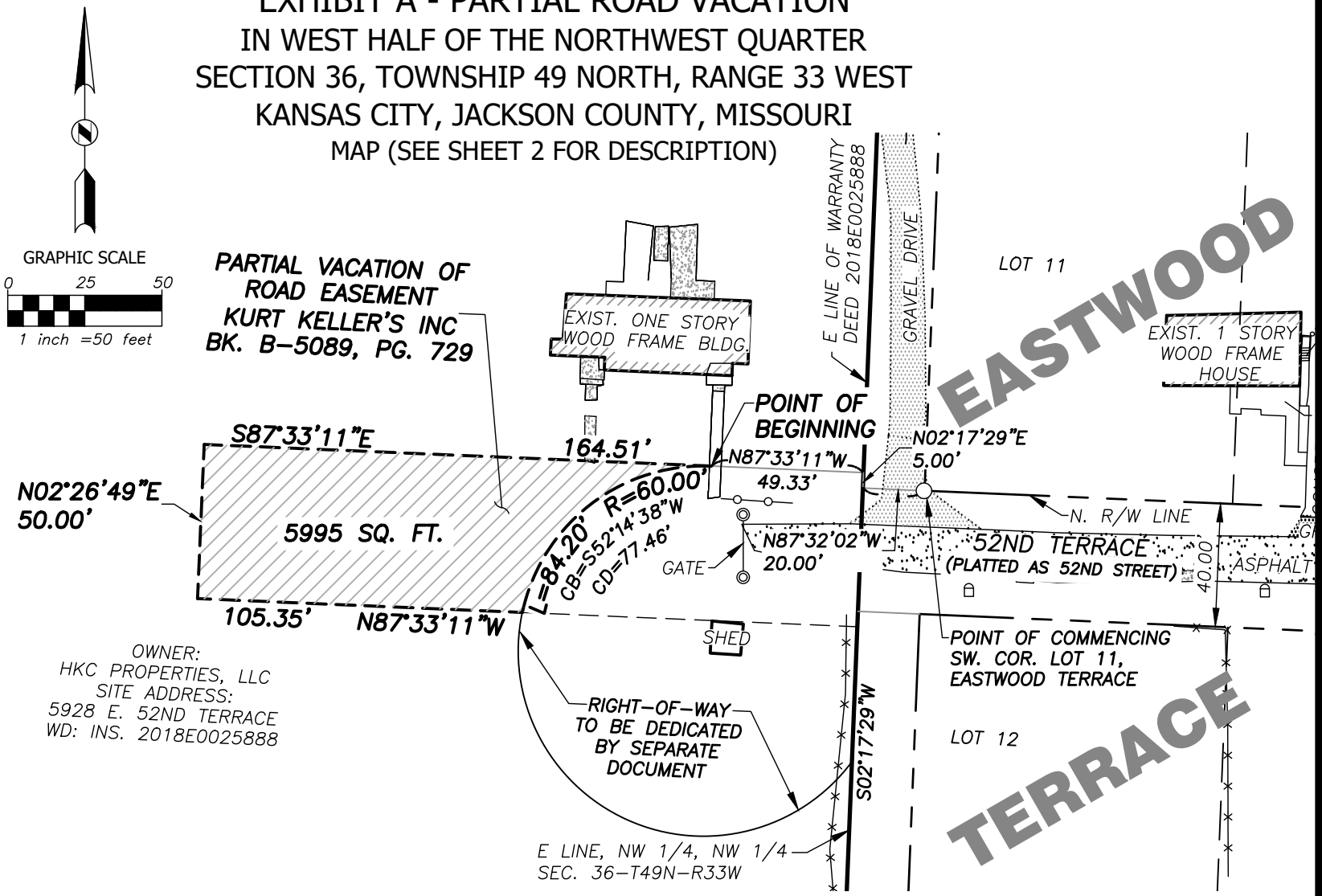
EXHIBIT A - PARTIAL ROAD VACATION

IN WEST HALF OF THE NORTHWEST QUARTER
SECTION 36, TOWNSHIP 49 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI

MAP (SEE SHEET 2 FOR DESCRIPTION)



OWNER:
HKC PROPERTIES, LLC
SITE ADDRESS:
5928 E. 52ND TERRACE
WD: INS. 2018E0025888

LEGEND

○	Found Survey Monument	CB	Chord Bearing
-x-x-x-	Barbed Wire Fence	CD	Chord Distance
◎	Gate Post	BK.	Book
	Mailbox	PG	Page
R=	Radius	WD	Warranty Deed
L=	Arc Length		

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

Client: HALO
1600 GENESSEE STREET
SUITE 200
KANSAS CITY, MO 64102

Project: PARTIAL STREET VACTION OF 52ND TERR. IN W 1/2 OF NW 1/4, SECTION 36, T49N, R33W KANSAS CITY, JA. CO., MO.

Drawn By:	RKS
Project No:	030040
Field Date:	
Issue Date:	01/20/2025
Sheet:	1 OF 2

EXHIBIT A - PARTIAL ROAD VACATION
IN WEST HALF OF THE NORTHWEST QUARTER
SECTION 36, TOWNSHIP 49 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI
DESCRIPTION (SEE SHEET 1 FOR MAP)

DESCRIPTION

A Tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For coarse orientation the bearings in this description are based on the East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, (NAD 83.)

COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri;

Thence North 87° 32' 02" West, 20.00 feet, on the westerly prolongation of the North Right-of-Way line of 52nd Street (as platted), to the East line of the West half of said Northwest Quarter of the Northwest Quarter of said Section 36, said line also being the East line of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888;

Thence North 02° 17' 29" East, 5.00 feet, on said East line of said parcel, to the Northeast corner of an existing Road Easement recorded as KURT KELLER'S INC. in Book B-5089, page 729;

Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described;

Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' ' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement;

Thence North 87° 33' 11" West,105.35 feet, on said South line, to the Southwest corner of said Road Easement;

Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement;

Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres.

Drawn By: RKS
Project No: 030040
Field Date:
Issue Date: 01/20/2025

Project:
STREET VACATION
PART OF KELLER'S R/W
W 1/2 OF THE NW 1/4
SECTION 36, T49N, R33W
KANSAS CITY, JA. CO., MO.

Client:
HALO
1600 GENESSEE STREET
SUITE 200
KANSAS CITY, MO 64102

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

Jan 24, 2025 - 8:09am Plotted by: kent.shafer I:_Restored\030040 5928 E 52nd Ter KCMO Eng Des\DWG\Survey\030040-SRVY-VACA-KELLERS ESMT.dwg