

EXHIBIT A - COMMUNICATIONS EASEMENT

PART OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST

IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

MAP (SEE SHEET TWO FOR LEGAL DESCRIPTION)

LEGEND

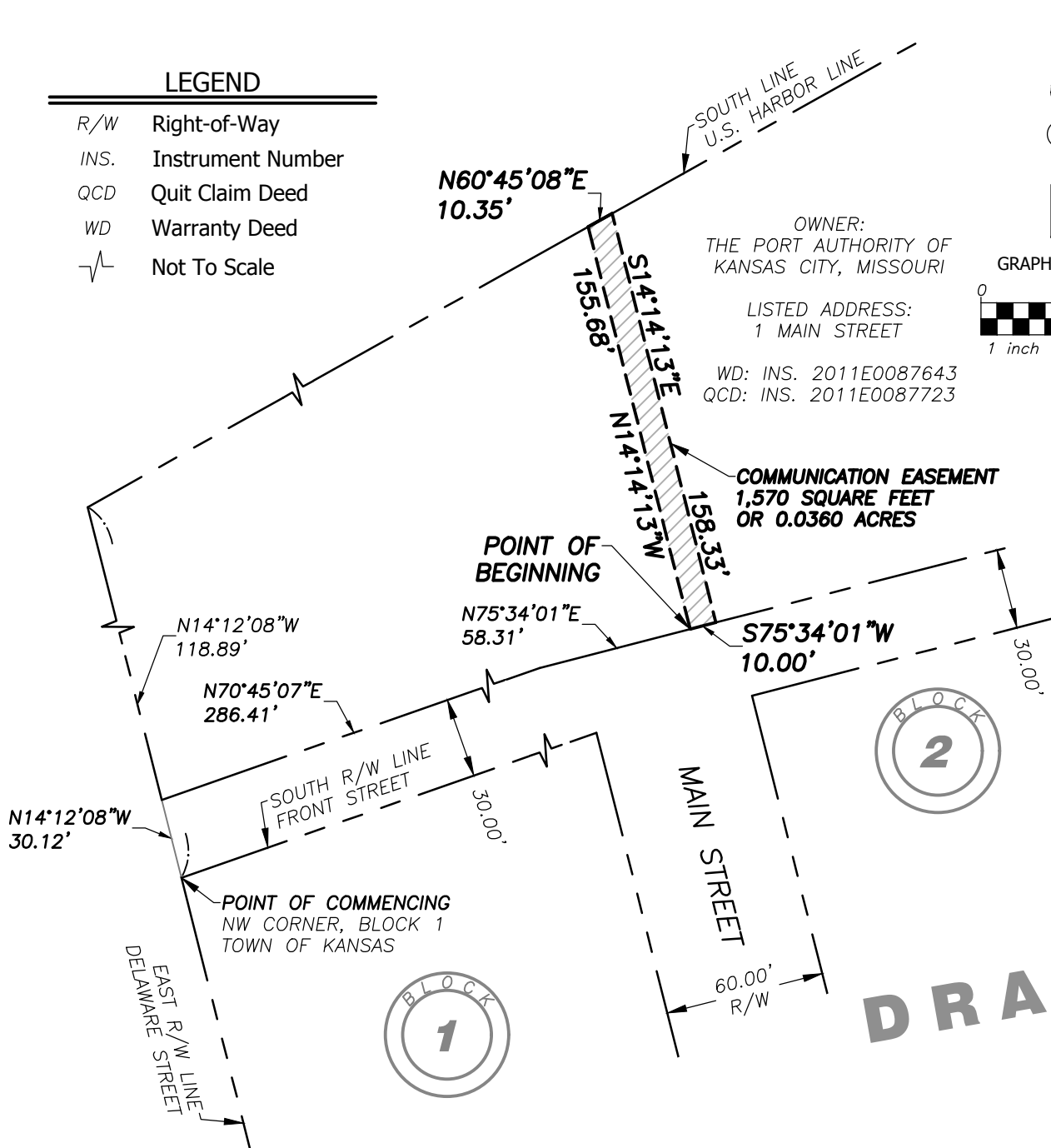
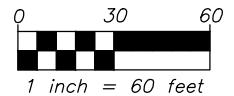
R/W	Right-of-Way
INS.	Instrument Number
QCD	Quit Claim Deed
WD	Warranty Deed
	Not To Scale

OWNER:
THE PORT AUTHORITY OF
KANSAS CITY, MISSOURI

LISTED ADDRESS:
1 MAIN STREET

WD: INS. 2011E0087643
QCD: INS. 2011E0087723

GRAPHIC SCALE



DRAFT

Sheet:

1
OF
2

Drawn By:

JMC

Project No:

047160

Field Date:

2025-07-16

Issue Date:

2025-09-10

Project:

EXHIBIT A - COMM EASEMENT
PART OF SECTION 32
T50N, R33W
IN THE CITY OF KANSAS CITY
JACKSON COUNTY, MISSOURI

Client:

KFN
10875 BENSON DRIVE, STE 130
OVERLAND PARK, KS 66210



BHC, Inc.
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

EXHIBIT A - COMMUNICATIONS EASEMENT
PART OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
LEGAL DESCRIPTION (SEE SHEET ONE FOR MAP)

A Tract of land for the purpose of a Communications Easement, being a part of Section 32, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, being more particularly described by metes and bounds on this _____ day of September, 2025, as follows:

(Note: For course orientation the bearings in the description are based on the East Right-of-Way line Delaware Street having a bearing of North 14° 12' 08" West, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

COMMENCING at the Northwest corner of Block 1, TOWN OF KANSAS, a subdivision recorded April 30, 1846 in Book 1, Page 44;

Thence North 14° 12' 08" West, 30.12 feet, on the Northerly prolongation of the East Right-of-Way line of Delaware Street as established by said platted subdivision, TOWN OF KANSAS, to its intersection with the North line of a thirty feet wide excepted tract as established Missouri Special Warranty Deed, recorded September 21, 2011 as instrument number 2011E0087643;

Thence North 70° 45' 07" East, 286.41 feet, on the North line of said thirty feet wide excepted tract;

Thence North 75° 34' 01" East, 58.31 feet, continuing on said North line, to the POINT OF BEGINNING of said Tract herein described;

Thence North 14° 14' 13" West, 155.68 feet, to a point on the South line of the United States Harbor Line;

Thence North 60° 45' 08" East, 10.35 feet, on said South line;

Thence South 14° 14' 13" East, 158.33 feet, to a point on the North line of said thirty feet wide excepted tract;

Thence South 75° 34' 01" West, 10.00 feet, on said North line, to the POINT OF BEGINNING, said Tract containing 1,570 square feet or 0.0360 acres.

DRAFT

Sheet:

2
OF
2

Drawn By: JMC

Project No: 047160

Field Date: 2025-07-16

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