

ORDINANCE NO. 060159

Condemning and taking a fee simple interest, and permanent and temporary easements on private properties for the improvement and maintenance of NW Barry Road, from N. Conant Avenue to N. Congress Avenue, all in Kansas City, Platte County, Missouri; providing for the payment of just compensation therefore; authorizing continued negotiations by the City of Kansas City; consenting to the filing of the petition for condemnation by the City Attorney, on behalf of the City; and authorizing the City Clerk to file this ordinance with the Recorder of Deeds in Platte County, Missouri.

WHEREAS, the Council finds that private property must be condemned in fee, and for permanent, and temporary easements, for the purpose of constructing, and improving NW Barry Road, all in Kansas City, Platte County, Missouri; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the properties to be condemned by this ordinance for the street improvements for NW Barry Road, between N. Conant Avenue and N. Congress Avenue, as more fully described in the plans which are on file in the Department of Public Works and are incorporated herein by reference are hereby provided for and authorized.

Section 2. Said improvements shall be of the nature described and specified in, and shall be done in accordance with the plans and specifications certified by the City Engineer under the supervision of the Director of Public Works, the same being on file in the Office of the Director of Public Works and being incorporated herein by reference.

Section 3. The fee simple interest, permanent right-of-way, permanent and temporary easements are hereby condemned and taken for public use for the location, construction, reconstruction, maintenance, operation and repair of NW Barry Road in and upon the land hereinafter described.

The fee simple interest and permanent easements shall be used by Kansas City as the permanent location of the street, storm, and sanitary sewer improvements to be constructed therein including any necessary appurtenances to it; and Kansas City shall have the right to enter in or authorize the entry in and upon such easements for the

purpose of constructing, reconstructing, maintaining, operating and repairing said improvements or making connections thereto.

There shall be reserved to the owners of the land in which such permanent easements are taken and condemned the right to use the land in any way which will not interfere with the proper, safe and continuous use of the facilities to be constructed in and upon such easements.

The temporary construction easements shall be used by the City of Kansas City, Missouri or their authorized agents, servants, employees or contractors during the construction for grading and sloping, construction of driveway pavements, removal of structures, removal and replacement of fencing, removal of trees and shrubbery, utility construction work, storage of materials, the operation of equipment, and the movement of a work force. After the work is complete, the City of Kansas City, Missouri shall cause the surface of lands lying within said temporary easements to be restored to substantially the same physical condition that existed at the time the City of Kansas City or its agents entered upon it. Said temporary construction easements shall terminate upon completion and acceptance of the improvements by the Director of Public Works

TRACT 68 General Warranty Deed (Fee Simple Interest)

A portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence South 00 degrees 12 minutes 46 seconds West along the Easterly line of said Quarter, Quarter Section, a distance of 50.00 feet to a point on the Southerly right-of-way line of Northwest Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence continuing South 00 degrees 12 minutes 46 seconds West along the Easterly line of said Quarter, Quarter Section, a distance of 6.82 feet; thence North 89 degrees 50 minutes 23 seconds West, 54.20 feet; thence North 87 degrees 47 minutes 42 seconds West, 28.03 feet; thence North 89 degrees 50 minutes 23 seconds West, 402.91 feet; thence South 46 degrees 45 minutes 06 seconds West, 28.99 feet to a point on the Easterly right-of-way line of North Conant Avenue, as now established; thence Northeasterly along said Easterly right-of-way line, having an initial tangent bearing of North 04 degrees 14 minutes 54 seconds East, a radius of 38 feet and a central angle of 31 degrees 45 minutes 04 seconds, an arc length of 21.06 feet to a point of compound curve; thence Northeasterly and Easterly along said Easterly right-of-way line, being along a curve to the right and tangent to the last described curve, having a radius of 15 feet and a central angle of 54 degrees 09 minutes 46 seconds, an arc length of 14.18 feet to a point on the Southerly right-of-way line of said NW. Barry Road, said point being 50 feet South of the Northerly line of said Quarter, Quarter Section, as

measured perpendicular to the Northerly line thereof; thence South 89 degrees 50 minutes 15 seconds East along said Southerly right-of-way line, being along a line 50 feet South of and parallel with the Northerly line of said Quarter, Quarter, Section, a distance of 511.66 feet to the Point of Beginning. Containing 3,113 square feet or 0.072 acres, more or less.

TRACT 68 Storm Drainage Easement

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, which lies South of the Southerly right-of-way line of Northwest Barry Road, as now established 50 feet South of the Northerly line of said Quarter, Quarter Section, as measured perpendicular to the Northerly line thereof and East of the Easterly right-of-way line of North Conant Avenue as now established and Northwesterly of the Storm Drainage Easement recorded as Document No. 6587 on Book 790 at Page 566 in the Office of the Recorder of Deeds in said County and State, said tract of land is more particularly described as follows:

Beginning at the intersection of the Southerly right-of-way line of said Northwest Barry Road with the Northwesterly line of said Storm Drainage Easement; thence Southwesterly along the Northwesterly line of said easement, the following courses and distances; thence South 56 degrees 33 minutes 21 seconds West (South 56 degrees 33 minutes 42 seconds West, Deed), 35.18 to an angle point in the Northwesterly line of said easement; thence South 69 degrees 14 minutes 30 seconds West (South 69 degrees 14 minutes 51 seconds West, Deed), 25.39 feet (25.33 feet, Deed) to a point on the Easterly right-of-way line of said North Conant Avenue; thence North 00 degrees 10 minutes 00 seconds East, along said Easterly right-of-way line, a distance of 0.08 feet; thence Northeasterly along said Easterly right-of-way line, being along a curve to the right, tangent to the last described course, having a radius of 38 feet and a central angle of 35 degrees 49 minutes 59 seconds, an arc length of 23.77 feet to a point of compound curve; thence Northeasterly and Easterly along said Easterly right-of-way line, being along a curve to the right and tangent to the last described curve, having a radius of 15 feet and a central angle of 54 degrees 09 minutes 46 seconds, an arc length of 14.18 feet to a point on the Southerly right-of-way line of said Northwest Barry Road, said point being 50 feet South of the Northerly line of said Quarter, Quarter Section, as measured perpendicular to the Northerly line thereof; thence South 89 degrees 50 minutes 15 seconds East along said Southerly right-of-way line, being along a line 50 feet South of and parallel with the Northerly line of said Quarter, Quarter, Section, a distance of 33.67 feet to the Point of Beginning. Containing a net area of 359 square feet, more or less.

EXCEPT the following described tract of land:

A portion of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence South 89 degrees 50 minutes 15 seconds East along the North line of said Quarter, Quarter Section, a distance of 24.73 feet, to a point 1,320.00 feet West of the East line of the Southwest Quarter of said Section 12, as measured perpendicular to the East line thereof; said point being also the Northwest corner of the tract of land described in the Warranty Deed recorded in Book 194 at Page 436 in the Office of the Recorder of Deeds in said County and State; thence South 00 degrees 12 minutes 46 seconds West along a line 1320.00 feet West of and parallel with the East line of the Southwest Quarter of said Section 12, being also along the West line of the tract of land described in said Warranty Deed, a distance of 50.00 feet to a point on the North right of way line of Northwest Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence continuing South 00 degrees 12 minutes 46 seconds West along the last described course, a distance of 6.82 feet; thence North 89 degrees 50 minutes 23 seconds West, no longer along the West line of the tract of land described in said Warranty Deed, a distance 78.93 feet; thence North 87 degrees 47 minutes 42 seconds West, 28.03 feet; thence North 89 degrees 50 minutes 23 seconds West, 402.91 feet; thence South 46 degrees 45 minutes 06 seconds West, 28.99 feet to a point on the Easterly right-of-way line of North Conant Avenue, as now established; thence Northeasterly along said Easterly right-of-way line, having an initial tangent bearing of North 04 degrees 14 minutes 54 seconds East, a radius of 38 feet and a central angle of 31 degrees 45 minutes 04 seconds, an arc length of 21.06 feet to a point of compound curve; thence Northeasterly and Easterly along said Easterly right-of-way line, being along a curve to the right and tangent to the last described curve, having a radius of 15 feet and a central angle of 54 degrees 09 minutes 46 seconds, an arc length of 14.18 feet to a point on the Southerly right-of-way line of said NW. Barry Road, said point being 50 feet South of the Northerly line of the Northwest Quarter of the Southwest Quarter of said Section 12, as measured perpendicular to the Northerly line thereof; thence South 89 degrees 50 minutes 15 seconds East along said Southerly right-of-way line, being also along a line 50 feet South of and parallel with the Northerly line of said Quarter, Quarter, Section, a distance of 511.66 feet to the Point of Beginning.

TRACT 68 Temporary Easement

A portion of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence South 89 degrees 50 minutes 15 seconds East along the North line of said Quarter, Quarter Section, a distance of 24.73 feet, to a point 1,320.00 feet West of the East line of the Southwest Quarter of said Section 12, as measured perpendicular to the East line thereof; said point being also the Northwest corner of the tract of land described in the Warranty Deed recorded in Book 194 at Page 436 in the Office of the Recorder of Deeds in said County and State; thence South 00 degrees 12 minutes 46 seconds West along a line 1320.00 feet West of and parallel with the East line of the Southwest Quarter of said Section 12, being also along the West line of the tract of land described in said Warranty Deed, a distance of 50.00 feet to a point on the North right of way line of Northwest Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence continuing South 00 degrees 12 minutes 46 seconds West along the last described course, a distance of 13.70 feet, thence North 89 degrees 38 minutes 06 seconds West, no longer along the West line of the tract of land described in said Warranty Deed, a distance of 106.93 feet; thence South 66 degrees 53 minutes 33 seconds West, 54.43 feet; thence South 85 degrees 52 minutes 16 seconds West, 200.56 feet; thence North 89 degrees 50 minutes 23 seconds West, 150 feet; thence South 67 degrees 35 minutes 49 seconds West, 26.07 feet to a point on the Easterly right-of-way line of North Conant Avenue, as now established; thence Northerly, Northeasterly and Easterly along said Easterly right-of-way line, the following courses and distances; thence North 00 degrees 10 minutes 00 seconds East, 31.38 feet; thence Northerly and Northeasterly along a curve to the right, tangent to the last described course, having a radius of 38 feet and a central angle of 35 degrees 49 minutes 59 seconds, an arc length of 23.77 feet to a point of compound curve; thence Northeasterly and Easterly along a curve to the right and tangent to the last described curve, having a radius of 15 feet and a central angle of 54 degrees 09 minutes 46 seconds, an arc length of 14.18 feet to a point on the Southerly right-of-way line of said Northwest Barry Road, said point being 50 feet South of the Northerly line of the Northwest Quarter of the Southwest Quarter of said Section 12, as measured perpendicular to the Northerly line thereof; thence South 89 degrees 50 minutes 15 seconds East along said Southerly right-of-way line, being also along a line 50 feet South of and parallel with the Northerly line of said Quarter, Quarter, Section, a distance of 511.66

feet to the Point of Beginning. Containing a net area of 16,150 square feet or 0.379 acres, more or less.

EXCEPT the following described tract of land:

A portion of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence South 89 degrees 50 minutes 15 seconds East along the North line of said Quarter, Quarter Section, a distance of 24.73 feet, to a point 1,320.00 feet West of the East line of the Southwest Quarter of said Section 12, as measured perpendicular to the East line thereof; said point being also the Northwest corner of the tract of land described in the Warranty Deed recorded in Book 194 at Page 436 in the Office of the Recorder of Deeds in said County and State; thence South 00 degrees 12 minutes 46 seconds West along a line 1320.00 feet West of and parallel with the East line of the Southwest Quarter of said Section 12, being also along the West line of the tract of land described in said Warranty Deed, a distance of 50.00 feet to a point on the North right of way line of Northwest Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence continuing South 00 degrees 12 minutes 46 seconds West along the last described course, a distance of 6.82 feet; thence North 89 degrees 50 minutes 23 seconds West, no longer along the West line of the tract of land described in said Warranty Deed, a distance 78.93 feet; thence North 87 degrees 47 minutes 42 seconds West, 28.03 feet; thence North 89 degrees 50 minutes 23 seconds West, 402.91 feet; thence South 46 degrees 45 minutes 06 seconds West, 28.99 feet to a point on the Easterly right-of-way line of North Conant Avenue, as now established; thence Northeasterly along said Easterly right-of-way line, having an initial tangent bearing of North 04 degrees 14 minutes 54 seconds East, a radius of 38 feet and a central angle of 31 degrees 45 minutes 04 seconds, an arc length of 21.06 feet to a point of compound curve; thence Northeasterly and Easterly along said Easterly right-of-way line, being along a curve to the right and tangent to the last described curve, having a radius of 15 feet and a central angle of 54 degrees 09 minutes 46 seconds, an arc length of 14.18 feet to a point on the Southerly right-of-way line of said NW. Barry Road, said point being 50 feet South of the Northerly line of the Northwest Quarter of the Southwest Quarter of said Section 12, as measured perpendicular to the Northerly line thereof; thence South 89 degrees 50 minutes 15 seconds East along said Southerly right-of-way line, being also along a line 50 feet South of and parallel with the Northerly line of said Quarter, Quarter, Section, a distance of 511.66 feet to the Point of Beginning.

ALSO EXCEPT the following described tract of land:

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, which lies South of the Southerly right-of-way line of Northwest Barry Road, as now established 50 feet South of the Northerly line of said Quarter, Quarter Section, as measured perpendicular to the Northerly line thereof and East of the Easterly right-of-way line of North Conant Avenue as now established and Northwesterly of the Storm Drainage Easement recorded as Document No. 6587 on Book 790 at Page 566 in the Office of the Recorder of Deeds in said County and State, said tract of land is more particularly described as follows:

Beginning at the intersection of the Southerly right-of-way line of said Northwest Barry Road with the Northwesterly line of said Storm Drainage Easement; thence Southwesterly along the Northwesterly line of said easement, the following courses and distances; thence South 56 degrees 33 minutes 21 seconds West (South 56 degrees 33 minutes 42 seconds West, Deed), 35.18 to an angle point in the Northwesterly line of said easement; thence South 69 degrees 14 minutes 30 seconds West (South 69 degrees 14 minutes 51 seconds West, Deed), 25.39 feet (25.33 feet, Deed) to a point on the Easterly right-of-way line of said North Conant Avenue; thence North 00 degrees 10 minutes 00 seconds East, along said Easterly right-of-way line, a distance of 0.08 feet; thence Northeasterly along said Easterly right-of-way line, tangent to the last described curve, having, a radius of 38 feet and a central angle of 35 degrees 49 minutes 59 seconds, an arc length of 23.77 feet to a point of compound curve; thence Northeasterly and Easterly along said Easterly right-of-way line, being along a curve to the right and tangent to the last described curve, having a radius of 15 feet and a central angle of 54 degrees 09 minutes 46 seconds, an arc length of 14.18 feet to a point on the Southerly right-of-way line of said Northwest Barry Road, said point being 50 feet South of the Northerly line of said Quarter, Quarter Section, as measured perpendicular to the Northerly line thereof; thence South 89 degrees 50 minutes 15 seconds East along said Southerly right-of-way line, being along a line 50 feet South of and parallel with the Northerly line of said Quarter, Quarter Section, a distance of 33.67 feet to the Point of Beginning.

TRACT 73 General Warranty Deed (Fee Simple Interest)

All that part of Lot A, BRITTANY OAKS - FIRST PLAT, a subdivision in Kansas City, Platte County, Missouri according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Northwest corner of said Lot A, being also a point on the South right-of-way line of Northwest Barry Road, as now established 50 feet South of the North line of the Southwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the North line thereof; thence South 89 degrees 50 minutes 15 seconds East (South 89 degrees 49 minutes 52 seconds East, Plat) along the North line of said Lot A and along said Southerly right-of-way line, a distance of 539.56 feet to the Northeast corner of said Lot A, being also a point on the Westerly right-of-way line of North Conant Avenue, as now established; thence Southeasterly and Southerly along the Easterly line of said Lot A and along said Westerly right-of-way line, the following courses and distances; thence Southeasterly along a curve to the right, tangent to the last described course, having a radius of 15 feet and a central angle of 54 degrees 09 minutes 52 seconds, an arc length of 14.18 feet to a point of compound curve; thence Southeasterly and Southerly along a curve to the right, tangent to the last described curve, having a radius of 38 feet and a central angle of 32 degrees 33 minutes 26 seconds, an arc length of 21.59 feet; thence North 37 degrees 13 minutes 08 seconds West, not tangent to the last described curve and no longer along the Easterly line of said Lot A or said Westerly right-of-way line, a distance of 24.48 feet; thence North 89 degrees 50 minutes 23 seconds West, 543.99 feet to a point on the West line of Said Lot A; thence North 00 degrees 09 minutes 46 seconds East (North 00 degrees 10 minutes 09 seconds East, Plat) along the West line of said Lot A, a distance of 6.86 feet to the Point of Beginning. Containing 3,856 square feet, more or less.

TRACT 73 Temporary Easement

All that part of Lot A, BRITTANY OAKS - FIRST PLAT, a subdivision in Kansas City, Platte County, Missouri according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Northwest corner of said Lot A, being also a point on the South right-of-way line of Northwest Barry Road, as now established 50 feet South of the North line of the Southwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the North line thereof; thence South 89 degrees 50 minutes 15 seconds East (South 89 degrees 49 minutes 52 seconds East, Plat) along the North line of said Lot A and along said Southerly right-of-way line, a distance of 539.56 feet to the Northeast corner of said Lot A, being also a point on the Westerly right-of-way line of North Conant Avenue, as now established; thence Southeasterly and Southerly along the Easterly line of said Lot A and along said Westerly right-of-way line, the following courses and distances; thence Southeasterly along a curve to the right, tangent to the last described course, having a radius of 15 feet and a central angle of 54 degrees 09 minutes 52 seconds, an arc length of 14.18 feet to a point of

compound curve; thence Southeasterly and Southerly along a curve to the right, tangent to the last described curve, having a radius of 38 feet and a central angle of 35 degrees 50 minutes 23 seconds, an arc length of 23.77 feet; thence South 00 degrees 10 minutes 00 seconds West, tangent to the last described curve, a distance of 31.36 feet; thence North 34 degrees 45 minutes 58 seconds West, no longer along the Easterly line of said Lot A or said Westerly right-of-way line, a distance of 48.78 feet; thence North 89 degrees 50 minutes 23 seconds West, 120.00 feet; thence South 23 degrees 54 minutes 39 seconds West, 54.63 feet; thence North 89 degrees 50 minutes 23 seconds West, 127.93 feet; thence North 65 degrees 37 minutes 40 seconds West, 109.73 feet; thence North 89 degrees 50 minutes 23 seconds West, 160.98 feet to a point on the West line of Said Lot A; thence North 00 degrees 09 minutes 46 seconds East (North 00 degrees 10 minutes 09 seconds East, Plat) along the West line of said Lot A, a distance of 24.86 feet to the Point of Beginning. Containing net area of 18,182 square feet, more or less.

EXCEPT the following described tract of land:

All that part of Lot A, BRITTANY OAKS - FIRST PLAT, a subdivision in Kansas City, Platte County, Missouri according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Northwest corner of said Lot A, being also a point on the South right-of-way line of Northwest Barry Road, as now established 50 feet South of the North line of the Southwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the North line thereof; thence South 89 degrees 50 minutes 15 seconds East (South 89 degrees 49 minutes 52 seconds East, Plat) along the North line of said Lot A and along said Southerly right-of-way line, a distance of 539.56 feet to the Northeast corner of said Lot A, being also a point on the Westerly right-of-way line of North Conant Avenue, as now established; thence Southeasterly and Southerly along the Easterly line of said Lot A and along said Westerly right-of-way line, the following courses and distances; thence Southeasterly along a curve to the right, tangent to the last described course, having a radius of 15 feet and a central angle of 54 degrees 09 minutes 52 seconds, an arc length of 14.18 feet to a point of compound curve; thence Southeasterly and Southerly along a curve to the right, tangent to the last described curve, having a radius of 38 feet and a central angle of 32 degrees 33 minutes 26 seconds, an arc length of 21.59 feet; thence North 37 degrees 13 minutes 08 seconds West, not tangent to the last described curve and no longer along the Easterly line of said Lot A or said Westerly right-of-way line, a distance of 24.48 feet; thence North 89 degrees 50 minutes 23 seconds West, 543.99 feet to a point on the West line of Said Lot A; thence North 00 degrees 09 minutes 46 seconds East

(North 00 degrees 10 minutes 09 seconds East, Plat) along the West line of said Lot A, a distance of 6.86 feet to the Point of Beginning.

TRACT 74 General Warranty Deed (Fee Simple Interest)

A portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence North 89 degrees 50 minutes 15 seconds West along the Northerly line of said Quarter, Quarter Section, a distance of 367.95 feet; thence South 0 degrees 09 minutes 45 seconds West, perpendicular to the last described course, a distance of 42.85 feet to a point on the Southerly right-of-way line of Northwest Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence North 89 degrees 49 minutes 00 seconds West along the Southerly right-of-way line of said Northwest Barry Road, a distance of 952.08 feet, more or less, to a point on the Westerly line of the East 1,320 feet of the Southwest Quarter of said Section 12, said point being 42.50 feet South of the Northerly line of said Quarter, Quarter Section, as measured perpendicular to the Northerly line thereof, said point also being the point of a jog in said Southerly right-of-way line; thence South 00 degrees 12 minutes 46 seconds West along the Westerly line of the East 1,320 of the Southwest Quarter of said Section 12, being also along a jog in said Southerly right-of-way line and its Southerly extension, a distance of 14.32 feet; thence South 89 degrees 50 minutes 23 seconds East, 27.40 feet; thence South 45 degrees 00 minutes 00 seconds East, 11.19 feet; thence North 90 degrees 00 minutes 00 seconds East, 5.77 feet; thence North 00 degrees 00 minutes 00 seconds East, 7.87 feet; thence South 89 degrees 50 minutes 23 seconds East, 370.41 feet; thence North 88 degrees 49 minutes 35 seconds East, 48.49 feet; thence Easterly along a curve to the left, having an initial tangent bearing of South 89 degrees 29 minutes 51 seconds East, a radius of 7,695.44 feet and a central angle of 03 degrees 39 minutes 57 seconds, an arc length of 492.38 feet to the Point of Beginning. Containing 11,086 square feet or 0.254 acres, more or less.

TRACT 74 Storm Drainage Easement

Commencing at the Northeast corner of said Quarter, Quarter Section; thence North 89 degrees 50 minutes 15 seconds West along the Northerly line of said Quarter, Quarter Section, a distance of 720.89 feet; thence South 0 degrees 09 minutes 45 seconds West, perpendicular to the last described course, a distance of 42.72 feet to a point on the Southerly right-of-way line of Northwest Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence South 00

degrees 00 minutes 00 seconds West, 34.08 feet; thence North 90 degrees 00 minutes 00 seconds West, 9.73 feet; thence North 43 degrees 41 minutes 02 seconds West, 47.32 feet to a point on the Southerly right-of-way line of said Northwest Barry Road; thence South 89 degrees 49 minutes 00 seconds East along the Southerly right-of-way line of said Northwest Barry Road, a distance of 42.42 feet to the Point of Beginning Containing a net area of 428 square feet, more or less.

ALSO:

A 15 feet wide strip of land over a portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, the centerline of said 15 feet wide strip of land is more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence North 89 degrees 50 minutes 15 seconds West along the Northerly line of said Quarter, Quarter Section, a distance of 1,241.99 feet; thence South 00 degrees 09 minutes 37 seconds West, 42.53 feet to a point on the Southerly right-of-way line of Northwest Barry Road, as now established and the Point of Beginning of the centerline of said 15 feet wide strip of land to be herein described; thence continuing South 00 degrees 09 minutes 37 seconds West, a distance of 21.29 to the Point of Termination. Containing a net area of 105 square feet, more or less.

EXCEPT the following described tract of land from each of the above described tracts of land:

A portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence North 89 degrees 50 minutes 15 seconds West along the Northerly line of said Quarter, Quarter Section, a distance of 367.95 feet; thence South 0 degrees 09 minutes 45 seconds West, perpendicular to the last described course, a distance of 42.85 feet to a point on the Southerly right-of-way line of Northwest Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence North 89 degrees 49 minutes 00 seconds West along the Southerly right-of-way line of said Northwest Barry Road, a distance of 952.08 feet, more or less, to a point on the Westerly line of the East 1,320 feet of the Southwest Quarter of said Section 12, said point being 42.50 feet South of the Northerly line of said Quarter, Quarter Section, as measured perpendicular to the Northerly line thereof, said point also being the point of a jog in said Southerly right-of-way line; thence South 00 degrees 12 minutes 46

seconds West along the Westerly line of the East 1,320 of the Southwest Quarter of said Section 12, being also along a jog in said Southerly right-of-way line and its Southerly extension, a distance of 14.32 feet; thence South 89 degrees 50 minutes 23 seconds East, 27.40 feet; thence South 45 degrees 00 minutes 00 seconds East, 11.19 feet; thence North 90 degrees 00 minutes 00 seconds East, 5.77 feet; thence North 00 degrees 00 minutes 00 seconds East, 7.87 feet; thence South 89 degrees 50 minutes 23 seconds East, 370.41 feet; thence North 88 degrees 49 minutes 35 seconds East, 48.49 feet; thence Easterly along a curve to the left, having an initial tangent bearing of South 89 degrees 29 minutes 51 seconds East, a radius of 7,695.44 feet and a central angle of 03 degrees 39 minutes 57 seconds, an arc length of 492.38 feet to the Point of Beginning.

TRACT 74 Temporary Easement

A portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence North 89 degrees 50 minutes 15 seconds West along the Northerly line of said Quarter, Quarter Section, a distance of 67.35 feet; thence South 0 degrees 09 minutes 45 seconds West, perpendicular to the last described course, a distance of 42.08 feet to the point of intersection of the Southerly right-of-way line of Northwest Barry Road, as now established, with the Westerly right-of-way line of North Congress Avenue as now established by the instrument filed as Document No.008680 in Book 1033 at Page 302 in the Office of the Recorder of Deeds in said County and State; thence Southeasterly and Southerly along the Westerly right-of-way line of said North Congress Avenue, the following courses and distances; thence South 41 degrees 27 minutes 07 seconds East, 37.24 feet; thence South 00 degrees 12 minutes 22 seconds West, 246.22 feet; thence Southerly along a curve to the right, tangent to the last described course, having a radius of 3,762.21 feet and a central angle of 00 degrees 53 minutes 01 seconds, an arc length of 58.02 feet; thence South 09 degrees 15 minutes 23 seconds East, not tangent to the last described curve, a distance of 27.34 feet; thence North 75 degrees 05 minutes 36 seconds West, no longer along said Westerly right-of-way line, a distance of 30.55 feet; thence North 38 degrees 43 minutes 40 seconds West, 107.98 feet; thence North 24 degrees 53 minutes 40 seconds West, 126.76 feet; thence South 82 degrees 55 minutes 32 seconds West, 119.00 feet; thence South 87 degrees 32 minutes 48 seconds West, 58.23 feet; thence North 71 degrees 18 minutes 38 seconds West, 82.08 feet; thence North 53 degrees 09 minutes 26 seconds West, 207.48 feet; thence South 89 degrees 44 minutes 01 seconds West, 68.58 feet; thence South 33 degrees 57 minutes

16 seconds West, 19.48 feet; thence South 89 degrees 42 minutes 29 seconds West, 127.30 feet; thence South 63 degrees 36 minutes 00 seconds West, 33.54 feet; thence North 89 degrees 50 minutes 18 seconds West, 229.99 feet; thence North 74 degrees 37 minutes 38 seconds West, 118.14 feet; thence North 89 degrees 50 minutes 23 seconds West, 61.00 feet; thence South 00 degrees 09 minutes 37 seconds West, perpendicular to the last described course, a distance of 16.00 feet; thence North 89 degrees 50 minutes 23 seconds West, perpendicular to the last described course, a distance of, 35.00 feet; thence North 00 degrees 09 minutes 37 seconds East, perpendicular to the last described course, a distance of, 16.00 feet; thence North 89 degrees 38 minutes 06 seconds West, 33.07 feet, more or less, to a point on the Westerly line of the East 1,320 feet of the Southwest Quarter of said Section 12; thence North 00 degrees 12 minutes 46 seconds East along the Westerly line of the East 1,320 of the Southwest Quarter of said Section 12, being also along a jog in the Southerly right-of-way line of said Northwest Barry Road, a distance of 21.20 feet to a point on said Southerly right-of-way line, said point being 42.50 feet South of the Northerly line of said Quarter, Quarter Section, as measured perpendicular to the Northerly line thereof; thence South 89 degrees 49 minutes 00 seconds East along the Southerly right-of-way line of said Northwest Barry Road, a distance of 1,036.57 feet to an angle point in said Southerly right-of-way line; thence North 89 degrees 57 minutes 00 seconds East along the Southerly right-of-way line of said Northwest Barry Road, a distance of 216.12 feet to the Point of Beginning. Containing a net area of 111,290 square feet or 2.55 square feet, more or less.

EXCEPT the following described tract of land:

A portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence North 89 degrees 50 minutes 15 seconds West along the Northerly line of said Quarter, Quarter Section, a distance of 367.95 feet; thence South 0 degrees 09 minutes 45 seconds West, perpendicular to the last described course, a distance of 42.85 feet to a point on the Southerly right-of-way line of Northwest Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence North 89 degrees 49 minutes 00 seconds West along the Southerly right-of-way line of said Northwest Barry Road, a distance of 952.08 feet, more or less, to a point on the Westerly line of the East 1,320 feet of the Southwest Quarter of said Section 12, Barry Road & North Congress Avenue, said point being 42.50 feet South of the Northerly line of said Quarter, Quarter Section, as measured perpendicular to the Northerly line thereof, said

point also being the point of a jog in said Southerly right-of-way line; thence South 00 degrees 12 minutes 46 seconds West along the Westerly line of the East 1,320 of the Southwest Quarter of said Section 12, being also along a jog in said Southerly right-of-way line and its Southerly extension, a distance of 14.32 feet; thence South 89 degrees 50 minutes 23 seconds East, 27.40 feet; thence South 45 degrees 00 minutes 00 seconds East, 11.19 feet; thence North 90 degrees 00 minutes 00 seconds East, 5.77 feet; thence North 00 degrees 00 minutes 00 seconds East, 7.87 feet; thence South 89 degrees 50 minutes 23 seconds East, 370.41 feet; thence North 88 degrees 49 minutes 35 seconds East, 48.49 feet; thence Easterly along a curve to the left, having an initial tangent bearing of South 89 degrees 29 minutes 51 seconds East, a radius of 7,695.44 feet and a central angle of 03 degrees 39 minutes 57 seconds, an arc length of 492.38 feet to the Point of Beginning.

ALSO EXCEPT the following described tracts of land:

A portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence North 89 degrees 50 minutes 15 seconds West along the Northerly line of said Quarter, Quarter Section, a distance of 720.89 feet; thence South 0 degrees 09 minutes 45 seconds West, perpendicular to the last described course, a distance of 42.72 feet to a point on the Southerly right-of-way line of Northwest Barry Road, as now established and the Point of Beginning of the tract of land to be herein described; thence South 00 degrees 00 minutes 00 seconds West, 34.08 feet; thence North 90 degrees 00 minutes 00 seconds West, 9.73 feet; thence North 43 degrees 41 minutes 02 seconds West, 47.32 feet to a point on the Southerly right-of-way line of said Northwest Barry Road; thence South 89 degrees 49 minutes 00 seconds East along the Southerly right-of-way line of said Northwest Barry Road, a distance of 42.42 feet to the Point of Beginning.

ALSO:

A 15 feet wide strip of land over a portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, the centerline of said 15 feet wide strip of land is more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence North 89 degrees 50 minutes 15 seconds West along the Northerly line of said Quarter, Quarter Section, a distance of 1,241.99 feet; thence South 00 degrees 09 minutes 37 seconds West, 42.53 feet to a point on the

Southerly right-of-way line of Northwest Barry Road, as now established and the Point of Beginning of the centerline of said 15 feet wide strip of land to be herein described; thence continuing South 00 degrees 09 minutes 37 seconds West, a distance of 21.29 to the Point of Termination.

TRACT 75 General Warranty Deed (Fee Simple Interest)

A portion of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Beginning at the point intersection of the Northerly right-of-way line of Northwest Barry Road, as now established 40 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof with the Westerly right-of-way line of North Congress Avenue, as now established by the instrument filed as Document No.006833 in Book 744 at Page 441 in the Office of the Recorder of Deeds in said County and State; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 385.37 feet to a jog in said Northerly right-of-way line, said jog being along the Southerly extension of the East line of Lot 50, WILDBERRY, a subdivision in said City, County and State, according to the recorded plat thereof; thence North 00 degrees 10 minutes 08 seconds East (North 00 degrees 09 minutes 42 seconds East, Plat), along the Southerly extension of the East line of said Lot 50 and along the Easterly line thereof, a distance of 26.44 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of North 87 degrees 19 minutes 51 seconds East, a radius of 7,587.44 feet and a central angle of 00 degrees 25 minutes 21 seconds, an arc length of 55.95 feet to a point of compound curve; thence Northeasterly along a curve to the left, not tangent to the last described curve, having an initial tangent bearing of North 87 degrees 48 minutes 28 seconds East, a radius of 2,845.79 feet and a central angle of 02 degrees 09 minutes 31 seconds, an arc length of 107.22 feet to a point of reverse curve; thence Northeasterly and Easterly along a curve to the right, tangent to the last described curve, having a radius of 2,883.79 feet and a central angle of 04 degrees 02 minutes 42 seconds, an arc length of 203.59 feet; thence North 37 degrees 19 minutes 40 seconds East, not tangent to the last described curve, a distance of 45.98 feet to a point on the Westerly right-of-way line of said North Congress Avenue; thence South 00 degrees 00 minutes 04 seconds East along said Westerly right-of-way line, a distance of 72.31 feet to an angle point in said Westerly right-of-way line; thence South 44 degrees 41 minutes 11 seconds West along said Westerly right-of-way line, a distance of 12.64 feet (12.69 feet, Deed) to the Point of Beginning. Containing 15,164 square feet or 0.348 acres, more or less.

Reference to said Lot 50, WILDBERRY, is for informational purposes only and no part of said Lot 50 is intended to be included as part of this description.

TRACT 75 Temporary Easement

A portion of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Beginning at the point intersection of the Northerly right-of-way line of Northwest Barry Road, as now established 40 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof with the Westerly right-of-way line of North Congress Avenue, as now established by the instrument filed as Document No.006833 in Book 744 at Page 441 in the Office of the Recorder of Deeds in said County and State; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 385.37 feet to a jog in said Northerly right-of-way line, said jog being along the Southerly extension of the East line of Lot 50, WILDBERRY, a subdivision in said City, County and State, according to the recorded plat thereof; thence North 00 degrees 10 minutes 08 seconds East (North 00 degrees 09 minutes 42 seconds East, Plat), along the Southerly extension of the East line of said Lot 50, being also along the Easterly line of said Lot 50 and along the Easterly line of Lot 51 of said WILDBERRY, a distance of 173.15 feet; thence North 90 degrees 00 minutes 00 seconds East, no longer along the Easterly line of said Lots 50 or 51, a distance of 73.39 feet; thence South 08 degrees 57 minutes 31 seconds East, 90.58 feet, thence North 89 degrees 25 minutes 40 seconds East, 306.27 feet to a point on the Westerly right-of-way line of said North Congress Avenue; thence South 00 degrees 00 minutes 04 seconds East along said Westerly right-of-way line, a distance of 78.84 feet to an angle point in said Westerly right-of-way line; thence South 44 degrees 41 minutes 11 seconds West along said Westerly right-of-way line, a distance of 12.64 feet (12.69 feet, Deed) to the Point of Beginning. Containing a net area of 25,673 square feet or 0.589 acres, more or less.

Reference to said Lots 50 and 51, WILDBERRY, is for informational purposes only and no part of said Lots are intended to be included as part of this description.

EXCEPT the following described tract of land:

A portion of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Beginning at the point intersection of the Northerly right-of-way line of Northwest Barry Road, as now established 40 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof with the Westerly right-of-way line of North Congress Avenue, as now established by the instrument filed as Document No.006833 in Book 744 at Page 441 in the Office of the Recorder of Deeds in said County and State; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 385.37 feet to a jog in said Northerly right-of-way line, said jog being along the Southerly extension of the East line of Lot 50, WILDBERRY, a subdivision in said City, County and State, according to the recorded plat thereof; thence North 00 degrees 10 minutes 08 seconds East (North 00 degrees 09 minutes 42 seconds East, Plat), along the Southerly extension of the East line of said Lot 50 and along the Easterly line thereof, a distance of 26.44 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of North 87 degrees 19 minutes 51 seconds East, a radius of 7,587.44 feet and a central angle of 00 degrees 25 minutes 21 seconds, an arc length of 55.95 feet to a point of compound curve; thence Northeasterly along a curve to the left, not tangent to the last described curve, having an initial tangent bearing of North 87 degrees 48 minutes 28 seconds East, a radius of 2,845.79 feet and a central angle of 02 degrees 09 minutes 31 seconds, an arc length of 107.22 feet to a point of reverse curve; thence Northeasterly and Easterly along a curve to the right, tangent to the last described curve, having a radius of 2,883.79 feet and a central angle of 04 degrees 02 minutes 42 seconds, an arc length of 203.59 feet; thence North 37 degrees 19 minutes 40 seconds East, not tangent to the last described curve, a distance of 45.98 feet to a point on the Westerly right-of-way line of said North Congress Avenue; thence South 00 degrees 00 minutes 04 seconds East along said Westerly right-of-way line, a distance of 72.31 feet to an angle point in said Westerly right-of-way line; thence South 44 degrees 41 minutes 11 seconds West along said Westerly right-of-way line, a distance of 12.64 feet (12.69 feet, Deed) to the Point of Beginning.

Reference to said Lot 50, WILDBERRY, is for informational purposes only and no part of said Lot 50 is intended to be included as part of this description.

TRACT 76 Temporary Easement

A portion of Lot 51, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 51, thence North 46 degrees 46 minutes 41 seconds West (North 46 degrees 47 minutes 00 seconds West, Plat), along the Southwesterly line of said Lot 51, a distance of 13.71 feet; thence North 75 degrees 48 minutes 09 seconds East, 10.34 feet to a point on the East line of said Lot 51; thence South 00 degrees 10 minutes 08 seconds West (South 00 degrees 09 minutes 42 seconds West, Plat), along the East line of said Lot 51, a distance of 11.92 feet to the Point of Beginning. Containing 60 square feet, more or less.

TRACT 77 General Warranty Deed (Fee Simple Interest)

A portion of Lot 50, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 50, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 50 and along said Northerly right-of-way line, a distance of 149.78 feet (149.88 feet, Plat) to the Southwest corner of said Lot 50; thence North 00 degrees 09 minutes 41 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along the West line of said Lot 50, a distance of 10.52 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of North 88 degrees 27 minutes 46 seconds East, a radius of 7,587.44 feet and a central angle of 01 degree 07 minutes 55 seconds, an arc length of 149.90 feet to a point on the East line of said Lot 50, said point being 66.44 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence South 00 degrees 10 minutes 08 seconds West (South 00 degrees 09 minutes 42 seconds West, Plat), along the East line of said Lot 50, a distance of 16.44 feet to the Point of Beginning. Containing 1,982 square feet, more or less.

TRACT 77 Temporary Easement

A portion of Lot 50, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 50, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 50 and along said Northerly right-of-way line, a distance of 149.78 feet (149.88 feet, Plat) to the Southwest corner of said Lot 50; thence North 00 degrees 09 minutes 41 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along the West line of said Lot 50, a distance of 18.95 feet; thence South 89 degrees 56 minutes 58 seconds East, no longer along said West line, a distance of 60.37 feet; thence North 75 degrees 48 minutes 09 seconds East, 81.95 feet to a point on the Northeasterly line of said Lot 50, said point being 13.71 feet Northwesterly of the most North, Southeast corner of said Lot 50, as measured along the Northeasterly line of said Lot 50; thence South 46 degrees 46 minutes 41 seconds East (South 46 degrees 47 minutes East, Plat) along the Northeasterly line of said Lot 50, a distance of 13.71 feet to the most North, Southeast corner of said Lot 50; thence South 00 degrees 10 minutes 08 seconds West (South 00 degrees 09 minutes 42 seconds West, Plat), along the East line of said Lot 50, a distance of 30.03 feet to the Point of Beginning. Containing a net area of 1,833 square feet or 0.042 acres, more or less.

EXCEPT the following described tract of land:

A portion of Lot 50, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 50, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 50 and along said Northerly right-of-way line, a distance of 149.78 feet (149.88 feet, Plat) to the Southwest corner of said Lot 50; thence North 00 degrees 09 minutes 41 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat)

along the West line of said Lot 50, a distance of 10.52 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of North 88 degrees 27 minutes 46 seconds East, a radius of 7,587.44 feet and a central angle of 01 degree 07 minutes 55 seconds, an arc length of 149.90 feet to a point on the East line of said Lot 50, said point being 66.44 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence South 00 degrees 10 minutes 08 seconds West (South 00 degrees 09 minutes 42 seconds West, Plat), along the East line of said Lot 50, a distance of 16.44 feet to the Point of Beginning.

TRACT 81 General Warranty Deed (Fee Simple Interest)

A portion of Lot 40, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 40, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 40 and along said Northerly right-of-way line, a distance of 95.00 feet to a point on the Easterly right-of-way line of North Pomona Avenue, as now established; thence Westerly, Northwesterly and Northerly along a curve to the right, tangent to the last described course, said curve being along said Easterly right-of-way line and along the Westerly line of said Lot 40, having a radius of 25.00 feet and a central angle of 89 degrees 59 minutes 56 seconds, an arc length of 39.27 feet; thence North 00 degrees 09 minutes 41 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along said Easterly right-of-way line and along the Westerly line of said Lot 40; a distance of 2.21 feet; thence South 45 degrees 00 minutes 00 seconds East, no longer along said Easterly right-of-way line or the Westerly line of said Lot 40, a distance of 28.41 feet; thence South 89 degrees 50 minutes 05 seconds East, 19.45 feet; thence Easterly along a curve to the left, tangent to the last described course, having a radius of 7,587.44 feet and a central angle of 00 degrees 36 minutes 26 seconds, an arc length of 80.40 feet to a point on the East line of said Lot 40, said point being 7.60 feet North of the Southeast corner of said Lot 40 as measured along the Easterly line thereof; thence South 00 degrees 09 minutes 44 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat), along the East line of said Lot 40, a distance of 7.60 feet to the Point of Beginning. Containing 941 square feet, more or less.

TRACT 81 Storm Drainage Easement

A portion of Lot 40, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the Southeast corner of said Lot 40, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West, (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 40 and along said Northerly right-of-way line, a distance of 79.67 feet to the Point of Beginning of the tract of land to herein described; thence continuing North 89 degrees 50 minutes 15 seconds West, along the last described course, a distance of 15.00 feet; thence North 00 degrees 09 minutes 55 seconds East, 22.20 feet; thence South 89 degrees 50 minutes 05 seconds East, 15.00 feet; thence South 00 degrees 09 minutes 55 seconds West, 22.20 feet to the Point of Beginning. Containing 225 square feet more or less.

EXCEPT the following described tract of land:

A portion of Lot 40, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 40, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 40 and along said Northerly right-of-way line, a distance of 95.00 feet to a point on the Easterly right-of-way line of North Pomona Avenue, as now established; thence Westerly, Northwesterly and Northerly along a curve to the right, tangent to the last described course, said curve being along said Easterly right-of-way line and along the Westerly line of said Lot 40, having a radius of 25.00 feet and a central angle of 89 degrees 59 minutes 56 seconds, an arc length of 39.27 feet; thence North 00 degrees 09 minutes 41 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along said Easterly right-of-way line and along the Westerly line of said Lot 40; a distance of 2.21 feet; thence South 45 degrees 00 minutes 00 seconds East, no longer along said Easterly right-of-way line or the

Westerly line of said Lot 40, a distance of 28.41 feet; thence South 89 degrees 50 minutes 05 seconds East, 19.45 feet; thence Easterly along a curve to the left, tangent to the last described course, having a radius of 7,587.44 feet and a central angle of 00 degrees 36 minutes 26 seconds, an arc length of 80.40 feet to a point on the East line of said Lot 40, said point being 7.60 feet North of the Southeast corner of said Lot 40 as measured along the Easterly line thereof; thence South 00 degrees 09 minutes 44 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat), along the East line of said Lot 40, a distance of 7.60 feet to the Point of Beginning.

TRACT 81 Temporary Easement

A portion of Lot 40, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 40, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 40 and along said Northerly right-of-way line, a distance of 95.00 feet to a point on the Easterly right-of-way line of North Pomona Avenue, as now established; thence Westerly, Northwesterly and Northerly along a curve to the right, tangent to the last described course, said curve being along said Easterly right-of-way line and along the Westerly line of said Lot 40, having a radius of 25.00 feet and a central angle of 89 degrees 59 minutes 56 seconds, an arc length of 39.27 feet; thence North 00 degrees 09 minutes 41 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along said Easterly right-of-way line and along the Westerly line of said Lot 40, a distance of 85.00 feet to the Northwest corner of said Lot 40; thence South 89 degrees 50 minutes 13 seconds East (South 89 degrees 50 minutes 35 seconds East, Plat) along the Northerly line of said Lot 40, a distance of 10.00 feet; thence South 00 degrees 09 minutes 41 seconds West along a line 10 feet East of and parallel with said Easterly right-of-way line and the Westerly line of said Lot 40, a distance of 14.69 feet; thence South 89 degrees 50 minutes 19 seconds East, perpendicular to the last described course, a distance of 20 feet; thence South 00 degrees 09 minutes 41 seconds West along a line 30 feet East of and parallel with said Easterly right-of-way line and the Westerly line of said Lot 40, a distance of 76.83 feet; thence South 89 degrees 56 minutes 58 seconds East, 90.00 feet to a point on the East line of said Lot 40, said point being 18.66 feet North of the Southeast corner of said Lot 40 as measured along the

Easterly line thereof; thence South 00 degrees 09 minutes 44 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat), along the East line of said Lot 40, a distance of 18.66 feet to the Point of Beginning. Containing a net area of 3,603 square feet, more or less.

EXCEPT the following described tract of land:

A portion of Lot 40, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 40, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 40 and along said Northerly right-of-way line, a distance of 95.00 feet to a point on the Easterly right-of-way line of North Pomona Avenue, as now established; thence Westerly, Northwesterly and Northerly along a curve to the right, tangent to the last described course, said curve being along said Easterly right-of-way line and along the Westerly line of said Lot 40, having a radius of 25.00 feet and a central angle of 89 degrees 59 minutes 56 seconds, an arc length of 39.27 feet; thence North 00 degrees 09 minutes 41 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along said Easterly right-of-way line and along the Westerly line of said Lot 40; a distance of 2.21 feet; thence South 45 degrees 00 minutes 00 seconds East, no longer along said Easterly right-of-way line or the Westerly line of said Lot 40, a distance of 28.41 feet; thence South 89 degrees 50 minutes 05 seconds East, 19.45 feet; thence Easterly along a curve to the left, tangent to the last described course, having a radius of 7,587.44 feet and a central angle of 00 degrees 36 minutes 26 seconds, an arc length of 80.40 feet to a point on the East line of said Lot 40, said point being 7.60 feet North of the Southeast corner of said Lot 40 as measured along the Easterly line thereof; thence South 00 degrees 09 minutes 44 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat), along the East line of said Lot 40, a distance of 7.60 feet to the Point of Beginning.

TRACT 82 General Warranty Deed (Fee Simple Interest)

A portion of Lot 15, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 15, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 00 degrees 09 minutes 50 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along the Westerly line of said Lot 15, a distance of 7.20 feet; thence South 89 degrees 50 minutes 15 seconds East along a line 57.20 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 99.69 feet; thence North 45 degrees 01 minutes 23 seconds East, 28.79 feet to a point on the Easterly line of said Lot 15, being also a point on the Westerly right-of-way line of North Pomona Avenue, as now established; thence South 00 degrees 09 minutes 41 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat) along the Easterly line of said Lot 15 and along said Westerly right-of-way line, a distance of 2.61 feet; thence Southerly, Southwesterly and Westerly along a curve to the right, tangent to the last described course, said curve being along said Westerly right-of-way line and along the Easterly line of said Lot 15, having a radius of 25.00 and a central angle of 90 degrees 00 minutes 03 seconds, an arc length of 39.27 feet to a point on the Southerly line of said Lot 15, being also a point on the Northerly right-of-way line of said Northwest Barry Road, said point being 50 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 15 and along said Northerly right-of-way line, a distance of 95.00 feet to the Point of Beginning. Containing 937 square feet, more or less.

TRACT 82 Temporary Easement

A portion of Lot 15, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 15, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 00 degrees 09 minutes 50 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along the Westerly line of said Lot 15, a distance of 18.80 feet, thence South 89 degrees 59 minutes 03 seconds East, no longer along said Westerly line, a distance of 90.00 feet; to a point 30 feet West of the Westerly right-of-way line of North Pomona Avenue, as now established and the Easterly line of said Lot 15, as measured perpendicular

to said Westerly right-of-way line and said Easterly line; thence North 00 degrees 09 minutes 41 seconds East along a line 30 feet East of and parallel with said Westerly right-of-way line and said Easterly line, a distance of 76.28 feet; thence South 89 degrees 50 minutes 19 seconds East, perpendicular to the last described course, a distance of 20 feet to a point 10 feet West of said Westerly right-of-way line and said Easterly line, as measured perpendicular to said Westerly right-of-way line and said Easterly line; thence North 00 degrees 09 minutes 41 seconds East along a line 10 feet East of and parallel with said Westerly right-of-way line and said Easterly line, a distance of 14.69 feet to a point on the Northerly line of said Lot 15; thence South 89 degrees 50 minutes 15 seconds East (South 89 degrees 50 minutes 35 seconds East, Plat) along said Northerly line, a distance of 10 feet to the Northeast corner of said Lot 15, being also a point on the Westerly right-of-way line of said North Pomona Avenue; thence South 00 degrees 09 minutes 41 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat) along the Easterly line of said Lot 15 and along said Westerly right-of-way line, a distance of 85.00 feet; thence Southerly, Southwesterly and Westerly along a curve to the right, tangent to the last described course, said curve being along said Westerly right-of-way line and along the Easterly line of said Lot 15, having a radius of 25.00 feet and a central angle of 90 degrees 00 minutes 03 seconds, an arc length of 39.27 feet to a point on the Southerly line of said Lot 15, being also a point on the Northerly right-of-way line of said Northwest Barry Road, said point being 50 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 15 and along said Northerly right-of-way line, a distance of 95.00 feet to the Point of Beginning. Containing a net area of 3,637 square feet, more or less.

EXCEPT the following described tract of land:

A portion of Lot 15, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 15, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 00 degrees 09 minutes 50 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along the Westerly line of said Lot 15, a distance of 7.20 feet; thence South 89 degrees 50 minutes 15 seconds East along a line 57.20 feet North of and parallel with the Southerly line of said Quarter,

Quarter Section, a distance of 99.69 feet; thence North 45 degrees 01 minutes 23 seconds East, 28.79 feet to a point on the Easterly line of said Lot 15, being also a point on the Westerly right-of-way line of North Pomona Avenue, as now established; thence South 00 degrees 09 minutes 41 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat) along the Easterly line of said Lot 15 and along said Westerly right-of-way line, a distance of 2.61 feet; thence Southerly, Southwesterly and Westerly along a curve to the right, tangent to the last described course, said curve being along said Westerly right-of-way line and along the Easterly line of said Lot 15, having a radius of 25.00 and a central angle of 90 degrees 00 minutes 03 seconds, an arc length of 39.27 feet to a point on the Southerly line of said Lot 15, being also a point on the Northerly right-of-way line of said Northwest Barry Road, said point being 50 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 15 and along said Northerly right-of-way line, a distance of 95.00 feet to the Point of Beginning.

TRACT 83 Temporary Easement

The East 10 feet of the South 40.20 feet of Lot 16, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof. Containing 402 square feet, more or less.

TRACT 85 General Warranty Deed (Fee Simple Interest)

A portion of Lot 14, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 14, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 14 and along said Northerly right-of-way line, a distance of 105.00 feet to a point on the Easterly right-of-way line of North Atkins Court, as now established; thence Westerly, Northwesterly and Northerly along a curve to the right, tangent to the last described course, said curve being along said Easterly right-of-way line and along the Westerly line of said Lot 14, having a radius of 25.00 and a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet; thence North 00 degrees 09 minutes 45 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along

said Easterly right-of-way line and along the Westerly line of said Lot 14, a distance of 1.31 feet; thence South 41 degrees 13 minutes 04 seconds East, no longer along said Easterly right-of-way line or the Westerly line of said Lot 14, a distance of 25.46 feet to a point 57.20 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence South 89 degrees 50 minutes 15 seconds East along a line 57.20 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 113.17 feet to a point on the East line of said Lot 14; thence South 00 degrees 09 minutes 50 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat) along the Easterly line of said Lot 14, a distance of 7.20 feet to the Point of Beginning. Containing 963 square feet, more or less.

TRACT 85 Temporary Easement

A portion of Lot 14, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 14, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 14 and along said Northerly right-of-way line, a distance of 105.00 feet to a point on the Easterly right-of-way line of North Atkins Court, as now established; thence Westerly, Northwesterly and Northerly along a curve to the right, tangent to the last described course, said curve being along said Easterly right-of-way line and along the Westerly line of said Lot 14, having a radius of 25.00 and a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet; thence North 00 degrees 09 minutes 45 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along said Easterly right-of-way line and along the Westerly line of said Lot 14, a distance of 13.65 feet; thence South 58 degrees 38 minutes 47 seconds East, no longer along said Easterly right-of-way line or the Westerly line of said Lot 14, a distance of 38.79 feet; thence South 89 degrees 59 minutes 03 seconds East, 96.81 feet to a point on the East line of said Lot 14, said point being 18.80 feet North of the Southeast corner of said Lot 14 as measured along the Easterly line thereof; thence South 00 degrees 09 minutes 50 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat) along the Easterly line of said Lot 14, a distance of 18.80 feet to the Point of Beginning. Containing a net area of 1,660 square feet, more or less.

EXCEPT the following described tract of land:

A portion of Lot 14, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 14, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 14 and along said Northerly right-of-way line, a distance of 105.00 feet to a point on the Easterly right-of-way line of North Atkins Court, as now established; thence Westerly, Northwesterly and Northerly along a curve to the right, tangent to the last described course, said curve being along said Easterly right-of-way line and along the Westerly line of said Lot 14, having a radius of 25.00 and a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet; thence North 00 degrees 09 minutes 45 seconds East (North 00 degrees 09 minutes 25 seconds East, Plat) along said Easterly right-of-way line and along the Westerly line of said Lot 14, a distance of 1.31 feet; thence South 41 degrees 13 minutes 04 seconds East, no longer along said Easterly right-of-way line or the Westerly line of said Lot 14, a distance of 25.46 feet to a point 57.20 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence South 89 degrees 50 minutes 15 seconds East along a line 57.20 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 113.17 feet to a point on the East line of said Lot 14; thence South 00 degrees 09 minutes 50 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat) along the Easterly line of said Lot 14, a distance of 7.20 feet to the Point of Beginning.

TRACT 86 General Warranty Deed (Fee Simple Interest)

A portion of Lot 1, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 00 degrees 02 minutes 59 seconds East (North 00 degrees 02 minutes 40

seconds East, Plat) along the Westerly line of said Lot 1, a distance of 6.19 feet; thence South 89 degrees 50 minutes 23 seconds East, no longer along the Westerly line of said Lot 1, a distance of 109.17 feet; thence North 49 degrees 49 minutes 40 seconds East, 27.30 feet to a point on the Easterly line of said Lot 1, being also a point on the Westerly right-of-way line of North Atkins Court, as now established; thence Southerly, Southwesterly and Westerly along a curve to the right, said curve being along said Westerly right-of-way line and along the Easterly line of said Lot 1, having an initial tangent bearing of South 02 degrees 46 minutes 21 seconds West, a radius of 25.00 and a central angle of 87 degrees 23 minutes 23 seconds, an arc length of 38.13 feet to a point on the Southerly line of said Lot 1, being also a point on the Northerly right-of-way line of said Northwest Barry Road, said point being 50 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 1 and along said Northerly right-of-way line, a distance of 105.00 feet to the Point of Beginning. Containing 855 square feet, more or less.

TRACT 86 Temporary Easement

A portion of Lot 1, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 00 degrees 02 minutes 59 seconds East (North 00 degrees 02 minutes 40 seconds East, Plat) along the Westerly line of said Lot 1, a distance of 40.19 feet; thence South 49 degrees 53 minutes 29 seconds East, no longer along the Westerly line of said Lot 1, a distance of 23.36 feet; thence South 78 degrees 31 minutes 47 seconds East, 50.99 feet; thence North 82 degrees 51 minutes 16 seconds East, 39.32 feet; thence North 53 degrees 41 minutes 29 seconds East, 28.81 feet to a point on the Easterly line of said Lot 1, being also a point on the Westerly right-of-way line of North Atkins Court, as now established; thence South 00 degrees 09 minutes 45 seconds West (South 00 degrees 09 minutes 25 seconds West, Plat) along said Westerly right-of-way line and along said Easterly line, a distance of 12.32 feet; thence Southerly, Southwesterly and Westerly along a curve to the right, tangent to the last described course, said curve being along said Westerly right-of-way line and along the Easterly line of said Lot 1, having a radius of 25.00 feet and a central angle of 90 degrees 00 minutes

00 seconds, an arc length of 39.27 feet to a point on the Northerly right-of-way line of said Northwest Barry Road, said point being 50 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 1 and along said Northerly right-of-way line, a distance of 105.00 feet to the Point of Beginning. Containing a net area of 1,960 square feet, more or less.

EXCEPT the following described tract of land:

A portion of Lot 1, WILDBERRY, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1, being also a point on the Northerly right-of-way line of Northwest Barry Road, as now established 50 feet North of the Southerly line of the Southeast Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West, as measured perpendicular to the Southerly line thereof; thence North 00 degrees 02 minutes 59 seconds East (North 00 degrees 02 minutes 40 seconds East, Plat) along the Westerly line of said Lot 1, a distance of 6.19 feet; thence South 89 degrees 50 minutes 23 seconds East, no longer along the Westerly line of said Lot 1, a distance of 109.17 feet; thence North 49 degrees 49 minutes 40 seconds East, 27.30 feet to a point on the Easterly line of said Lot 1, being also a point on the Westerly right-of-way line of North Atkins Court, as now established; thence Southerly, Southwesterly and Westerly along a curve to the right, said curve being along said Westerly right-of-way line and along the Easterly line of said Lot 1, having an initial tangent bearing of South 02 degrees 46 minutes 21 seconds West, a radius of 25.00 and a central angle of 87 degrees 23 minutes 23 seconds, an arc length of 38.13 feet to a point on the Southerly line of said Lot 1, being also a point on the Northerly right-of-way line of said Northwest Barry Road, said point being 50 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West (North 89 degrees 50 minutes 35 seconds West, Plat) along the Southerly line of said Lot 1 and along said Northerly right-of-way line, a distance of 105.00 feet to the Point of Beginning.

TRACT 88 General Warranty Deed (Fee Simple Interest)

A portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of Northwest Barry Road, as now established, said point being 40 feet North and 30 feet West of the Southeast corner of said Quarter, Quarter Section, as measured perpendicular to the Southerly and Easterly lines thereof; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 300.00 feet; thence North 00 degrees 02 minutes 59 seconds East, no longer along said Northerly right-of-way line, a distance of 16.18 feet; thence South 89 degrees 50 minutes 23 seconds East, 300 feet to a point 30 feet West of the Easterly line of said Quarter, Quarter Section, as measured perpendicular to the Easterly line thereof; thence South 00 degrees 02 minutes 59 seconds West, 16.19 feet to the Point of Beginning. Containing 4,855 square feet or 0.111 acres, more or less.

TRACT 88 Storm Drainage Easement

A 25 feet wide strip of land over a portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, the centerline of said 25 feet wide strip of land is more particularly described as follows:

Commencing at a point on the Northerly right-of-way line of Northwest Barry Road, as now established, said point being 40 feet North and 30 feet West of the Southeast corner of said Quarter, Quarter Section, as measured perpendicular to the Southerly and Easterly lines thereof; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 239.39 feet to the Point of Beginning of the centerline of said 25 feet wide strip of land to be herein described; thence North 67 degrees 46 minutes 06 seconds East, 147.26 feet to the Point of Termination. Containing a net area of 2,619 square feet, more or less.

The outer limits of said 25 feet wide strip of land may be lengthened or shortened as necessary to terminate at the property line.

EXCEPT the following described tract of land:

A portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of Northwest Barry Road, as now established, said point being 40 feet North and 30 feet West of the Southeast corner of said Quarter, Quarter Section, as

measured perpendicular to the Southerly and Easterly lines thereof; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter, Section, a distance of 300.00 feet; thence North 00 degrees 02 minutes 59 seconds East, no longer along said Northerly right-of-way line, a distance of 16.18 feet; thence South 89 degrees 50 minutes 23 seconds East, 300 feet to a point 30 feet West of the Easterly line of said Quarter, Quarter Section, as measured perpendicular to the Easterly line thereof; thence South 00 degrees 02 minutes 59 seconds West, 16.19 feet to the Point of Beginning

TRACT 88 Temporary Easement

A portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of Northwest Barry Road, as now established, said point being 40 feet North and 30 feet West of the Southeast corner of said Quarter, Quarter Section, as measured perpendicular to the Southerly and Easterly lines thereof; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter, Section, a distance of 300.00 feet; thence North 00 degrees 02 minutes 59 seconds East, no longer along said Northerly right-of-way line, a distance of 30.18 feet; thence South 89 degrees 50 minutes 23 seconds East, 27.87 feet; thence North 79 degrees 58 minutes 58 seconds East, 131.89 feet; thence North 67 degrees 46 minutes 06 seconds East, 37.19 feet; thence South 22 degrees 13 minutes 54 seconds East, perpendicular to the last described course, a distance of 25.00 feet; thence North 84 degrees 07 minutes 41 seconds East, 53.73 feet; thence South 89 degrees 50 minutes 23 seconds East, 44.95 feet to a point 30 feet West of the Easterly line of said Quarter, Quarter Section, as measured perpendicular to the Easterly line thereof; thence South 00 degrees 02 minutes 59 seconds West along a line 30 feet West of and parallel with the Easterly line of said Quarter, Quarter Section, a distance of 50.19 feet to the Point of Beginning. Containing a net area of 6,203 square feet, more or less.

EXCEPT the following described tract of land:

A portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of Northwest Barry Road, as now established, said point being 40 feet North and 30 feet West of the Southeast corner of said Quarter, Quarter Section, as measured perpendicular to the Southerly and Easterly lines thereof; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 300.00 feet; thence North 00 degrees 02 minutes 59 seconds East, no longer along said Northerly right-of-way line, a distance of 16.18 feet; thence South 89 degrees 50 minutes 23 seconds East, 300 feet to a point 30 feet West of the Easterly line of said Quarter, Quarter Section, as measured perpendicular to the Easterly line thereof; thence South 00 degrees 02 minutes 59 seconds West, 16.19 feet to the Point of Beginning.

ALSO EXCEPT the following described tract of land:

A 25 feet wide strip of land over a portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, the centerline of said 25 feet wide strip of land is more particularly described as follows:

Commencing at a point on the Northerly right-of-way line of Northwest Barry Road, said point being 40 feet North and 30 feet West of the Southeast corner of said Quarter, Quarter Section, as measured perpendicular to the Southerly and Easterly lines thereof; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 200.07 feet to the Point of Beginning of the centerline of said 25 feet wide strip of land to be herein described; thence North 67 degrees 46 minutes 06 seconds East, 104.77 feet to the Point of Termination.

The outer limits of said 25 feet wide strip of land may be lengthened or shortened as necessary to terminate at the property line.

TRACT 89 General Warranty Deed (Fee Simple Interest)

A portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at a point on the Northerly right-of-way line of Northwest Barry Road, as now established, said point being 40 feet North and 30 feet West of the Southeast corner of said Quarter, Quarter Section, as measured perpendicular to the Southerly and Easterly lines thereof; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-

of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter, Section, a distance of 300.00 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 89 degrees 50 minutes 15 seconds West along the last described course, a distance of 185.22 feet to an intersection with the Easterly right-of-way line of North Conant Drive, as now established by the plat of BETHESDA GARDENS FIRST PLAT, a subdivision in said City, County and State, according to the recorded plat thereof; thence North 00 degrees 10 minutes 29 seconds West along said Easterly right-of-way line, a distance of 34.72 feet; thence South 41 degrees 20 minutes 33 Seconds East, no longer along said Easterly right-of-way line, a distance of 24.77 feet; thence South 89 degrees 50 minutes 23 seconds East, 168.98 feet; thence South 00 degrees 02 minutes 59 seconds West, 16.18 feet to the Point of Beginning. Containing 3,147 square feet, more or less.

TRACT 89 Temporary Easement

A portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, being more particularly described as follows:

Commencing at a point on the Northerly right-of-way line of Northwest Barry Road, as now established, said point being 40 feet North and 30 feet West of the Southeast corner of said Quarter, Quarter Section, as measured perpendicular to the Southerly and Easterly lines thereof; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter, Section, a distance of 300.00 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 89 degrees 50 minutes 15 seconds West along the last described course, a distance of 185.22 feet to an intersection with the Easterly right-of-way line of North Conant Drive, as now established by the plat of BETHESDA GARDENS FIRST PLAT, a subdivision in said City, County and State, according to the recorded plat thereof; thence North 00 degrees 10 minutes 29 seconds West along said Easterly right-of-way line, a distance of 57.48 feet; thence South 50 degrees 33 minutes 01 Seconds East, no longer along said Easterly right-of-way line, a distance of 43.12 feet; thence South 89 degrees 50 minutes 23 seconds East, 152.13 feet; thence South 00 degrees 02 minutes 59 seconds West, 30.18 feet to the point of Beginning. Containing a net area of 12,896 square feet, more or less.

ALSO

A portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, which includes a portion of Lot 1 and Tract A of BETHESDA GARDENS FIRST PLAT, a subdivision in said City, County and State, according to the recorded plat thereof, all being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence North 00 degrees 04 minutes 52 seconds West along the West line of said Quarter, Quarter Section, a distance of 40 feet to a point on the Northerly right-of-way line of Northwest Barry Road as now established and the Point of Beginning of the tract of land to be herein described; thence continuing North 00 degrees 04 minutes 52 seconds West along the West line of said Quarter, Quarter Section a distance of 55.14 feet; thence South 89 degrees 50 minutes 23 seconds East, no longer along the West line of said Quarter, Quarter Section, a distance of 333.58 feet to a point on the West line of said Lot 1; thence continuing South 89 degrees 50 minutes 23 seconds East along the last described course, across a portion of said Lot 1, a distance of 25.41 feet; thence across said Lot 1 and said Tract A, the following courses and distances; thence continuing South 85 degrees 30 minutes 17 seconds East along the last described course, a distance of 244.74 feet; thence North 89 degrees 56 minutes 24 seconds East, a distance of 130.00; thence North 62 degrees 12 minutes 05 seconds East, a distance of 41.47 feet to a point on the Easterly line of said Lot 1, being also a point on the Westerly right-of-way line of North Conant Avenue as now established by said plat of BETHESDA GARDENS FIRST PLAT, said point being 96.61 feet North of the South line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence South 00 degrees 10 minutes 29 seconds East along said Easterly line and along said Westerly right-of-way line, a distance of 31.53; thence continuing Southerly, Southwesterly and Westerly along said Easterly line and along said Westerly right-of-way line, being along a curve to the right, having a radius of 15.00 feet and a central angle of 90 degrees 20 minutes 14 seconds, an arc length of 23.65 feet to a point on the Northerly right-of-way line of said Northwest Barry Road, said point being also on the Southerly line of said Lot 1; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being also along the Southerly line of said Lot 1 and said Tract A, a distance of 421.27 feet to the Southwest corner of said Tract A; thence South 00 degrees 09 minutes 45 seconds West along the Southerly extension of the West line of said Tract A, being also along a jog in the Northerly right-of-way line of said Northwest Barry Road, a distance of 10.00 feet to a point on the Northerly right-of-way line of said Northwest Barry Road, said point being 40 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50

minutes 15 seconds West along said Northerly right-of-way line, along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section a distance of 333.35 feet to the Point of Beginning. Containing a net area of 23,769 square feet, more or less.

EXCEPT the following described tract of land:

A portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, which includes a portion of Lot 1 and Tract A of BETHESDA GARDENS FIRST PLAT, a subdivision in said City, County and State, according to the recorded plat thereof, all being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence North 00 degrees 04 minutes 52 seconds West along the West line of said Quarter, Quarter Section, a distance of 40 feet to a point on the Northerly right-of-way line of Northwest Barry Road as now established and the Point of Beginning of the tract of land to be herein described; thence continuing North 00 degrees 04 minutes 52 seconds West along the West line of said Quarter, Quarter Section a distance of 16.14 feet; thence South 89 degrees 50 minutes 23 seconds East and no longer along the West line of said Quarter, Quarter Section, a distance of 333.42 feet to a point on the West line of said Tract A; thence continuing South 89 degrees 50 minutes 23 seconds East across said Tract A and said Lot 1, a distance of 416.39 feet; thence North 53 degrees 35 minutes 59 seconds East, a distance of 24.70 feet to a point on the Easterly line of said Lot 1, being also on a point on the Westerly right-of-way line of North Conant Avenue as now established by said plat of BETHESDA GARDENS FIRST PLAT, said point being 70.88 feet North of the South line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence South 00 degrees 10 minutes 29 seconds East along said Easterly line and along said Westerly right-of-way line, a distance of 5.79 feet; thence continuing Southerly, Southwesterly and Westerly along said Easterly line and along said Westerly right-of-way line, being along a curve to the right, having a radius of 15.00 feet and a central angle of 90 degrees 20 minutes 14 seconds, an arc length of 23.65 feet to a point on the Northerly right-of-way line of said Northwest Barry Road, said point being also on the Southerly line of said Lot 1; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, being also along the Southerly line of said Lot 1 and said Tract A, a distance of 421.27 feet to the Southwest corner of said Tract A; thence South 00 degrees 09 minutes 45 seconds West along the Southerly extension of the West line of said Tract A, being also along a jog in the Northerly right-of-way line of said Northwest Barry Road, a distance of 10.00 feet to a point on the Northerly

right-of-way line of said Northwest Barry Road, said point being 40 feet North of the Southerly line of said Quarter, Quarter Section, as measured perpendicular to the Southerly line thereof; thence North 89 degrees 50 minutes 15 seconds West along said Northerly right-of-way line, along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section a distance of 333.35 feet to the Point of Beginning.

Also EXCEPT the following described tract of land:

A 30 feet wide strip of land over a portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, the centerline of said 30 feet wide strip of land is more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence North 00 degrees 04 minutes 52 seconds West along the West line of said Quarter, Quarter Section, a distance of 40 feet to a point on the Northerly right-of-way line of Northwest Barry Road as now established; thence South 89 degrees 50 minutes 15 seconds East along said Northerly right-of-way line, along a line 40 feet North of and parallel with the Southerly line of said Quarter, Quarter Section a distance of 116.80 feet to the Point of Beginning of the centerline of said 30 feet wide strip of land to be herein described; thence North 00 degrees 09 minutes 37 seconds East, 55.14 feet to the Point of Termination.

The outer limits of said 30 feet wide strip of land may be lengthened or shortened as necessary to terminate at the property line.

Section 4. Compensation. That just compensation for the properties to be condemned and taken as aforesaid shall be assessed and paid according to law. Payment of compensation for damages shall be made by Kansas City from funds appropriated or to be appropriated for said purpose, and proceedings therefore shall be instituted and prosecuted in the Circuit Court of Platte County, Missouri pursuant to the provision of Chapter 523 of the Revised Statutes of Missouri, as supplemented or amended by Section 86 of the Missouri Rules of Civil Procedure.

Section 5. Pending acquisition of the above described property rights by condemnation, the Director of City Development is hereby authorized to purchase said property rights and to pay for them out of funds available or to be made available. The City Attorney is hereby authorized and directed to file the petition for condemnation on behalf of the City in the Platte County Circuit Court. If any tracts be so acquired by purchase, the City Attorney is authorized to withdraw such tracts from the condemnation proceedings.

Section 6. 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 Platte County, Missouri.

Approved as to form and legality:

Theodore T. Anderson
Assistant City Attorney