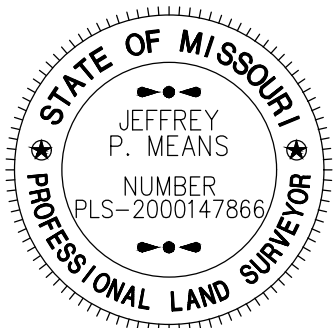
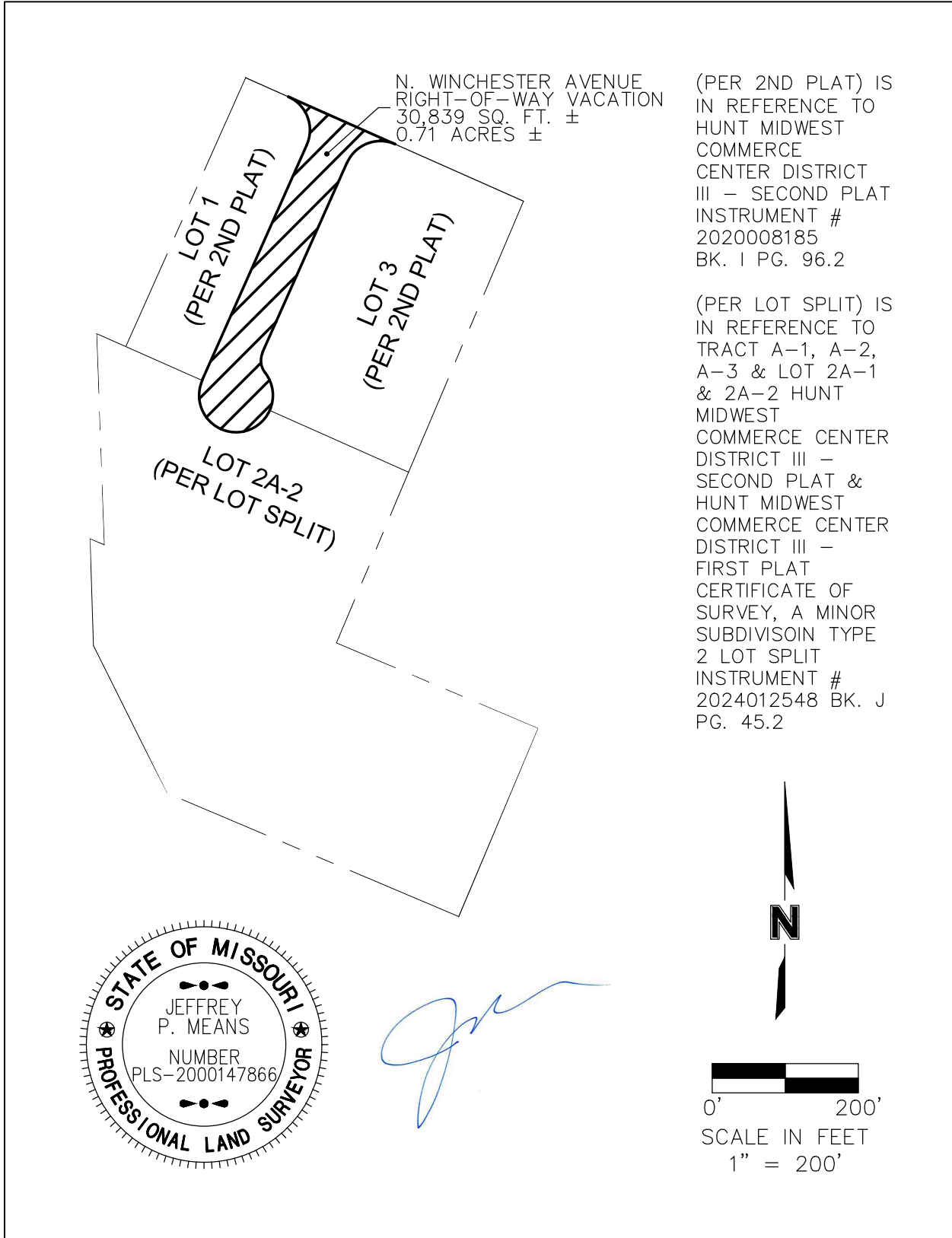
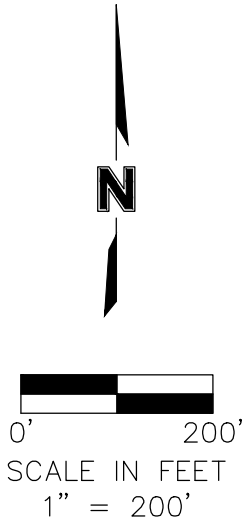


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 DATE: Aug 22, 2024 10:49am
 USER: nwilloughby

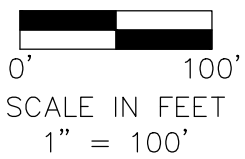
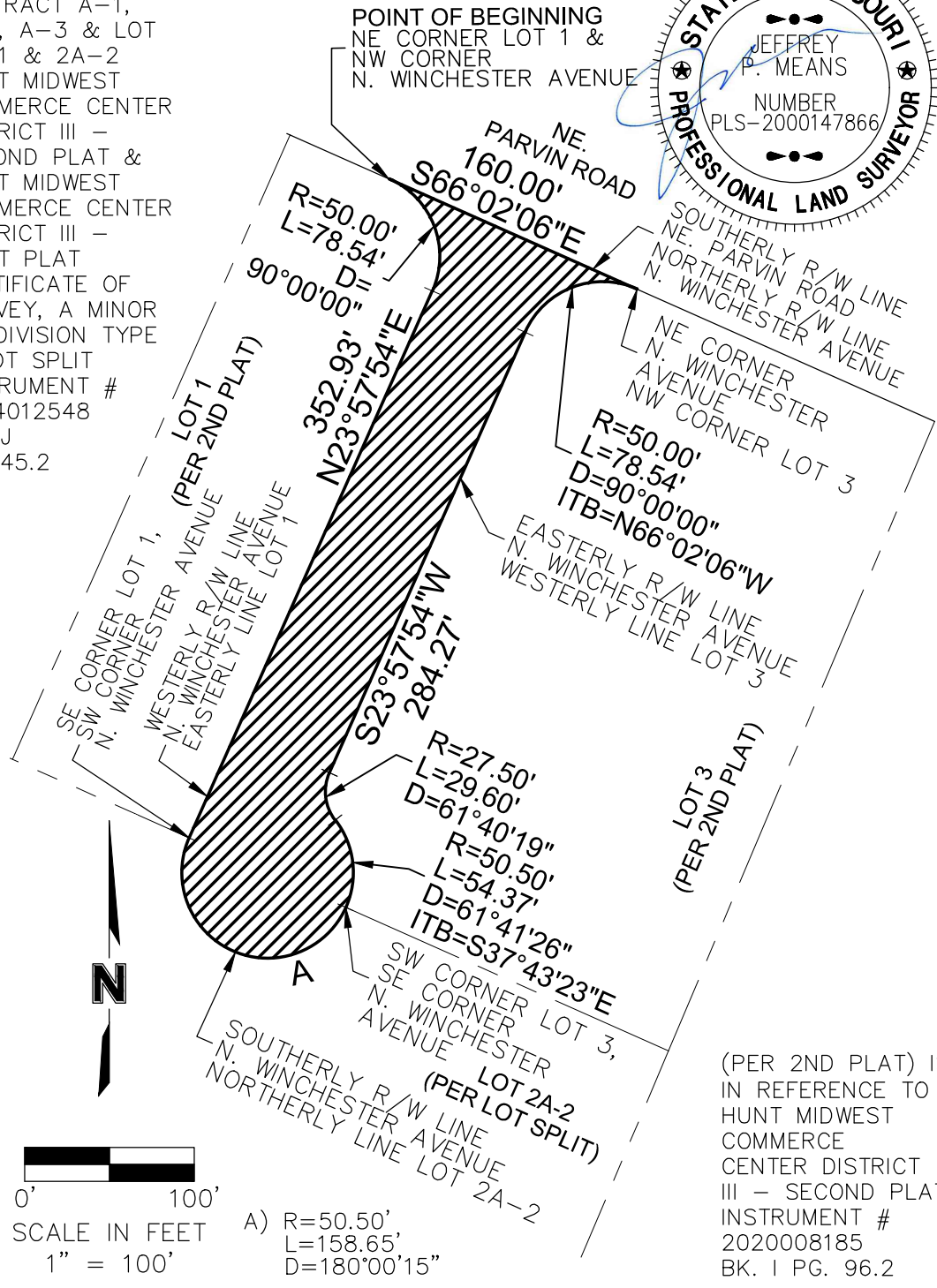
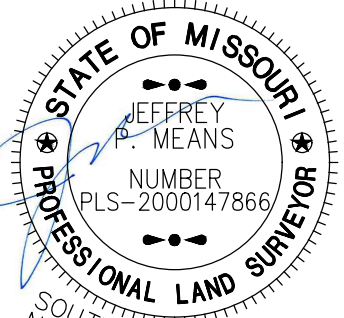
PROJECT NO: 023-00066 BILLING NO. C23-00066	N. WINCHESTER AVENUE RIGHT-OF-WAY VACATION OVERALL EXHIBIT	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	EXHIBIT
DRAWN BY: NRW	HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT		1 of 3
DATE: 2024-08-22	SE 14, SEC 4, T50N, R32W - KANSAS CITY, CLAY COUNTY, MISSOURI		

USER: nwilloughby

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DWG: 2023-08-22 10:51am

(PER LOT SPLIT)
IS IN REFERENCE
TO TRACT A-1,
A-2, A-3 & LOT
2A-1 & 2A-2
HUNT MIDWEST
COMMERCE CENTER
DISTRICT III -
SECOND PLAT &
HUNT MIDWEST
COMMERCE CENTER
DISTRICT III -
FIRST PLAT
CERTIFICATE OF
SURVEY, A MINOR
SUBDIVISION TYPE
2 LOT SPLIT
INSTRUMENT #
2024012548
BK. J
PG. 45.2



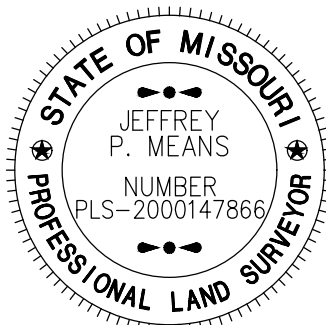
PROJECT NO: 023-00066 BILLING NO. C23-00066	N. WINCHESTER AVENUE RIGHT-OF-WAY VACATION EXHIBIT		1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT
DRAWN BY: NRW	HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT		Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	2 of 3
DATE: 2024-08-22	SE 1/4, SEC 4, T50N, R32W - KANSAS CITY, CLAY COUNTY, MISSOURI			

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 DATE: Aug 22, 2024 10:52am
 USER: nwilloughby

MIDWAY FORD
 OLSSON PROJECT NO. 023-00066
 OLSSON BILLING NO. C23-00066
 N. WINCHESTER AVENUE RIGHT-OF-WAY VACATION
 AUGUST 22, 2024

N. WINCHESTER AVENUE RIGHT-OF-WAY VACATION DESCRIPTION

ALL OF N. WINCHESTER AVENUE RIGHT-OF-WAY ESTABLISHED BY HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 32 WEST OF 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI RECORDED MARCH 17, 2020 AS INSTRUMENT NUMBER 2020008185 IN BOOK I AT PAGE 96.2 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS RIGHT-OF-WAY VACATION AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID N. WINCHESTER AVENUE, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, AND ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF NE. PARVIN ROAD, AS NOW ESTABLISHED; THENCE SOUTH 66°02'06" EAST, ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE AND SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 160.00 FEET TO THE NORTHEAST CORNER OF SAID N. WINCHESTER AVENUE, ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, WESTERLY ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE, ALSO BEING THE WESTERLY LINE OF SAID LOT 3, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 66°02'06" WEST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 78.54 FEET; THENCE SOUTH 23°57'54" WEST, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, 284.27 FEET; THENCE SOUTHERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 27.50 FEET, A CENTRAL ANGLE OF 61°40'19" AND AN ARC DISTANCE OF 29.60 FEET; THENCE SOUTHERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 37°43'23" EAST WITH A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 61°41'26" AND AN ARC DISTANCE OF 54.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING THE SOUTHEAST CORNER OF SAID N. WINCHESTER AVENUE AND ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 2A-2, OF TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2 HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT II - FIRST PLAT CERTIFICATE OF SURVEY, A MINOR SUBDIVISION TYPE 2 LOT SPLIT RECORDED JUNE 10, 2024 AS INSTRUMENT NUMBER 2024012548 IN BOOK J AT PAGE 45.2 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE NORTHWESTERLY, ON SAID NORTHERLY LINE, ALSO BEING THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 180°00'15" AND AN ARC DISTANCE OF 158.65 FEET TO THE SOUTHWEST CORNER OF SAID N. WINCHESTER AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, LEAVING SAID NORTHERLY LINE, NORTH 23°57'54" EAST, ON THE EASTERLY LINE OF SAID LOT 1, ALSO BEING THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE, A DISTANCE OF 352.93 FEET; THENCE NORTHERLY, ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING. CONTAINING 30,839 SQUARE FEET OR 0.71 ACRES, MORE OR LESS. ALL LYING ABOVE THE TOP OF WINTERSET LEDGE OF LIMESTONE ROCK.



PROJECT NO: 023-00066 BILLING NO. C23-00066	N. WINCHESTER AVENUE RIGHT-OF-WAY VACATION LEGAL	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	EXHIBIT
DRAWN BY: NRW	HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT		
DATE: 2024-08-22	SE 1/4, SEC 4, T50N, R32W - KANSAS CITY, CLAY COUNTY, MISSOURI		3 of 3