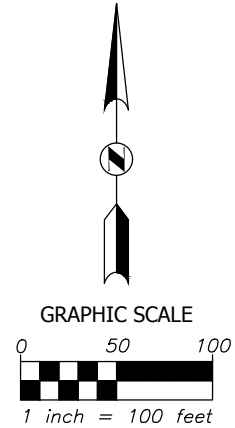
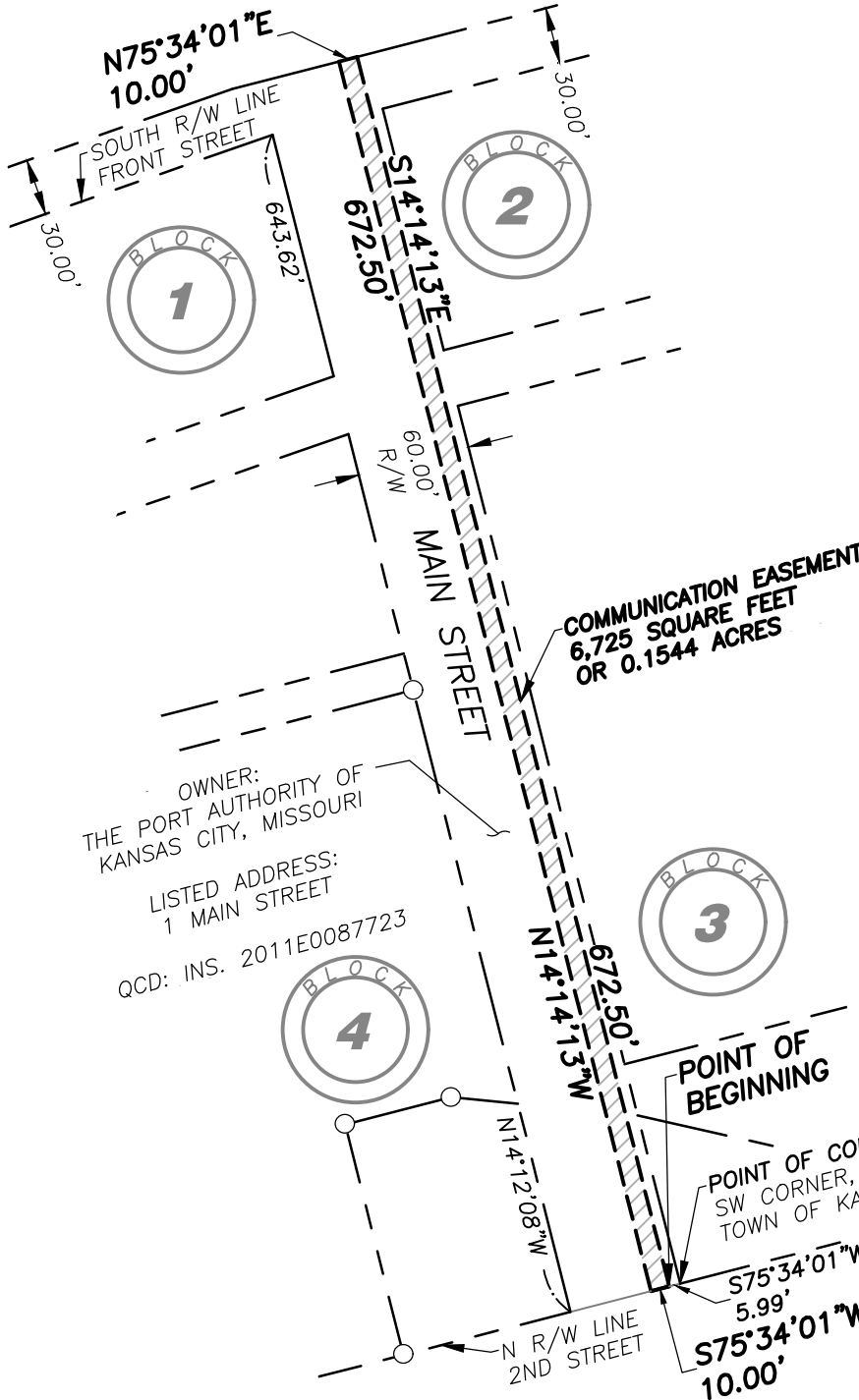


EXHIBIT A - COMMUNICATIONS EASEMENT

PART OF TOWN OF KANSAS, A SUBDIVISION OF LAND

IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

MAP (SEE SHEET TWO FOR LEGAL DESCRIPTION)



LEGEND

- Found Survey Monument
- R/W Right-of-Way
- INS. Instrument Number
- QCD Quit Claim Deed
- ⚡ Not To 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 TOWN OF KANSAS
A SUBDIVISION OF LAND
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 TOWN OF KANSAS, A SUBDIVISION OF LAND
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 TOWN OF KANSAS, a subdivision recorded April 30, 1846 in Book 1, Page 44, 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 North Right-of-Way line Second Street having a bearing of South 75° 34' 01" West, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

COMMENCING at the Southwest corner of Block 3, TOWN OF KANSAS, a subdivision recorded April 30, 1846 in Book 1, Page 44;

Thence South 75° 34' 01" West, 5.99 feet, on the Westerly prolongation of the North Right-of-Way line of 2nd Street as established by said platted subdivision, TOWN OF KANSAS, to the POINT OF BEGINNING of said Tract herein described;

Thence South 75° 34' 01" West, 10.00 feet, continuing on said Westerly prolongation;

Thence North 14° 14' 13" West, 672.50 feet, departing said Westerly prolongation, to a point on 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 75° 34' 01" East, 10.00 feet, on the North line of said thirty feet wide excepted tract;

Thence South 14° 14' 13" East, 672.50 feet, departing said North line, to the POINT OF BEGINNING, said Tract containing 6,725 square feet or 0.1544 acres.

DRAFT

Sheet:

2
OF
2

Drawn By: JMC

Project No: 047160

Field Date: 2025-07-16

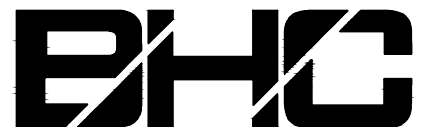
Issue Date: 2025-09-10

Project:

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A SUBDIVISION OF LAND
IN THE CITY OF KANSAS CITY
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