

Property Description- Darby Townhouses of Clay County

All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 453.35 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, a non-tangent curve, the POINT OF BEGINNING; thence on said South right-of-way line, in a Southeasterly direction, on a curve to the right whose initial tangent bears South 74 degrees 16 minutes 54 seconds East, having a radius of 2709.79 feet, through a central angle of 1 degrees 26 minutes 29 seconds, an arc distance of 68.17 feet to a point on a non-tangent line; thence South 48 degrees 26 minutes 29 seconds East, continuing on said South right-of-way line a distance of 469.81 feet to the Northwest corner of said South right-of-way line conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right-of-way line of last said instrument a distance of 94.84 feet to a point; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of said Tullison Road, also conveyed in last said instrument, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 338.86 feet to the POINT OF BEGINNING and containing 139,430 Square Feet or 3.2009 acres, more or less.