Construction Easement

A tract of land for temporary construction easement purposes located in Lot 7, "PARKWAY ESTATES" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, and lying in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the north line of said southwest quarter, a distance of 167.42 feet to the point of beginning; thence continuing south 89 degrees 29 minutes 02 seconds east, along the north line of said southwest quarter, a distance of 78.34 feet to a point on the westerly right-of-way line of North Gower Drive, as now established; thence southwesterly along said westerly right-of-way line and along a non-tangent curve to the left, having an initial tangent bearing of south 19 degrees 45 minutes 04 seconds west, a central angle of 04 degrees 40 minutes 54 seconds and a radius of 530.00 feet, for an arc distance of 43.31 feet; thence north 57 degrees 16 minutes 23 seconds west, a distance of 77.71 feet to the point of beginning.

The tract described above contains 1,610 square feet or 0.0370 acres, more or less.

Access Easement

A tract of land for permanent (private) access easement purposes located in Lot 7, "PARKWAY ESTATES" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, and lying in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the north line of said southwest quarter, a distance of 201.21 feet to the point of beginning; thence continuing south 89 degrees 29 minutes 02 seconds east, along the north line of said southwest quarter, a distance of 44.55 feet to a point on the westerly right-of-way line of North Gower Drive, as now established; thence southwesterly along said westerly right-of-way line and along a non-tangent curve to the left, having an initial tangent bearing of south 19 degrees 45 minutes 04 seconds west, a central angle of 02 degrees 38 minutes 59 seconds and a radius of 530.00 feet, for an arc distance of 24.51 feet; thence north 57 degrees 16 minutes 23 seconds west, a distance of 43.75 feet to the point of beginning.

The tract described above contains 517 square feet or 0.0119 acres, more or less.

TRACT NO. 41 Total Acquisition

A tract of land for permanent acquisition purposes located in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, and more particularly described as follows:

Tract 1

A tract of land in the southwest quarter of Section 21, Township 51, Range 33, Kansas City, Platte County, Missouri, described as follows: beginning at the northwest corner of the southwest quarter of Section 21, Township 51, Range 33; thence east 1246.9 feet; thence south 330

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feet to the north line of church property; thence west along the north line of church property 204.0 feet to the northwest corner thereof; thence south 212.5 feet to the south line of the tract conveyed to Edward L. Deister by deed recorded in Book 100 at Page 376, Recorder's Office, Platte County, Missouri thence westerly along said south line 1044.5 feet more or less to a point on the west line of said southwest quarter, which is 543.6 feet to the beginning.

and

Tract 2

A tract of land in the southwest quarter of said Section 21, Township 51, Range 33, Kansas City, Platte County, Missouri, described as follows: beginning at a point 543.6 feet south of the northwest corner of the southwest quarter of Section 21, Township 51, Range 33, said point being 2089.6 feet north of the southwest corner of said section; thence east 1309.9 feet to the center of a public road; thence north along the center line of said road to a point 541.9 feet south of the north line of the southwest quarter of said Section 21, Township 51, Range 33; thence west 1295.4 feet more or less to the west line of the southwest 1/4 of Section 21, Township 51, Range 33 and the point of beginning except the following described parcels:

Parcel A

A tract of land in the southwest quarter of Section 21, Township 51, Range 33; Kansas City, Platte County, Missouri, described as follows; commencing at the northwest corner of the southwest quarter of Section 21, Township 51, Range 33; thence running east 1246.9 feet to the true point of beginning; thence south 330 feet; thence west 204.8 feet; thence south 100 feet; thence west 340 feet; thence north 430 feet to a point on the north line of said southwest quarter; thence east along said north line of said quarter section 544.8 feet; more or less, to the true point of beginning.

Parcel B

Tracts of land in the southwest quarter of Section 21, Township 51, Range 33, Kansas City, Platte County, Missouri, conveyed to the City of Kansas City, a municipal corporation by instrument dated April 26, 1982, filed for

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record in Book 622 at Page 454 and by instrument dated April 26, 1982 filed for record in Book 622 at Page 18.

Parcel C

All that part of Tracts 1 and 2 lying south of relocated Gower Road now being platted STONE RIDGE AND STONE RIDGE 2ND PLAT, both being subdivisions in Kansas City, Platte County, Missouri.

Parcel D

All that part of the above described Tracts 1 and 2 lying westerly of the centerline of Gower Road being now platted as PARKWAY ESTATES, a subdivision in Kansas City, Platte County, Missouri.

TRACT NO. 42 Permanent Land Acquisition

A tract of land for permanent land acquisition purposes located in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the north line of said southwest quarter, a distance of 702.02 feet; thence south 00 degrees 30 minutes 58 seconds west, along a line that is perpendicular to said north line, a distance of 52.80 feet to a point on the southerly right-of-way line of NW 68th Street, as now established, also being a point on the west line of the property described by Warranty Deed Book 936, Page 678 and recorded at the Platte County, Missouri Recorder of Deed's Office in Platte City, Missouri; thence south 00 degrees 37 minutes 08 seconds west, along said west line, a distance of 146.55 feet to a point on the southerly right-of-way line of (unconstructed) North Gower Drive, as established by Warranty Deed Book 623, Page 18 and recorded at the Platte County, Missouri Recorder of Deed's Office in Platte City, Missouri, and being the point of beginning; thence continuing south 00 degrees 37 minutes 08 seconds west, along said west line, a distance of 116.21 feet to a point on

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the northerly right-of-way line of (unconstructed) North Gower Drive, as now established and dedicated by "STONERIDGE, 2ND PLAT" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof; thence south 61 degrees 44 minutes 55 seconds west, along said northerly right-of-way line, a distance of 247.74 feet; thence southwesterly continuing along said northerly right-of-way line and along a curve to the left, tangent to the last described course, having a central angle of 03 degrees 51 minutes 09 seconds and a radius of 634.15 feet, for an arc distance of 42.64 feet to a point on the southerly right-of-way line of (unconstructed) North Gower Drive, as established by said Warranty Deed Book 623, Page 18; thence northeasterly along said southerly right-of-way line and along a non-tangent curve to the right, having an initial tangent bearing of north 34 degrees 11 minutes 36 seconds east, a central angle of 21 degrees 56 minutes 11 seconds and a radius of 950.00 feet, for an arc distance of 363.72 feet to the point of beginning.

The tract described above contains 18,736 square feet or 0.4301 acres, more or less.

TRACT 45 Permanent Land Acquisition

A tract of land for permanent land acquisition purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the south line of said northwest quarter, a distance of 847.79 feet; thence north 00 degrees 30 minutes 58 seconds east, along a line that is perpendicular to said south line, a distance of 80.85 feet to a point on the northerly right-of-way line of NW 68th Street, as now established, and being the point of beginning; thence north 83 degrees 44 minutes 39 seconds west, along said northerly right-of-way line, a distance of 161.69 feet; thence northwesterly along a non-tangent curve to the left, having an initial tangent bearing of north 39 degrees 35 minutes 20 seconds west, a central angle of 14 degrees 44 minutes 28 seconds and a radius of

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805.00 feet, for an arc distance of 207.11 feet; thence north 54 degrees 17 minutes 57 seconds west, a distance of 82.38 feet; thence north 61 degrees 50 minutes 11 seconds west, a distance of 38.12 feet; thence north 54 degrees 17 minutes 57 seconds west, a distance of 69.22 feet; thence north 36 degrees 19 minutes 09 seconds east, a distance of 230.93 feet; thence south 57 degrees 28 minutes 24 seconds east, a distance of 293.43 feet; thence south 30 degrees 02 minutes 16 seconds east, a distance of 275.74 feet; thence southwesterly along a non-tangent curve to the left, having an initial tangent bearing of south 49 degrees 45 minutes 25 seconds west, a central angle of 05 degrees 55 minutes 00 seconds and a radius of 182.78 feet, for an arc distance of 18.87 feet; thence south 43 degrees 50 minutes 25 seconds west, a distance of 57.83 feet to the point of beginning.

The tract described above contains 114,719 square feet or 2.6336 acres, more or less.

Permanent Land Acquisition for Right-of-Way #1

A tract of land for permanent right-of-way purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the west line of said northwest quarter, a distance of 603.91 feet; thence south 89 degrees 34 minutes 10 seconds east, along a line that is perpendicular to said west line, a distance of 35.92 feet to a point on the easterly right-of-way line of North Robinhood Lane, as now established, and being the point of beginning; thence south 51 degrees 51 minutes 11 seconds east, a distance of 405.56 feet; thence south 54 degrees 17 minutes 57 seconds east, a distance of 94.69 feet; thence south 61 degrees 50 minutes 11 seconds east, a distance of 38.12 feet; thence south 54 degrees 17 minutes 57 seconds east, a distance of 82.38 feet; thence southeasterly along a non-tangent curve to the right, having an initial tangent bearing of south 54 degrees 19 minutes 49 seconds east, a central angle of 14 degrees 44 minutes 28 seconds and a radius of 805.00 feet, for an arc distance of

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207.11 feet to a point on the northerly right-of-way line of North Waukomis Drive, as now established; thence north 83 degrees 44 minutes 39 seconds west, along said northerly right-of-way line, a distance of 55.08 feet; thence north 67 degrees 01 minutes 02 seconds west, continuing along said northerly right-of-way line, a distance of 63.28 feet; thence north 50 degrees 17 minutes 25 seconds west, continuing along said northerly right-of-way line, a distance of 275.29 feet; thence north 65 degrees 04 minutes 27 seconds west, continuing along said northerly right-of-way line, a distance of 114.09 feet; thence north 44 degrees 33 minutes 02 seconds west, continuing along said northerly right-of-way line, a distance of 327.92 feet to a point on the easterly right-of-way line of said North Robinhood Lane; thence north 27 degrees 27 minutes 08 seconds east, along said easterly right-of-way line, a distance of 0.55 feet; thence northeasterly continuing along said easterly right-of-way line and along a non-tangent curve to the left, having an initial tangent bearing of north 27 degrees 26 minutes 36 seconds east, a central angle of 06 degrees 32 minutes 32 seconds and a radius of 230.00 feet, for an arc distance of 26.26 feet to the point of beginning.

The tract described above contains 40,706 square feet or 0.9345 acres, more or less.

Permanent Land Acquisition for Right-of-Way #2

A tract of land for permanent right-of-way purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the south line of said northwest quarter, a distance of 847.79 feet; thence north 00 degrees 30 minutes 58 seconds east, along a line that is perpendicular to said south line, a distance of 80.85 feet to a point on the northerly right-of-way line of NW 68th Street, as now established, and being the point of beginning; thence north 43 degrees 50 minutes 25 seconds east, a distance of 57.83 feet; thence

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northeasterly to southeasterly along a curve to the right, tangent to the last described course, having a central angle of 81 degrees 57 minutes 35 seconds and a radius of 182.78 feet, for an arc distance of 261.46 feet; thence south 54 degrees 12 minutes 07 seconds east, a distance of 124.17 feet to a point on the northerly right-of-way line of said NW 68th Street; thence north 89 degrees 29 minutes 02 seconds west, along said northerly right-of-way line, a distance of 321.36 feet; thence north 83 degrees 44 minutes 39 seconds west, continuing along said northerly right-of-way line, a distance of 58.52 feet to the point of beginning.

The tract described above contains 26,157 square feet or 0.6005 acres, more or less.

Permanent Land Acquisition for Right-of-Way #3

A tract of land for permanent right-of-way purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the south line of said northwest quarter, a distance of 2079.02 feet; thence north 00 degrees 30 minutes 58 seconds east, along a line that is perpendicular to said south line, a distance of 46.43 feet to a point on the northerly right-of-way line of NW 68th Street, as now established, and being the point of beginning; thence north 89 degrees 18 minutes 39 seconds west, along said northerly right-of-way line, a distance of 428.26 feet; thence north 67 degrees 40 minutes 57 seconds west, continuing along said northerly right-of-way line, a distance of 12.19 feet; thence south 89 degrees 02 minutes 52 seconds east, a distance of 439.60 feet; thence south 00 degrees 41 minutes 21 seconds west, a distance of 2.48 feet to the point of beginning.

The tract described above contains 1,507 square feet or 0.0346 acres, more or less.

Grading Easement #1

A tract of land for permanent grading easement purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the west line of said northwest quarter, a distance of 603.91 feet; thence south 89 degrees 34 minutes 10 seconds east, along a line that is perpendicular to said west line, a distance of 35.92 feet to a point on the easterly right-of-way line of North Robinhood Lane, as now established, and being the point of beginning; thence northeasterly along a non-tangent curve to the left, having an initial tangent bearing of north 20 degrees 54 minutes 05 seconds east, a central angle of 07 degrees 44 minutes 44 seconds and a radius of 230.00 feet, for an arc distance of 31.09 feet; thence south 51 degrees 50 minutes 50 seconds east, a distance of 22.93 feet; thence south 46 degrees 14 minutes 38 degrees east, a distance of 138.80 feet; thence south 52 degrees 13 minutes 14 seconds east, a distance of 56.05 feet; thence south 55 degrees 49 minutes 42 seconds east, a distance of 13.10 feet; thence south 39 degrees 00 minutes 03 seconds west, a distance of 16.68 feet; thence north 51 degrees 51 minutes 11 seconds west, a distance of 218.74 feet to the point of beginning.

The tract described above contains 4,642 square feet or 0.1066 acres, more or less.

Grading Easement #2

A tract of land for permanent grading easement purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west,

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being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the west line of said northwest quarter, a distance of 457.86 feet; thence south 89 degrees 34 minutes 10 seconds east, along a line that is perpendicular to said west line, a distance of 224.77 feet to the point of beginning; thence north 39 degrees 00 minutes 03 seconds east, a distance of 18.07 feet; thence south 55 degrees 49 minutes 42 seconds east, a distance of 191.49 feet; thence south 36 degrees 19 minutes 09 seconds west, a distance of 14.68 feet; thence south 81 degrees 04 minutes 15 seconds west, a distance of 22.20 feet; thence north 54 degrees 17 minutes 57 seconds west, a distance of 9.85 feet; thence north 51 degrees 51 minutes 11 seconds west, a distance of 166.82 feet to the point of beginning.

The tract described above contains 4,603 square feet or 0.1057 acres, more or less.

Grading Easement #3

A tract of land for permanent grading easement purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the south line of said northwest quarter, a distance of 2079.02 feet; thence north 00 degrees 30 minutes 58 seconds east, along a line that is perpendicular to said south line, a distance of 46.43 feet to a point on the northerly right-of-way line of NW 68th Street, as now established, and being the point of beginning; thence north 00 degrees 41 minutes 21 seconds east, a distance of 2.48 feet; thence north 89 degrees 02 minutes 52 seconds west, a distance of 439.60 feet to a point on the northerly right-of-way line of said NW 68th Street; thence north 67 degrees 40 minutes 57 seconds west, along said northerly right-of-way line, a distance of 27.73 feet; thence s88°06'52"e, a distance of 493.00 feet; thence south 00 degrees 30 minutes 58 seconds west, a distance of 4.42 feet to a point on the northerly

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right-of-way line of said NW 68th Street; thence north 89 degrees 18 minutes 39 seconds west, along said northerly right-of-way line, a distance of 27.53 feet to the point of beginning.

The tract described above contains 2,937 square feet or 0.0674 acres, more or less.

Storm Drainage Easement #1

A tract of land for permanent drainage easement purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the west line of said northwest quarter, a distance of 457.86 feet; thence south 89 degrees 34 minutes 10 seconds east, along a line that is perpendicular to said west line, a distance of 224.77 feet to the point of beginning; thence north 51 degrees 51 minutes 11 seconds west, a distance of 20.00 feet; thence north 39 degrees 00 minutes 03 seconds east, a distance of 22.13 feet; thence south 50 degrees 59 minutes 57 seconds east, a distance of 20.00 feet; thence south 39 degrees 00 minutes 03 seconds west, a distance of 21.83 feet to the point of beginning.

The tract described above contains 440 square feet or 0.0101 acres, more or less.

Storm Drainage Easement #2

A tract of land for permanent drainage easement purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per

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certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the west line of said northwest quarter, a distance of 341.10 feet; thence south 89 degrees 34 minutes 10 seconds east, along a line that is perpendicular to said west line, a distance of 377.53 feet to the point of beginning; thence north 54 degrees 17 minutes 57 seconds west, a distance of 15.63 feet; thence north 81 degrees 04 minutes 15 seconds east, a distance of 22.20 feet; thence south 36 degrees 19 minutes 09 seconds west, a distance of 15.60 feet to the point of beginning.

The tract described above contains 122 square feet or 0.0028 acres, more or less.

Storm Drainage Easement #3

A tract of land for permanent drainage easement purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the west line of said northwest quarter, a distance of 341.10 feet; thence south 89 degrees 34 minutes 10 seconds east, along a line that is perpendicular to said west line, a distance of 377.53 feet to the point of beginning; thence north 36 degrees 19 minutes 09 seconds east, a distance of 15.60 feet; thence north 81 degrees 04 minutes 15 seconds east, a distance of 33.61 feet; thence south 08 degrees 55 minutes 45 seconds east, a distance of 20.00 feet; thence south 81 degrees 04 minutes 15 seconds west, a distance of 35.55 feet; thence north 54 degrees 17 minutes 57 seconds west, a distance of 12.84 feet to the point of beginning.

The tract described above contains 792 square feet or 0.0182 acres, more or less.

Temporary Construction Easement

A tract of land for temporary construction easement purposes located in the northwest quarter of Section 21,

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Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, T51n, R33w, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the south line of said northwest quarter, a distance of 2106.55 feet; thence north 00 degrees 30 minutes 58 seconds east, along a line that is perpendicular to said south line, a distance of 50.77 feet to the point of beginning; thence north 88 degrees 06 minutes 52 seconds west, a distance of 91.61 feet; thence north 64 degrees 57 minutes 59 seconds east, a distance of 92.49 feet; thence south 10 degrees 25 minutes 27 seconds east, a distance of 42.86 feet to the point of beginning.

The tract described above contains 1,918 square feet or 0.0440 acres, more or less.

TRACT 46 Permanent Land Acquisition for Right-of-Way

New right of way for the street now known as Waukomis Drive over the following described land:

A tract of land located in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the north line of said southwest quarter, a distance of 1582.56 feet; thence south 00 degrees 30 minutes 58 seconds west, along a line that is perpendicular to said north line, a distance of 75.00 feet to a point on the south right-of-way line of NW 68th Street, as now established, and being the point of beginning; thence north 74 degrees 20 minutes 38 seconds east, along said south right-of-way line, a distance of 104.12 feet; thence southeasterly continuing along said south right-of-way line and along a non-tangent curve to the right, having an initial tangent

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bearing of south 85 degrees 56 minutes 50 seconds east, a central angle of 22 degrees 47 minutes 20 seconds and a radius of 284.85 feet, for an arc distance of 113.30 feet; thence north 89 degrees 29 minutes 02 seconds west, a distance of 208.75 feet to the point of beginning.

The tract described above contains 3,449 square feet or 0.0792 acres, more or less.

Grading Easement

A tract of land for Permanent Grading Easement purposes located in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described per attached exhibit, and as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the north line of said southwest quarter, a distance of 1246.90 feet; thence south 00 degrees 30 minutes 58 seconds west, along a line that is perpendicular to said north line, a distance of 75.00 feet to a point on the south right-of-way line of NW 68th Street, as now established, and being the point of beginning; thence south 89 degrees 29 minutes 02 seconds east, along said south right-of-way line, a distance of 335.66 feet; thence continuing south 89 degrees 29 minutes 02 seconds east, a distance of 208.75 feet to a point on the southerly right-of-way line of said 68th Street; thence southeasterly along said southerly right-of-way line and along a non-tangent curve to the right, having an initial tangent bearing of south 63 degrees 09 minutes 29 seconds east, a central angle of 06 degrees 08 minutes 56 seconds and a radius of 284.85 feet, for an arc distance of 30.57 feet; thence north 89 degrees 29 minutes 02 seconds west, a distance of 290.96 feet; thence south 88 degrees 31 minutes 26 seconds west, a distance of 245.73 feet; thence north 89 degrees 29 minutes 02 seconds west, a distance of 34.49 feet to a point on the west line of the property described in Warranty Deed Book-806, Page-35 and recorded at the Platte County, Missouri Recorder of Deeds Office in Platte City, Missouri; thence north 00

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degrees 30 minutes 58 seconds east, along said west line, a distance of 23.54 feet to the point of beginning.

The tract described above contains 9,718 square feet or 0.2231 acres, more or less.

Permanent Pedestrian Right-of-Way Easement

A tract of land for Permanent Pedestrian Right-of-Way Easement purposes located in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described in attached exhibit, and as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the north line of said southwest quarter, a distance of 1246.90 feet; thence south 00 degrees 30 minutes 58 seconds west, along a line that is perpendicular to said north line, a distance of 75.00 feet to a point on the south right-of-way line of NW 68th Street, as now established, also being a point on the west line of the property described in Warranty Deed Book-806, Page-35 and recorded at the Platte County, Missouri Recorder of Deeds Office in Platte City, Missouri; thence south 00 degrees 30 minutes 58 seconds west, along said west line, a distance of 179.14 feet to the point of beginning; thence south 55 degrees 01 minutes 02 seconds east, a distance of 28.79 feet; thence southeasterly along a curve to the right, tangent to the last described course, having a central angle of 32 degrees 32 minutes 53 seconds and a radius of 137.11 feet, for an arc distance of 77.89 feet to a point on the south line of aforesaid Warranty Deed; thence north 89 degrees 32 minutes 05 seconds west, along said south line, a distance of 72.36 feet to the southwest corner of said Warranty Deed; thence north 00 degrees 30 minutes 58 seconds east, along the west line of said warranty deed, a distance of 75.86 feet to the point of beginning.

The tract described above contains 3,337 square feet or 0.0766 acres, more or less.

Temporary Construction Easement

A tract of land for temporary construction easement purposes located in the southwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described in attached exhibit, and as follows:

Commencing at the northwest corner of the southwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence south 89 degrees 29 minutes 02 seconds east, along the north line of said southwest quarter, a distance of 1246.90 feet; thence south 00 degrees 30 minutes 58 seconds west, along a line that is perpendicular to said north line, a distance of 75.00 feet to a point on the south right-of-way line of NW 68th Street, as now established, also being a point on the west line of the property described in Warranty Deed Book-806, Page-35 and recorded at the Platte County, Missouri Recorder of Deeds Office in Platte City, Missouri, and being the point of beginning; thence south 89 degrees 29 minutes 02 seconds east, along said south right-of-way line, a distance of 20.00 feet; thence south 00 degrees 30 minutes 58 seconds west, a distance of 172.94 feet; thence north 89 degrees 29 minutes 02 seconds west, a distance of 20.00 feet to a point on the west line of said Warranty Deed; thence north 00 degrees 30 minutes 58 seconds east, along said west line, a distance of 172.94 feet to the point of beginning.

The tract described above contains 3,459 square feet or 0.0794 acres, more or less.

TRACT 51 Total Acquisition

A tract of land for permanent acquisition purposes located in the northwest quarter of Section 21, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 21, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per

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certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 341.25 feet to the point of beginning; thence north 00 degrees 25 minutes 50 seconds west, a distance of 170.85 feet to the south right of way line of North Waukomis Drive; thence south 44 degrees 33 minutes 02 seconds east, a distance of 138.00 feet along the southerly right of way line of said North Waukomis Drive; thence south 53 degrees 34 minutes 35 seconds west, a distance of 121.31 feet to the point of beginning, except any part in street right of way.

The tract described above contains 7,705 square feet, more or less.

TRACT 52 Permanent Land Acquisition

A tract of land for permanent acquisition purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 307.81 feet to the point of beginning; thence north 52 degrees 29 minutes 05 seconds west, a distance of 260.95 feet; thence northwesterly along a curve to the right, tangent to the last described course, having a central angle of 41 degrees 40 minutes 21 seconds and a radius of 141.24 feet, for an arc distance of 102.73 feet to a point on the south line of the property described in Warranty Deed Book 924, Page 285 and recorded at the Platte County, Missouri Recorder of Deed's Office in Platte City, Missouri; thence south 83 degrees 58 minutes 49 seconds east, along said south line, a distance of 28.91 feet to the southeast corner of said Warranty Deed; thence north 05 degrees 24 minutes 06 seconds east, along the east line of said Warranty Deed, a distance of 70.64 feet to a point on the south right-of-way line of NW Bryan Avenue, as now established; thence south 86 degrees 46 minutes 48 seconds east, along said south right-of-way line, a distance of 60.82 feet; thence south 85 degrees 32 minutes 18 seconds east, continuing

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along said south right-of-way line, a distance of 22.91 feet; thence south 44 degrees 30 minutes 02 seconds east, continuing along said south right-of-way line, a distance of 28.71 feet; thence north 45 degrees 30 minutes 48 seconds east, continuing along said south right-of-way line, a distance of 25.00 feet to a point on the westerly right-of-way line of North Waukomis Drive, as now established; thence south 44 degrees 33 minutes 02 seconds east, along said westerly right-of-way line, a distance of 148.62 feet to a point on the east line of said northeast quarter of Section 20, Township 51 north, Range 33 west; thence south 00 degrees 25 minutes 50 seconds west, along said east line, a distance of 197.68 feet to the point of beginning.

The tract described above contains 45,423 square feet or 1.0428 acres, more or less.

Temporary Construction Easement

A tract of land for temporary construction easement purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 605.86 feet; thence north 89 degrees 34 minutes 10 seconds west, along a line that is perpendicular to said east line, a distance of 486.96 feet to a point on the south right-of-way line of NW Bryan Avenue, as now established, and being the point of beginning; thence south 10 degrees 19 minutes 17 seconds east, a distance of 5.76 feet; thence south 75 degrees 45 minutes 50 seconds west, a distance of 24.93 feet; thence north 14 degrees 14 minutes 11 seconds west, a distance of 6.17 feet to a point on the south right-of-way line of said NW Bryan Avenue; thence northeasterly along said south right-of-way line and along a non-tangent curve to the right, having an initial tangent bearing of north 75 degrees 45 minutes 50 seconds east, a central angle of 01 degrees 56 minutes 56 seconds and a radius of 744.50 feet, for an arc distance of 25.33 feet to the point of beginning.

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The tract described above contains 152 square feet or 0.0035 acres, more or less.

TRACT 53 Permanent Land Acquisition

A tract of land for permanent acquisition purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 617.86 feet; thence north 89 degrees 34 minutes 10 seconds west, along a line that is perpendicular to said east line, a distance of 226.64 feet to a point on the south right-of-way line of NW Bryan Avenue, as now established, also being a point on the east line of the property described in Warranty Deed Book 924, Page 285 and recorded at the Platte County, Missouri Recorder of Deed's Office in Platte City, Missouri, and being the point of beginning; thence south 05 degrees 24 minutes 06 seconds west, along the east line of said Warranty Deed, a distance of 70.64 feet to the southeast corner of said Warranty Deed; thence north 83 degrees 58 minutes 49 seconds west, along the south line of said Warranty Deed, a distance of 28.91 feet; thence north 10 degrees 38 minutes 43 seconds west, a distance of 73.69 feet to a point on the south right-of-way line of said NW Bryan avenue; thence southeasterly along said south right-of-way line and along a non-tangent curve to the right, having an initial tangent bearing of south 85 degrees 55 minutes 19 seconds east, a central angle of 03 degrees 47 minutes 37 seconds and a radius of 744.50 feet, for an arc distance of 49.29 feet to the point of beginning.

The tract described above contains 2,775 square feet or 0.0637 acres, more or less.

Temporary Construction Easement

A tract of land for temporary construction easement purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte

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County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 623.47 feet; thence north 89 degrees 34 minutes 10 seconds west, along a line that is perpendicular to said east line, a distance of 354.19 feet to a point on the south right-of-way line of NW Bryan Avenue, as now established, and being the point of beginning; thence south 00 degrees 00 minutes 00 seconds west, a distance of 11.51 feet; thence south 88 degrees 08 minutes 48 seconds west, a distance of 24.55 feet to a point on the west line of the property described in Warranty Deed Book 924, Page 285 and recorded at the Platte County, Missouri Recorder of Deed's Office in Platte City, Missouri; thence north 04 degrees 25 minutes 27 seconds east, along said west line, a distance of 11.15 feet to a point on the south right-of-way line of said NW Bryan Avenue; thence easterly along said south right-of-way line and along a non-tangent curve to the right, having an initial tangent bearing of north 86 degrees 12 minutes 34 seconds east, a central angle of 01 degrees 49 minutes 29 seconds and a radius of 744.50 feet, for an arc distance of 23.71 feet to the point of beginning.

The tract described above contains 274 square feet or 0.0063 acres, more or less.

TRACT 54 Permanent Land Acquisition

A tract of land for Permanent Land Acquisition purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 654.61

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feet; thence north 89 degrees 34 minutes 10 seconds west, along a line that is perpendicular to said east line, a distance of 160.41 feet to a point on the north right-of-way line of NW Bryan Avenue, as now established, and being the point of beginning; thence north 85 degrees 32 minutes 18 seconds west, along said north right-of-way line, a distance of 48.71 feet; thence south 44 degrees 33 minutes 02 seconds east, continuing along said north right-of-way line, a distance of 3.73 feet; thence westerly continuing along said north right-of-way line and along a non-tangent curve to the left, having an initial tangent bearing of north 81 degrees 00 minutes 53 seconds west, a central angle of 29 degrees 38 minutes 05 seconds and a radius of 784.50 feet, for an arc distance of 405.76 feet; thence north 69 degrees 21 minutes 02 seconds east, a distance of 82.04 feet; thence northeasterly along a curve to the left, tangent to the last described course, having a central angle of 28 degrees 42 minutes 48 seconds and a radius of 230.00 feet, for an arc distance of 115.26 feet; thence north 40 degrees 38 minutes 13 seconds east, a distance of 26.53 feet; thence north 49 degrees 21 minutes 47 seconds west, a distance of 132.09 feet; thence northwesterly along a curve to the left, tangent to the last described course, having a central angle of 10 degrees 52 minutes 03 seconds and a radius of 114.00 feet, for an arc distance of 21.62 feet; thence north 60 degrees 13 minutes 49 seconds west, a distance of 125.69 feet to a point on the west line of Tract 14, "AMENDED PLAT OF MILTONWOOD" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof; thence north 00 degrees 45 minutes 44 seconds east, along said west line, a distance of 142.37 feet to the northwest corner of said Tract 14, "AMENDED PLAT OF MILTONWOOD"; thence south 88 degrees 59 minutes 43 seconds east, along the north line of said Tract 14, "AMENDED PLAT OF MILTONWOOD", a distance of 45.41 feet to a point on the westerly right-of-way line of N. Waukomis Drive, as now established; thence southeasterly along said westerly right-of-way line and along a non-tangent curve to the left, having an initial tangent bearing of south 49 degrees 42 minutes 36 seconds east, a central angle of 02 degrees 02 minutes 26 seconds and a radius of 1516.80 feet, for an arc distance of 54.02 feet; thence south 51 degrees 45 minutes 02 seconds east, continuing along said westerly right-of-way line, a distance of 274.60 feet; thence southeasterly continuing along said westerly right-of-way line and along a curve to the right, tangent to the last described course, having a central angle of 07 degrees 12 minutes 00 seconds and a radius of 1874.86 feet, for an

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arc distance of 235.60 feet; thence south 44 degrees 33 minutes 03 seconds east, continuing along said westerly right-of-way line, a distance of 23.82 feet to a point on the north right-of-way line of said NW Bryan Avenue; thence north 85 degrees 32 minutes 18 seconds west, along said north right-of-way line, a distance of 12.28 feet to the point of beginning.

The tract described above contains 77936 square feet or 1.79 acres, more or less.

Temporary Construction Easement

A tract of land for Temporary Construction Easement purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 727.53 feet; thence north 89 degrees 34 minutes 10 seconds west, along a line that is perpendicular to said east line, a distance of 418.61 feet to the point of beginning; thence south 40 degrees 38 minutes 13 seconds west, a distance of 26.53 feet; thence southwesterly along a curve to the right, tangent to the last described course, having a central angle of 05 degrees 23 minutes 48 seconds and a radius of 230.00 feet, for an arc distance of 21.66 feet; thence north 10 degrees 07 minutes 14 seconds east, a distance of 40.51 feet; thence north 24 degrees 13 minutes 47 seconds west, a distance of 31.23 feet; thence south 49 degrees 21 minutes 47 seconds east, a distance of 49.86 feet to the point of beginning.

The tract described above contains 861 square feet or 0.0198 acres, more or less.

TRACT 55 Permanent Land Acquisition for Right-of-Way

New right of way for the streets now known as Robinhood Lane, and Waukomis Drive over the following described land:

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A tract of land for permanent right-of-way purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described in attached exhibit and as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 751.45 feet; thence north 89 degrees 34 minutes 10 seconds west, along a line that is perpendicular to said east line, a distance of 154.82 feet to a point on the easterly right-of-way line of North Waukomis Drive, as now established, and being the point of beginning; thence north 83 degrees 09 minutes 10 seconds east, a distance of 87.05 feet; thence northeasterly along a non-tangent curve to the left, having an initial tangent bearing of north 38 degrees 09 minutes 10 seconds east, a central angle of 37 degrees 46 minutes 03 seconds and a radius of 230.00 feet, for an arc distance of 151.61 feet; thence north 00 degrees 23 minutes 06 seconds east, a distance of 14.16 feet; thence south 89 degrees 36 minutes 54 seconds east, a distance of 0.41 feet to a point on the west right-of-way line of NW Robinhood Lane, as now established; thence south 00 degrees 25 minutes 50 seconds west, along said west right-of-way line, a distance of 300.09 feet to a point on the easterly right-of-way line of said North Waukomis drive; thence north 44 degrees 33 minutes 02 seconds west, along said easterly right-of-way line, a distance of 140.09 feet; thence northwesterly continuing along said easterly right-of-way line and along a curve to the left, tangent to the last described course, having a central angle of 01 degrees 28 minutes 37 seconds and a radius of 1939.86 feet, for an arc distance of 50.01 feet to the point of beginning.

The tract described above contains 12,207 square feet or 0.2802 acres, more or less.

Grading Easement

A tract of land for permanent grading easement purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County,

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Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described in attached exhibit and as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 762.48 feet; thence north 89 degrees 34 minutes 10 seconds west, along a line that is perpendicular to said east line, a distance of 68.47 feet to the point of beginning; thence south 83 degrees 09 minutes 10 seconds west, a distance of 7.07 feet; thence north 38 degrees 09 minutes 10 seconds east, a distance of 5.00 feet; thence northeasterly along a curve to the left, tangent to the last described course, having a central angle of 37 degrees 46 minutes 03 seconds and a radius of 225.00 feet, for an arc distance of 148.31 feet; thence north 00 degrees 23 minutes 06 seconds east, a distance of 14.16 feet; thence south 89 degrees 36 minutes 54 seconds east, a distance of 5.00 feet; thence south 00 degrees 23 minutes 06 seconds west, a distance of 14.16 feet; thence southwesterly along a curve to the right, tangent to the last described course, having a central angle of 37 degrees 46 minutes 03 seconds and a radius of 230.00 feet, for an arc distance of 151.61 feet to the point of beginning.

The tract described above contains 833 square feet or 0.0191 acres, more or less.

Storm Drainage Easement

A tract of land for permanent drainage easement purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described in attached exhibit and as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along

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the east line of said northeast quarter, a distance of 751.45 feet; thence north 89 degrees 34 minutes 10 seconds west, along a line that is perpendicular to said east line, a distance of 154.82 feet to a point on the easterly right-of-way line of North Waukomis Drive, as now established, and being the point of beginning; thence northwesterly along said easterly right-of-way line and along a non-tangent curve to the left, having an initial tangent bearing of north 46 degrees 01 minutes 39 seconds west, a central angle of 05 degrees 43 minutes 23 seconds and a radius of 1939.86 feet, for an arc distance of 193.76 feet; thence north 51 degrees 45 minutes 02 seconds west, continuing along said easterly right-of-way line, a distance of 77.95 feet; thence north 82 degrees 38 minutes 22 seconds east, a distance of 30.67 feet; thence south 49 degrees 19 minutes 23 seconds east, a distance of 270.26 feet; thence south 83 degrees 09 minutes 10 seconds west, a distance of 28.43 feet to the point of beginning.

The tract described above contains 5,221 square feet or 0.1199 acres, more or less; together with the following:

A tract of land for permanent drainage easement purposes located in the northeast quarter of Section 20, Township 51 north, Range 33 west, in Kansas City, Platte County, Missouri, bearings are referenced to grid north of the Missouri State Plane Coordinate System, 1983, west zone, and more particularly described as follows:

Commencing at the southeast corner of the northeast quarter of Section 20, Township 51 north, Range 33 west, being a found iron bar with 3-1/2 inch aluminum cap, per certified land Record Document Number 600-51400; thence north 00 degrees 25 minutes 50 seconds east, along the east line of said northeast quarter, a distance of 1022.79 feet; thence north 89 degrees 34 minutes 10 seconds west, along a line that is perpendicular to said east line, a distance of 20.00 feet to a point on the west right-of-way line of NW Robinhood Lane, as now established, also being a point on the north line of Tract 13, "AMENDED PLAT OF MILTONWOOD" a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof; thence north 88 degrees 59 minutes 43 seconds west, along said north line, a distance of 441.73 feet to the point of beginning; thence south 51 degrees 45 minutes 02 seconds east, a distance of 17.53 feet; thence south 37 degrees 59 minutes 37 seconds west, a distance of 20.00 feet to a point on the easterly right-of-way line of North Waukomis Drive, as now established; thence north 51 degrees 45 minutes 02

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seconds west, along said easterly right-of-way line, a distance of 43.93 feet to a point on the north line of said Tract 13, "AMENDED PLAT OF MILTONWOOD"; thence south 88 degrees 59 minutes 43 seconds east, along said north line, a distance of 33.05 feet to the point of beginning.

The tract described above contains 615 square feet or 0.0141 acres, more or less; total of both tracts is 5,836 square feet or 0.1340 acres, more or less.

Section B. That upon the effective date of this ordinance, the City Clerk is hereby directed to cause this ordinance to be recorded in the office of the Recorder of Deeds for Kansas City, Jackson County, Missouri.

Approved as to form and legality:

Theodore T. Anderson
Assistant City Attorney