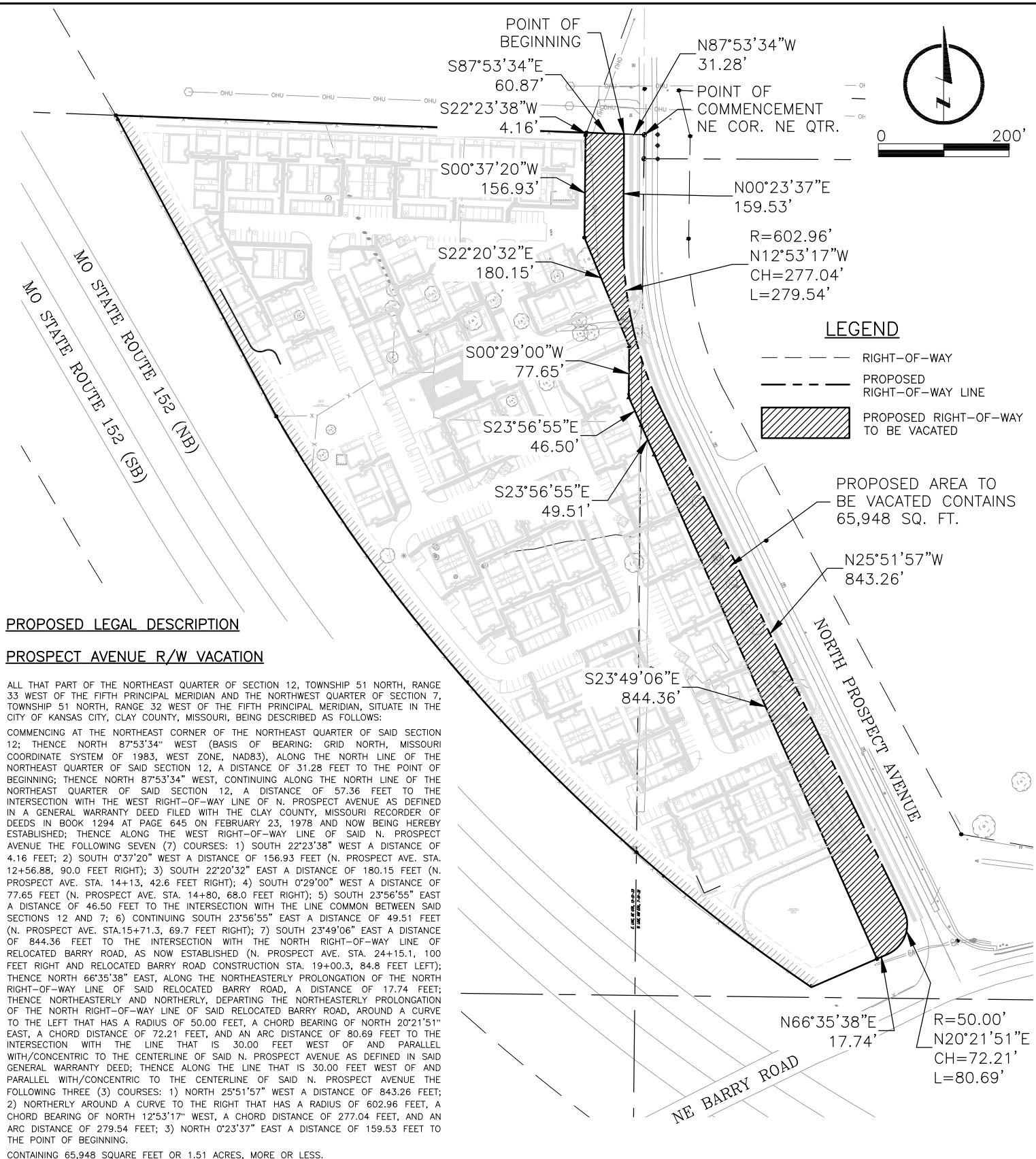


L:\Engineering\0325015 - ROW EXHIBIT 8.5x11.dwg, 11/25/2025 5:41:06 PM, JOE ARCHER, LAMP RYNEARSON



PROPOSED LEGAL DESCRIPTION

PROSPECT AVENUE R/W VACATION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 87°53'34" WEST (BASIS OF BEARING: GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83), ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 31.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°53'34" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 57.36 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N. PROSPECT AVENUE AS DEFINED IN A GENERAL WARRANTY DEED FILED WITH THE CLAY COUNTY, MISSOURI RECORDER OF DEEDS IN BOOK 1294 AT PAGE 645 ON FEBRUARY 23, 1978 AND NOW BEING HEREBY ESTABLISHED; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N. PROSPECT AVENUE THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 22°23'38" WEST A DISTANCE OF 4.16 FEET; 2) SOUTH 0°37'20" WEST A DISTANCE OF 156.93 FEET (N. PROSPECT AVE. STA. 12+56.88, 90.0 FEET RIGHT); 3) SOUTH 22°20'32" EAST A DISTANCE OF 180.15 FEET (N. PROSPECT AVE. STA. 14+13, 42.6 FEET RIGHT); 4) SOUTH 0°29'00" WEST A DISTANCE OF 77.65 FEET (N. PROSPECT AVE. STA. 14+80, 68.0 FEET RIGHT); 5) SOUTH 23°56'55" EAST A DISTANCE OF 46.50 FEET TO THE INTERSECTION WITH THE LINE COMMON BETWEEN SAID SECTIONS 12 AND 7; 6) CONTINUING SOUTH 23°56'55" EAST A DISTANCE OF 49.51 FEET (N. PROSPECT AVE. STA. 15+71.3, 69.7 FEET RIGHT); 7) SOUTH 23°49'06" EAST A DISTANCE OF 844.36 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF RELOCATED BARRY ROAD, AS NOW ESTABLISHED (N. PROSPECT AVE. STA. 24+15.1, 100 FEET RIGHT AND RELOCATED BARRY ROAD CONSTRUCTION STA. 19+00.3, 84.8 FEET LEFT); THENCE NORTH 66°35'38" EAST, ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, A DISTANCE OF 17.74 FEET; THENCE NORTHEASTERLY AND NORTHERLY, DEPARTING THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, AROUND A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 20°21'51" EAST, A CHORD DISTANCE OF 72.21 FEET, AND AN ARC DISTANCE OF 80.69 FEET TO THE INTERSECTION WITH THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE AS DEFINED IN SAID GENERAL WARRANTY DEED; THENCE ALONG THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE THE FOLLOWING THREE (3) COURSES: 1) NORTH 25°51'57" WEST A DISTANCE OF 843.26 FEET; 2) NORTHERLY AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 602.96 FEET, A CHORD BEARING OF NORTH 12°53'17" WEST, A CHORD DISTANCE OF 277.04 FEET, AND AN ARC DISTANCE OF 279.54 FEET; 3) NORTH 0°23'37" EAST A DISTANCE OF 159.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,948 SQUARE FEET OR 1.51 ACRES, MORE OR LESS.

**LAMP
RYNEARSON**

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DESIGNER / DRAFTER
JEA

REVIEWER
MDM

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SURFACE LOCATION

BOOK AND PAGE

PROPOSED
RIGHT OF WAY VACATION