

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 50, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N02°17'26"E, ALONG THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER, 1810.77 FEET (RECORD: 1811.02 FEET) TO THE CENTERLINE OF THE MISSOURI RIVER LEVEE AS ESTABLISHED BY ORDINANCE NO. 11221, PASSED AUGUST 28, 1947, AS AMENDED BY ORDINANCE NO. 11473, PASSED NOVEMBER 17, 1947; THENCE N05°59'52"E, ALONG SAID CENTERLINE, 341.90 FEET; THENCE S29°00'08"E, AT RIGHT ANGLES TO SAID CENTERLINE, 117.00 FEET TO THE SOUTHWESTERLY CORNER OF TRACT B DESCRIBED BY DOCUMENT NO. 1948-A-0940244; THENCE N75°31'52"E, ALONG THE SOUTH LINE OF SAID TRACT B, 2.75 FEET TO THE POINT OF BEGINNING; THENCE N75°31'52"E, CONTINUING ALONG THE SOUTH LINE OF SAID TRACT B, 108.82 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE N124°22'22"W, ALONG THE EASTERLY LINE OF SAID TRACT, 110.22 FEET (DEED: 110.77 FEET) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI RIVER LEVEE; THENCE N61°29'57"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 705.72 FEET TO THE WEST LINE OF TRACT #1A DESCRIBED BY DOCUMENT NO. 2008-E-0041023; THENCE N05°25'58"W, ALONG THE WEST LINE OF SAID TRACT #1A, 14.23 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N70°14'41"E, ALONG THE NORTHERLY LINE OF SAID TRACT #1A AND THE EASTERLY PROLONGATION THEREOF 104.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAYS I-29, I-35 AND US-71 AT 75 FEET LEFT OF CENTERLINE STATION 82+00, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2023-E-0030923; THENCE ALONG THE EASTERLY LINE OF SAID TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES: THENCE S19°38'45"E, 55.06 FEET; THENCE S06°01'32"E, 280.61 FEET; THENCE S08°15'50"W, 263.55 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2023-E-0030923; THENCE S74°41'16"W, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 75.83 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT B DESCRIBED BY DOCUMENT NO. 2022-E-0013559; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES: THENCE S74°41'16"W, 192.31 FEET; THENCE S06°16'07"W, 194.04 FEET; THENCE S38°33'17"W, 297.34 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT B, SAID POINT BEING THE MOST NORTHERLY RIGHT-OF-WAY CORNER OF BERKLEY PARKWAY AS ESTABLISHED BY BERKLEY RIVERFRONT PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S38°33'17"W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BERKLEY PARKWAY, 86.74 FEET; THENCE IN A NORTHERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N38°33'17"E, HAVING A RADIUS OF 23.50 FEET THROUGH A CENTRAL ANGLE OF 05°35'36", AN ARC DISTANCE OF 23.54 FEET TO A POINT OF TANGENCY; THENCE N15°23'19"W, 516.45 FEET TO THE POINT OF BEGINNING, CONTAINING 9.933 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT/FILE NO. NCS-1128160-KCTY, EFFECTIVE DATE: JUNE 28, 2022.
- SURVEY RELATED SCHEDULE B ITEMS:
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS NOT OF RECORD.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: NO PUBLICLY DEDICATED RIGHT-OF-WAY PROVIDED FOR E. RIVERFRONT ROAD, AS SHOWN.
 - TERMS, PROVISIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN THE FINAL DECREE DATED NOVEMBER 9, 1912, IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF MISSOURI, RECORDED FEBRUARY 23, 1916, AS DOCUMENT NO. 1088895, IN BOOK B1690, PAGE 574. MODIFICATION OF DECREE RECORDED FEBRUARY 23, 1916, AS DOCUMENT NO. 1088896, IN BOOK B1699, PAGE 165. (PERTAINS TO THAT PART OF THE LAND LYING WITHIN 100 FEET OF THE UNITED STATES HARBOR LINE): AS SHOWN.
 - EASEMENT GRANTED TO KANSAS CITY, MISSOURI FOR SEWER PURPOSES, RECORDED DECEMBER 8, 1948, AS DOCUMENT NO. A-940244, IN BOOK B4235, PAGE 452: AS SHOWN.
 - TERMS AND PROVISIONS OF THE DECREE ENTERED APRIL 28, 1948, AS AMENDED BY THE ORDER NUNC PRO TUNC ENTERED MAY 14, 1948, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, UNDER CASE NUMBER 523954, AND THE TERMS AND PROVISIONS OF THE UNRECORDED ORDINANCES NUMBER 9895, PASSED APRIL 1, 1946, AND 11221, PASSED AUGUST 18, 1947, AND 11473, PASSED NOVEMBER 17, 1947, WHICH SAID UNRECORDED ORDINANCES ARE MENTIONED IN SAID DECREE, COPIES OF THE DECREE AND THE ORDER NUNC PRO TUNC HAVING BEEN RECORDED MARCH 24, 1960, AS DOCUMENT NOS. B-338428 AND B-338429 IN BOOK B5294 AT PAGE 227 AND 245 (PERTAINS TO THE CONDEMNATION AND TAKING OF PART OF THE PREMISES IN QUESTION FOR PUBLIC USE FOR THE LOCATION OF LEVEES, DIKES, DRAINS AND OTHER FLOOD PROTECTION WORKS): SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI RIVER LEVEE AS SHOWN. SUBJECT PROPERTY LIES WITHIN LEVEE DISTRICT NO. 1 AS ESTABLISHED BY ORDINANCE NO. 9895.
 - SEWER RIGHT OF WAY DEED GRANTED TO THE CITY OF KANSAS CITY, RECORDED DECEMBER 28, 1950, AS DOCUMENT NO. B-10597, IN BOOK B4403, PAGE 167: AS SHOWN.
 - LACK OF DIRECT ACCESS FOR INGRESS AND EGRESS TO RELOCATED RIVER FRONT ROAD AND FOR THE RAMPS CONNECTING SAID ROAD TO THE PASEO RIVER BRIDGE CONNECTION TO U.S. 69 (NOW DESIGNATED AS INTERSTATE ROUTE 1-35) FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE HIGHWAY COMMISSION OF MISSOURI BY DEED RECORDED MAY 14, 1973, AS DOCUMENT NO. K-194186, IN BOOK K436, PAGE 730: FORMER RIGHT-OF-WAY LINE AS SHOWN. DUE TO MERGER OF TITLE, LACK OF DIRECT ACCESS IS NO LONGER RELEVANT.
 - EASEMENT OR RIGHT-OF-WAY FOR FRONT STREET, AS THE SAME IS NOW ESTABLISHED: FRONT STREET, AS SHOWN ON THE PLAT OF TOWN OF KANSAS (DOCUMENT NO. 1846-R-0010044), DOES NOT AFFECT SUBJECT PROPERTY.
 - CONVEYANCE TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, AS SET FORTH IN THE DEED FILED APRIL 16, 2008, UNDER DOCUMENT NO. 2008E0041023: AS SHOWN.
 - LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO INTERSTATE HIGHWAY ROUTE 29 / 35 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED FILED APRIL 16, 2008, UNDER DOCUMENT NO. 2008E0041022 AND DOCUMENT NO. 2008E0041023: AS SHOWN.
 - PERMANENT EASEMENT FOR WATER MAIN AND APPURTENANCES GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087671: AS SHOWN.
 - STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087672: AS SHOWN.
 - STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087673: AS SHOWN.
 - PERMANENT EASEMENT FOR WATER MAIN AND APPURTENANCES GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087674: AS SHOWN.
 - STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087675: AS SHOWN.
 - STANDARD SEWER EASEMENT GRANTED TO KANSAS CITY, RECORDED SEPTEMBER 21, 2011, AS DOCUMENT NO. 2011E0087676: AS SHOWN.
 - ORDINANCE NO. 130284, TO REESTABLISH THE STREETS GRADES FOR PART OF FRONT STREET AND RIVERFRONT DRIVE, RECORDED MAY 11, 2015, AS DOCUMENT NO. 2015E0039209: ALSO ESTABLISHES RIGHT-OF-WAY FOR FRONT STREET AND RIVERFRONT DRIVE AS SHOWN. FRONT STREET RIGHT-OF-WAY PARTIALLY VACATED, AND RIVERFRONT DRIVE RIGHT-OF-WAY WHOLLY VACATED BY DOCUMENT NO. 2016E0028655.
 - EASEMENTS IN THAT PART OF THE SUBJECT PREMISES IN THE VACATED FRONT STREET, RESERVED IN ORDINANCE NO. 160112, VACATING A PORTION OF FRONT STREET, RECORDED APRIL 4, 2016, AS DOCUMENT NO. 2016E0028655: FRONT STREET RIGHT-OF-WAY PARTIALLY VACATED, AND RIVERFRONT DRIVE RIGHT-OF-WAY WHOLLY VACATED AS SHOWN. EASEMENT FOR UTILITIES RESERVED IN VACATED PORTION RIGHTS-OF-WAY.
 - LACK OF RIGHT OF ACCESS FOR INGRESS AND EGRESS TO INTERSTATE HIGHWAY ROUTE 29/35 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED FILED JULY 8, 2010, AS DOCUMENT NO. 2010E-0065262. AS SHOWN. ALSO RIGHT OF INGRESS AND EGRESS TO MAINTAIN UTILITIES EXISTING ON TRACTS AT THE TIME OF CONVEYANCE.
 - TERMS AND PROVISIONS AS SET FORTH IN CONDITIONAL AND LIMITED ASSIGNMENT AND DELEGATION AGREEMENT, BY AND BETWEEN THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI AND F&C BERKLEY PARK KC, LLC, AN INDIANA LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 23, 2016 AS DOCUMENT NO. 2016E011353. AMENDMENT TO AND ASSIGNMENT OF CONDITIONAL AND LIMITED ASSIGNMENT AND DELEGATION AGREEMENT BY AND BETWEEN F&C BERKLEY PARK KC, LLC, AN INDIANA LIMITED LIABILITY COMPANY (GRANTOR), BOKC UNION BERKLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (GRANTEE) AND THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI (DECLARANT) RECORDED DECEMBER 7, 2018 AS DOCUMENT NO. 2018E0104734: AFFECTS PART OF THE SUBJECT PROPERTY AS SHOWN.
 - LACK OF RIGHT OF ACCESS TO INTERSTATE HIGHWAY ROUTE 29/35 AND COVENANTS AND RESTRICTIONS AS SET OUT IN SPECIAL WARRANTY DEED RECORDED JANUARY 4, 2011 AS DOCUMENT NO. 2011E000912: AS SHOWN. ALSO RIGHT OF INGRESS AND EGRESS TO MAINTAIN UTILITIES EXISTING ON TRACTS AT THE TIME OF CONVEYANCE.
 - ANY RIGHT, TITLE OR INTEREST CLAIMED BY THE CITY OF KANSAS CITY, MISSOURI AND/OR THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION IN AND TO THAT PORTION OF THE SUBJECT LAND THAT WAS INCLUDED WITHIN THE LAND DESCRIBED IN THAT CERTAIN QUIT-CLAIM DEED DATED APRIL 5, 1962, RECORDED MAY 8, 1962 IN BOOK B5498, PAGE 69 AS DOCUMENT NO. B410962 BUT THAT WAS EXCLUDED FROM THE LAND DESCRIBED IN THAT CERTAIN GENERAL WARRANTY DEED DATED APRIL 1, 2008, RECORDED APRIL 16, 2008 AS DOCUMENT NO. 2008E0041023, SAID EXCLUDED TRACT OF LAND BEING TRIANGULAR IN SHAPE AND LOCATED IN THE NORTHWESTERN MOST AREA OF THE LAND DESCRIBED IN SAID 1962 QUIT-CLAIM DEED. AS SHOWN.
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 18, 2022 AS DOCUMENT NO. 2022E0103939. AS SHOWN
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 13, 2023 AS DOCUMENT NO. 2023E0017609. AS SHOWN
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED APRIL 5, 2023 AS DOCUMENT NO. 2023E0023748. AS SHOWN
 - COVENANTS, AGREEMENTS, INGRESS AND EGRESS FOR UTILITIES, EASEMENT, RESERVATIONS AND ALL OTHER TERMS, PROVISIONS AND CONDITIONS SET FORTH AND CONTAINED WITHIN A QUITCLAIM DEED DATE SEPTEMBER 7, 2022 AND RECORDED MAY 3, 2023 AS DOCUMENT NO. 2023E003923 FROM THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, AS GRANTOR TO THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, AS GRANTEE, AFFECTING THAT PORTION OF THE LAND AS DESCRIBED THEREIN. AS SHOWN
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 1, 2023 AS DOCUMENT NO. 2023E0079491. AS SHOWN
 - AN EASEMENT TO EVERGY METRO, INC., A MISSOURI CORPORATION RECORDED NOVEMBER 1, 2023 AS DOCUMENT NO. 2023E0079497. AS SHOWN

SURVEYOR'S NOTES CONTINUE:

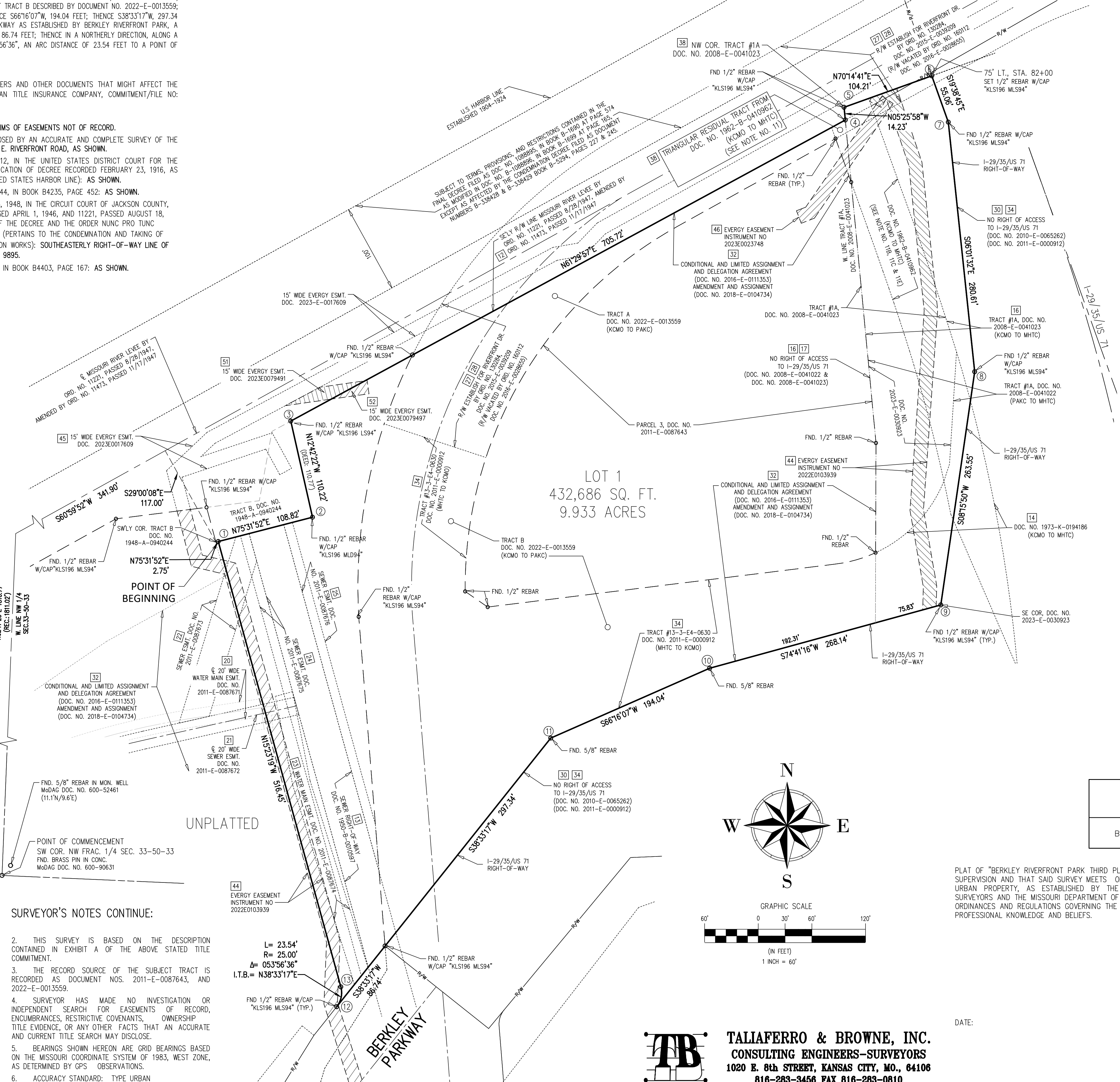
- THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT A OF THE ABOVE STATED TITLE COMMITMENT.
- THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NOS. 2011-E-0087643, AND 2022-E-0013559.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MIGHT DISCLOSE.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
- ACCURACY STANDARD: TYPE URBAN

L = 23.54'
R = 25.00'
Δ = 05°35'36"
I.T.B. = N38°33'17"E

FINAL PLAT OF BERKLEY RIVERFRONT PARK FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

FRACTIONAL SECTION 33, TOWNSHIP 50 NORTH, RANGE 33 WEST



MISSOURI COORD. SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTHING	GRID EASTING
JA-100	327,259.948 M	845,185.546 M
1	327,697.438 M	844,101.671 M
2	327,705.724 M	844,133.984 M
3	327,738.492 M	844,126.596 M
4	327,841.123 M	844,315.612 M
5	327,845.440 M	844,315.201 M
6	327,856.176 M	844,345.091 M
7	327,840.371 M	844,350.735 M
8	327,755.321 M	844,359.713 M
9	327,675.833 M	844,348.168 M
10	327,654.252 M	844,269.347 M
11	327,630.452 M	844,215.210 M
12	327,538.911 M	844,142.252 M
13	327,545.681 M	844,143.639 M

NOTE:
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS AND TIED TO CONTROL MONUMENT JA-100 OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A GRID FACTOR OF 0.9999010 WAS USED.

LEGEND

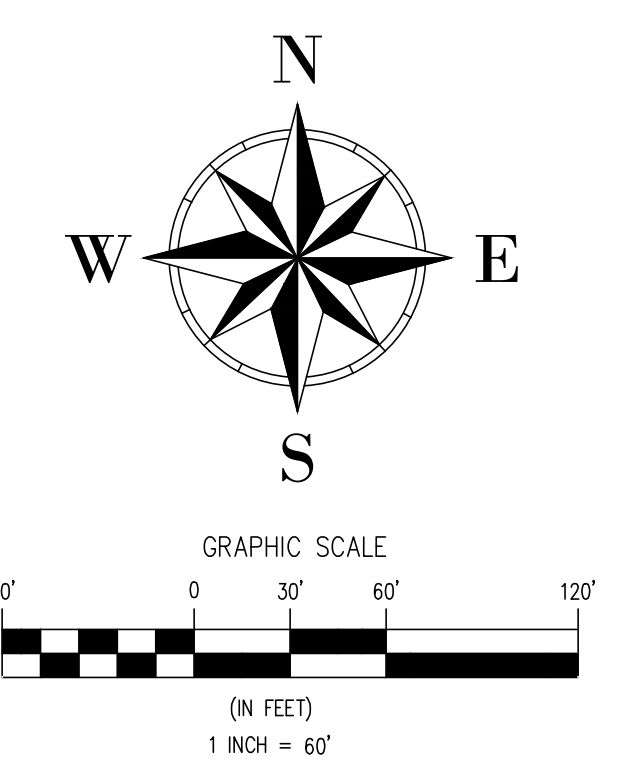
- =FOUND 1/2" BAR & CAP
- =SET 1/2" BAR & CAP
- ⊙=SET 5/8" BAR & ALUMINUM CAP
- + =CHISELED OR FOUND "+" AS INDICATED
- PP=PREVIOUS PLAT
- C=CALCULATED
- D=DEED
- CPS=COTTON PICKER SPINDLE
- M=MEASURED
- BSL=BUILDING SETBACK LINE

—=PLAT BOUNDARY
 - - - =NEW LOT LINE
 - - - =EXISTING LOT LINE
 - - - =CENTERLINE

⑩=MISSOURI STATE PLANE COORDINATES IN METERS

EXISTING STREET GRADES		
STREET	INSTRUMENT NO.	DATE
BERKLEY PARKWAY	20160108529	NOV. 16, 2016

PLAT OF "BERKLEY RIVERFRONT PARK THIRD PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.



TALIAFERRO & BROWNE, INC.
 CONSULTING ENGINEERS-SURVEYORS
 1020 E. 8th STREET, KANSAS CITY, MO. 64108
 816-283-3456 FAX 816-283-0810

DATE: _____
 RICKY E. GARD Mo. L.S. No. 2069

SUBMITTAL DATE: 01/17/2024