
WHEN RECORDED RETURN TO:

**Ms. Rachelle M. Biondo
Rouse Frets White Goss Gentile Rhodes, P.C.
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111-3538**

Title of Document: Covenant to Maintain Storm Water Detention and BMP Facilities

Date of Document: _____, 2023

Grantor(s): Velvet Tech Services, LLC
City of Kansas City, Missouri

Grantee(s): Kansas City, Missouri

Grantee(s) Mailing Address: 414 E. 12th Street
Kansas City, MO 64106

Legal Description: See Exhibits A, B and C

COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES

THIS COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES (the “Covenant”) made and entered into this ____ day of _____, 2023, by and between the City of Kansas City, Missouri, a constitutionally chartered Municipal corporation (“City”), and Velvet Tech Services, LLC, a Delaware limited liability company (“Velvet”) (the City and Velvet are hereafter collectively referred to as the “Owner”) and the City of Kansas City, Missouri, a constitutionally chartered municipal corporation (the “City”).

WHEREAS, Owner has an interest in certain real estate generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street in Kansas City, of Platte and Clay County, Missouri, (“Property”) more specifically described in Exhibit “A” attached hereto and incorporated herein by reference; and

WHEREAS, Velvet has caused the Property to be platted as Golden Plains Technology Park, Zone 3 (“Plat”), in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, the improvements proposed by Velvet on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs) (collectively the “Facilities”); and

WHEREAS, The Facilities, located on Tracts A, B, C and D within the Plat (such tracts as are more specifically described on Exhibit “B” attached hereto and incorporated herein by this reference), require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

- Sec. 1.** Velvet at its sole cost shall:
- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of the Facilities located on of Tracts A, B, C and D.
 - b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tracts A, B, C and D.
 - c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
 - d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.
 - e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tracts A, B, C and D to the limits prescribed by the Kansas City Code of Ordinances.

- f. Maintain the grades within Tracts A, B, C and D pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No _____. [leave blank]
- g. Obtain all necessary improvement and repair permits prior to performing any work on the Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tracts A, B, C and D in order to inspect, maintain, repair, and/or replace the Facilities including the pipes, structures, grounds, and appurtenances if Velvet fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tracts A, B, C and D, and/or the owner of Lot 1;
- b. Assess a lien on either Tracts A, B, C or D or on Lot 1 or both;
- c. Maintain suit against Owner, and/or the owner of Tracts A, B, C and D and/or the owners of Lot 1 for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Velvet and/or the then-current owners of Tracts A, B, C and D and Lot 1 not less than thirty (30) days before it begins maintenance of the Facilities.

Sec. 3. Owner and/or the owner of Tracts A, B, C and D shall not use, nor attempt to use, in any manner which would interfere with the operation of the Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This Covenant shall run with the land legally described in Exhibit "A." Velvet shall remain liable under the terms of this Covenant unless and until Velvet assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any other address by giving the other party ten (10) days notice thereof. Unless a party to this Covenant has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Velvet shall be addressed to:
Velvet Tech Services, LLC
1 Hacker Way
Menlo Park, California 94025
Attn: Data Center Site Development Portfolio Manager

With a copy to:
Velvet Tech Services LLC
1 Hacker Way
Menlo Park, California 94025
Attn: Data Center Counsel

Sec. 7. This Covenant shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in Clay and Platte Counties, Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain the Facilities.

Sec. 12. The parties hereto acknowledge that the City is executing and delivering this Covenant to Maintain Storm Water Detention and BMP Facilities pursuant to Section 10.4 of that certain Lease Agreement dated as of December 1, 2021 by and between the City and Velvet, whereby the City agreed to execute and deliver any instrument necessary or appropriate to confirm and grant, release or terminate any easement, license, right of way or other right or privilege related to the conduct of the business of Velvet on the Property.

Sec. 13. The rights, obligations and easements granted herein are intended to remain a burden on and a benefit to, as applicable, the Property described herein, without regard to the fact that the Property is or may be owned by the same party and shall not merge with a party's common ownership of some or all of the Property.

ATTESTATION BY CITY CLERK:

KANSAS CITY, MISSOURI

City Clerk

By: _____
Director of City Planning and Development

Approved as to form:

Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this ___ day of _____, _____, before me, the undersigned, a notary public in and for the county and state aforesaid, came _____, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and _____ of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Commission Expires: _____

OWNER

VELVET TECH SERVICES, LLC

By: _____

Name: _____

Title: Authorized Representative

STATE OF _____)
)SS
COUNTY OF _____)

On this ____ day of _____, _____, before me appeared _____, to me personally known, and who, being by me duly sworn, did say that he/she is the Authorized Representative of Velvet Tech Services, LLC, a Delaware limited liability company, and that he/she executed the foregoing instrument on behalf of said limited liability company with due authority, and said person duly acknowledged to me that he/she executed such instrument as the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____, the day and year last above written.

Notary Public in and for said County and State

My term expires _____

EXHIBIT "A"
Legal Description

Lot 1 and Tracts A, B, C and D, Final Plat – Golden Plains Technology Park, Zone 3, a subdivision in Clay and Platte County, Missouri.

EXHIBIT "A"

EXHIBIT 'A'

Owned by Velvet Tech Services, LLC

LEGAL DESCRIPTION

STORMWATER MANAGEMENT FACILITY TRACT A:

All that part of the Northeast Quarter of Section Sixteen (16), Township Fifty-Two (52) North, Range Thirty-Three (33) West of the Fifth Principal Meridian in Kansas City, Missouri, lying in Platte County, Missouri, more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter, being a found 1/2" iron bar with plastic cap stamped MO1303;

Thence S 00° 29' 29" W, along the East line of said Northeast Quarter, a distance of 70.03 feet to a 5/8" rebar with aluminum cap set on the South right of way line of NW 128th Street;

Thence S 00° 29' 29" W, continuing along the East line of said Northeast Quarter, a distance of 289.17 feet;

Thence N 89° 30' 31" W, leaving said East line and perpendicular from last course, a distance of 265.32 feet to the **Point of Beginning**;

Thence along a curve to the left an arc distance of 136.37 feet, said curve to the left having a radius of 257.00 feet, a chord bearing of S 24° 13' 10" E and a chord distance of 134.78 feet;

Thence along a curve to the right an arc distance of 98.39 feet, said curve to the right having a radius of 143.00 feet, a chord bearing of S 19° 42' 38" E and a chord distance of 96.46 feet;

Thence S 00° 00' 00" W a distance of 197.48 feet;

Thence along a curve to the right an arc distance of 54.98 feet, said curve to the right having a radius of 35.00 feet, a chord bearing of S 45° 00' 00" W and a chord distance of 49.50 feet;

Thence N 90° 00' 00" W a distance of 190.94 feet;

Thence along a curve to the right an arc distance of 54.98 feet, said curve to the right having a radius of 35.00 feet, a chord bearing of N 45° 00' 00" W and a chord distance of 49.50 feet;

Thence N 00° 00' 00" E a distance of 172.50 feet;

Thence along a curve to the left an arc distance of 13.20 feet, said curve to the left having a radius of 215.00 feet, a chord bearing of N 01° 45' 33" W and a chord distance of 13.20 feet;

Thence N 03° 31' 06" W a distance of 130.53 feet;

Thence along a curve to the right an arc distance of 23.37 feet, said curve to the right having a radius of 185.00 feet, a chord bearing of N 00° 06' 03" E and a chord distance of 23.36 feet;

Thence N 03° 43' 12" E a distance of 45.85 feet;

Thence along a curve to the right an arc distance of 45.46 feet, said curve to the right having a radius of 35.00 feet, a chord bearing of N 40° 55' 42" E and a chord distance of 42.33 feet;

Thence N 78° 08' 12" E a distance of 111.40 feet;

Thence along a curve to the right an arc distance of 56.72 feet, said curve to the right having a radius of 35.00 feet, a chord bearing of S 55° 26' 26" E and a chord distance of 50.71 feet to the **Point of Beginning**;

Said tract contains 110,791.81 sq. ft. or 2.54 acres, more or less.

This above legal description has been prepared by
William E. Knight, Missouri P.L.S. No. 2007000077.

See EXHIBIT 'B' for details.

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					SHEET NO: 1 OF 4		WILSON & COMPANY 800 East 101st Terrace, Suite 200 Kansas City, MO 64131 Phone: 816-701-3100 Fax: 816-942-3013
					SCALE: N.A.		
					PROJECT NO: 21-300-248-00		STORMWATER EASEMENT FOR LOT 1 GOLDEN PLAINS TECHNOLOGY PARK ZONE 3
					DRAWN BY: NWK	DATE: 4/16/2022	
					CHECKED BY: WEK	4/16/2022	
					APPROVED BY:		
1	LABEL WITH TRACT LETTERS	NWK	8/4/22	WEK			
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APP'D		

EXHIBIT 'A'

Owned by City of Kansas City, MO

STORMWATER MANAGEMENT FACILITY TRACT B:

All that part of the Northeast Quarter of Section Sixteen (16) and the Fractional Northwest Quarter of Section Fifteen (15), lying in Platte County, Missouri, and all that part of the Fractional Northwest Quarter of Section Fifteen (15), lying in Clay County, Missouri, all in Township Fifty-Two (52) North, Range Thirty-Three (33) West of the Fifth Principal Meridian in Kansas City, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter, being a found 1/2" iron bar with plastic cap stamped MO1303;

Thence S 00° 29' 29" W, along the East line of said Northeast Quarter, a distance of 70.03 feet to a 5/8" rebar with aluminum cap set on the South right of way line of NW 128th Street;

Thence S 00° 29' 29" W, continuing along the East line of said Northeast Quarter, a distance of 1573.15 feet to the **Point of Beginning**;

Thence N 90° 00' 00" E a distance of 39.34 feet;

Thence along a curve to the right an arc distance of 6.09 feet, said curve to the right having a radius of 30.00 feet, a chord bearing of S 84° 10' 50" E and a chord distance of 6.08 feet;

Thence S 78° 21' 40" E a distance of 485.54 feet;

Thence along a curve to the right an arc distance of 32.16 feet, said curve to the right having a radius of 30.00 feet, a chord bearing of S 47° 39' 11" E and a chord distance of 30.64 feet;

Thence S 16° 56' 43" E a distance of 129.43 feet;

Thence along a curve to the left an arc distance of 89.25 feet, said curve to the left having a radius of 70.00 feet, a chord bearing of S 53° 28' 21" E and a chord distance of 83.33 feet;

Thence S 90° 00' 00" E a distance of 229.27 feet;

Thence along a curve to the right an arc distance of 218.32 feet, said curve to the right having a radius of 75.00 feet, a chord bearing of S 06° 36' 30" E and a chord distance of 149.00 feet;

Thence S 76° 47' 00" W a distance of 367.97 feet;

Thence along a curve to the right an arc distance of 25.81 feet, said curve to the right having a radius of 30.00 feet, a chord bearing of N 78° 34' 27" W and a chord distance of 25.02 feet;

Thence N 53° 55' 54" W a distance of 391.99 feet;

Thence along a curve to the right an arc distance of 5.43 feet, said curve to the right having a radius of 125.00 feet, a chord bearing of N 52° 41' 17" W and a chord distance of 5.42 feet;

Thence N 51° 26' 41" W a distance of 301.20 feet;

Thence along a curve to the right an arc distance of 135.78 feet, said curve to the right having a radius of 55.00 feet, a chord bearing of N 19° 16' 39" E and a chord distance of 103.83 feet;

Thence N 90° 00' 00" E a distance of 10.47 feet to the **Point of Beginning**;

Said tract contains 244,108.68 sq. ft. or 5.60 acres, more or less.

This above legal description has been prepared by William E. Knight, Missouri P.L.S. No. 2007000077.

See EXHIBIT 'B' for details.

M:\SERV21-300-248-002 - Digital\Shared\Survey\Drawings\31.1248-EXHIBIT 'A'.dwg Plotted on: Aug 03, 2022 - 7:07pm By: NWK\mlm


					SHEET NO: 2 OF 4		 800 East 101st Terrace, Suite 200 Kansas City, MO 64131 Phone: 816-701-3100 Fax: 816-942-3013			
					SCALE: N.A.					
					PROJECT NO: 21-300-248-00		STORMWATER EASEMENT FOR LOT 1 GOLDEN PLAINS TECHNOLOGY PARK ZONE 3			
					DRAWN BY: NWK				DATE: 4/16/2022	
					CHECKED BY: WEK				DATE: 4/16/2022	
					APPROVED BY:					
1	LABEL WITH TRACT LETTERS	NWK	8/4/22	WEK						
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD					

EXHIBIT 'A'

STORMWATER MANAGEMENT FACILITY TRACT C: **Owned by City of Kansas City, MO**

All that part of the fractional Northwest Quarter and the Northeast Quarter, all in Section Fifteen (15), Township Fifty-Two (52) North, Range Thirty-Three (33) West of the Fifth Principal Meridian in Kansas City, Missouri, lying in Clay County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter, being a found 5/8" rebar;
Thence N 00° 18' 53" E, along the West line of said Northeast Quarter, a distance of 449.91 feet to the **Point of Beginning**;

Thence along a curve to the right an arc distance of 26.47 feet, said curve to the right having a radius of 41.92 feet, a chord bearing of N 83° 03' 09" W and a chord distance of 26.03 feet;
Thence along a curve to the left an arc distance of 211.37 feet, said curve to the left having a radius of 1463.16 feet, a chord bearing of N 69° 05' 58" W and a chord distance of 211.19 feet;
Thence along a curve to the left an arc distance of 139.47 feet, said curve to the left having a radius of 330.51 feet, a chord bearing of N 85° 19' 37" W and a chord distance of 138.44 feet;
Thence along a curve to the left an arc distance of 216.06 feet, said curve to the left having a radius of 1241.15 feet, a chord bearing of S 77° 35' 53" W and a chord distance of 215.75 feet;
Thence along a curve to the left an arc distance of 86.30 feet, said curve to the left having a radius of 196.59 feet, a chord bearing of S 60° 02' 09" W and a chord distance of 85.61 feet;
Thence along a curve to the right an arc distance of 45.66 feet, said curve to the right having a radius of 38.62 feet, a chord bearing of S 81° 19' 46" W and a chord distance of 43.04 feet;
Thence along a curve to the left an arc distance of 277.72 feet, said curve to the left having a radius of 380.84 feet, a chord bearing of N 85° 41' 30" W and a chord distance of 271.61 feet;
Thence along a curve to the right an arc distance of 52.25 feet, said curve to the right having a radius of 62.45 feet, a chord bearing of N 82° 36' 48" W and a chord distance of 50.74 feet;
Thence along a curve to the left an arc distance of 88.14 feet, said curve to the left having a radius of 2727.77 feet, a chord bearing of N 59° 34' 13" W and a chord distance of 88.13 feet;
Thence along a curve to the left an arc distance of 138.06 feet, said curve to the left having a radius of 547.45 feet, a chord bearing of N 67° 36' 49" W and a chord distance of 137.69 feet;
Thence along a curve to the right an arc distance of 45.72 feet, said curve to the right having a radius of 35.00 feet, a chord bearing of N 37° 25' 09" W and a chord distance of 42.53 feet;
Thence N 00° 00' 00" E a distance of 64.88 feet;
Thence along a curve to the right an arc distance of 54.98 feet, said curve to the right having a radius of 35.00 feet, a chord bearing of N 45° 00' 00" E and a chord distance of 49.50 feet;
Thence S 90° 00' 00" E a distance of 2155.24 feet;
Thence along a curve to the right an arc distance of 63.48 feet, said curve to the right having a radius of 55.00 feet, a chord bearing of S 56° 56' 05" E and a chord distance of 60.02 feet;
Thence S 23° 52' 09" E a distance of 55.56 feet;
Thence along a curve to the right an arc distance of 22.91 feet, said curve to the right having a radius of 55.00 feet, a chord bearing of S 11° 56' 05" E and a chord distance of 22.75 feet;
Thence S 00° 00' 00" W a distance of 43.38 feet;
Thence along a curve to the right an arc distance of 125.66 feet, said curve to the right having a radius of 80.00 feet, a chord bearing of S 45° 00' 00" W and a chord distance of 113.14 feet;
Thence N 90° 00' 00" W a distance of 32.78 feet;
Thence along a curve to the right an arc distance of 11.04 feet, said curve to the right having a radius of 15.00 feet, a chord bearing of N 68° 54' 55" W and a chord distance of 10.79 feet;

(STORMWATER MANAGEMENT FACILITY TRACT C CONTINUES ON SHEET 4 OF 4)

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					SHEET NO: 3 OF 4		 800 East 101st Terrace, Suite 200 Kansas City, MO 64131 Phone: 816-701-3100 Fax: 816-942-3013			
					SCALE: N.A.					
					PROJECT NO: 21-300-248-00		STORMWATER EASEMENT FOR LOT 1 GOLDEN PLAINS TECHNOLOGY PARK ZONE 3			
					DRAWN BY: NWK				DATE: 4/16/2022	
					CHECKED BY: WEK				DATE: 4/16/2022	
					APPROVED BY:					
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D					
1	LABEL WITH TRACT LETTERS	NWK	8/4/22	WEK						

EXHIBIT 'A'

(STORMWATER MANAGEMENT FACILITY TRACT C CONTINUED FROM SHEET 3 OF 4)

Thence along a curve to the left an arc distance of 220.31 feet, said curve to the left having a radius of 212.18 feet, a chord bearing of N 77° 34' 35" W and a chord distance of 210.55 feet;
 Thence along a curve to the right an arc distance of 159.66 feet, said curve to the right having a radius of 145.68 feet, a chord bearing of N 75° 55' 30" W and a chord distance of 151.79 feet;
 Thence along a curve to the left an arc distance of 146.54 feet, said curve to the left having a radius of 133.50 feet, a chord bearing of N 75° 58' 24" W and a chord distance of 139.29 feet;
 Thence along a curve to the left an arc distance of 181.09 feet, said curve to the left having a radius of 1255.58 feet, a chord bearing of S 68° 27' 00" W and a chord distance of 180.93 feet;
 Thence along a curve to the left an arc distance of 84.49 feet, said curve to the left having a radius of 240.32 feet, a chord bearing of S 54° 14' 48" W and a chord distance of 84.05 feet;
 Thence along a curve to the right an arc distance of 32.52 feet, said curve to the right having a radius of 34.59 feet, a chord bearing of S 71° 06' 14" W and a chord distance of 31.33 feet;
 Thence along a curve to the left an arc distance of 147.99 feet, said curve to the left having a radius of 303.92 feet, a chord bearing of S 84° 04' 59" W and a chord distance of 146.53 feet;
 Thence along a curve to the right an arc distance of 6.38 feet, said curve to the right having a radius of 41.92 feet, a chord bearing of S 74° 29' 40" W and a chord distance of 6.38 feet to the **Point of Beginning**;

Said tract contains 432,793.90 sq. ft. or 9.94 acres, more or less.

STORMWATER MANAGEMENT FACILITY TRACT D: **Owned by City of Kansas City, MO**

All that part of the Northeast Quarter of Section Fifteen (15), Township Fifty-Two (52) North, Range Thirty-Three (33) West of the Fifth Principal Meridian in Kansas City, Missouri, lying in Clay County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter, being a found 5/8" rebar;
 Thence S 89° 43' 21" E, along the South line of said Northeast Quarter, a distance of 1414.28 feet;
 Thence N 00° 16' 39" E, leaving said South line, a distance of 401.92 feet to the **Point of Beginning**;

Thence along a curve to the right an arc distance of 194.45 feet, said curve to the right having a radius of 295.00 feet, a chord bearing of N 48° 53' 00" W and a chord distance of 190.95 feet;
 Thence N 30° 00' 00" W a distance of 147.32 feet;
 Thence along a curve to the right an arc distance of 73.32 feet, said curve to the right having a radius of 50.00 feet, a chord bearing of N 12° 00' 28" E and a chord distance of 66.92 feet;
 Thence along a curve to the right an arc distance of 130.37 feet, said curve to the right having a radius of 210.02 feet, a chord bearing of N 71° 47' 57" E and a chord distance of 128.29 feet;
 Thence N 90° 00' 00" E a distance of 87.36 feet;
 Thence along a curve to the right an arc distance of 88.36 feet, said curve to the right having a radius of 75.00 feet, a chord bearing of S 56° 15' 00" E and a chord distance of 83.34 feet;
 Thence S 22° 30' 00" E a distance of 59.44 feet;
 Thence along a curve to the right an arc distance of 29.45 feet, said curve to the right having a radius of 75.00 feet, a chord bearing of S 11° 15' 00" E and a chord distance of 29.26 feet;
 Thence S 00° 00' 00" E a distance of 159.34 feet;
 Thence along a curve to the right an arc distance of 146.91 feet, said curve to the right having a radius of 75.00 feet, a chord bearing of S 56° 07' 00" W and a chord distance of 124.53 feet to the **Point of Beginning**;

Said tract contains 88,266.85 sq. ft. or 2.03 acres, more or less.

This above legal description has been prepared by
 William E. Knight, Missouri P.L.S. No. 2007000077.

See EXHIBIT 'B' for details.

M:\SGR01-1300-248-002 CheckmateSurvey\Drawings\213248-00B17.dwg Plotted on: Aug 03, 2022 - 7:08pm By: MWRadman


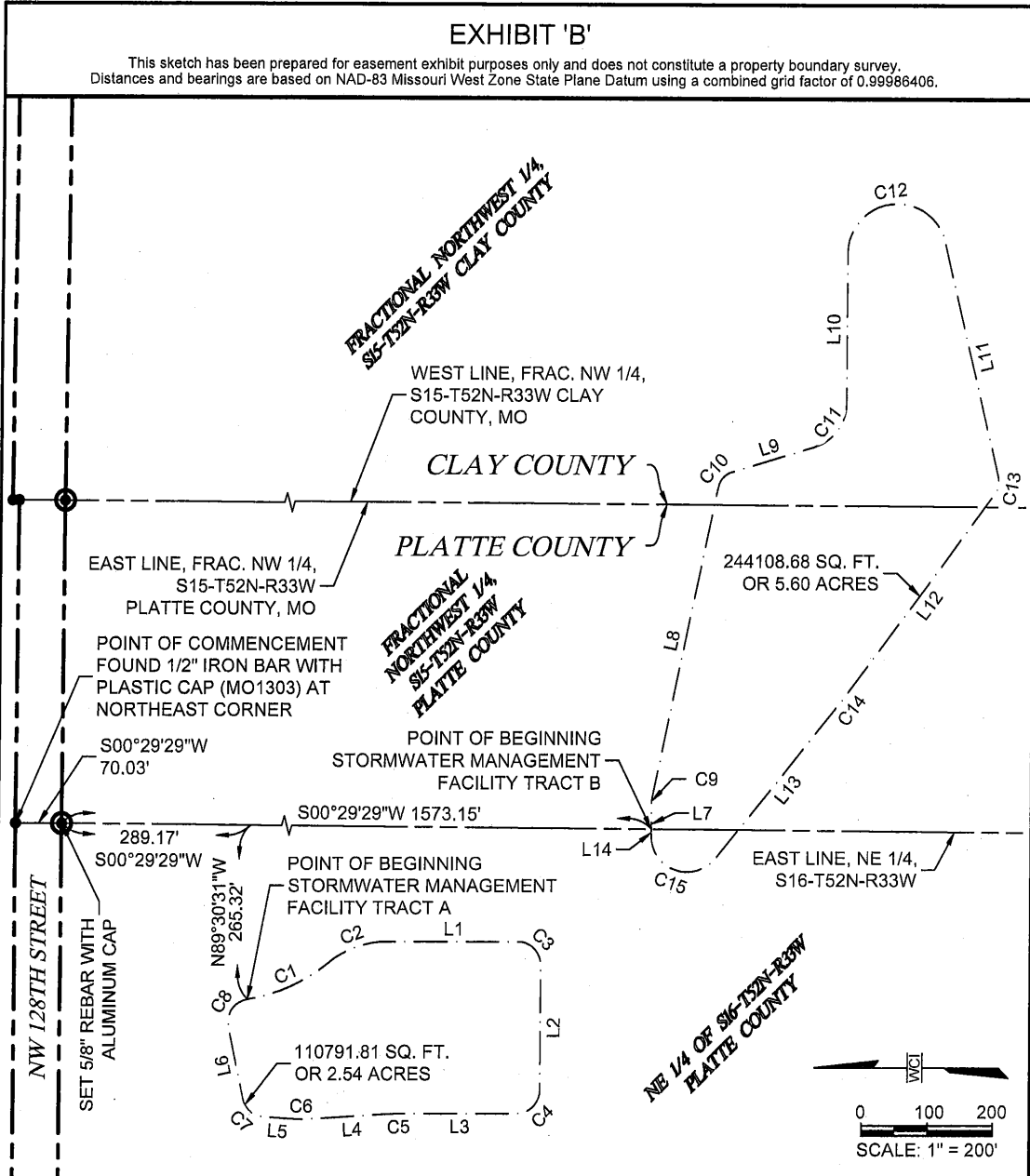
					SHEET NO: 4 OF 4	 800 East 101st Terrace, Suite 200 Kansas City, MO 64131 Phone: 816-701-3100 Fax: 816-942-3013
					SCALE: N.A.	
					PROJECT NO: 21-300-248-00	STORMWATER EASEMENT FOR LOT 1 GOLDEN PLAINS TECHNOLOGY PARK ZONE 3
					DRAWN BY: NWK DATE: 4/16/2022	
					CHECKED BY: WEK DATE: 4/16/2022	
					APPROVED BY:	
1	LABEL WITH TRACT LETTERS	NWK	8/4/22	WEK		
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD	

EXHIBIT "B"



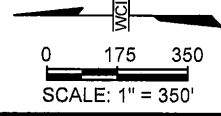
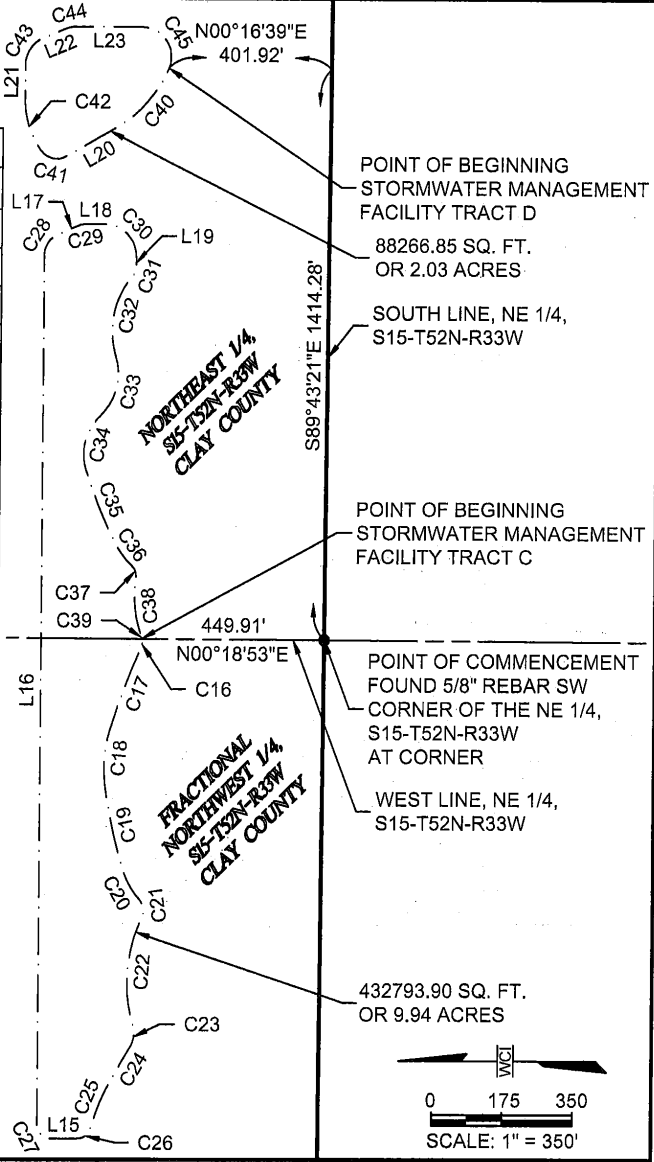
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					SHEET NO: 1 OF 4		WILSON & COMPANY 800 East 101st Terrace, Suite 200 Kansas City, MO 64131 Phone: 816-701-3100 Fax: 816-942-3013
					SCALE: 1" = 200'		
					PROJECT NO: 21-300-248-00		STORMWATER EASEMENT FOR LOT 1 GOLDEN PLAINS TECHNOLOGY PARK ZONE 3 PLATTE & CLAY COUNTIES
					DRAWN BY: NWK	DATE: 4/16/2022	
					CHECKED BY: WEK	DATE: 4/16/2022	
					APPROVED BY:		
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D		
1	LABEL WITH TRACT LETTERS	NWK	8/4/22	WEK			

EXHIBIT 'B'

This sketch has been prepared for easement exhibit purposes only and does not constitute a property boundary survey.
Distances and bearings are based on NAD-83 Missouri West Zone State Plane Datum using a combined grid factor of 0.99986406.

STORMWATER MANAGEMENT LINE TABLE		
Line #	Direction	Length
L1	S00°00'00"E	197.48'
L2	N90°00'00"W	190.94'
L3	N00°00'00"E	172.50'
L4	N03°31'06"W	130.53'
L5	N03°43'12"E	45.85'
L6	N78°08'12"E	111.40'
L7	N90°00'00"E	39.34'
L8	S78°21'40"E	485.54'
L9	S16°56'43"E	129.43'
L10	S90°00'00"E	229.27'
L11	S76°47'00"W	367.97'
L12	N53°55'54"W	391.99'
L13	N51°26'41"W	301.20'
L14	N90°00'00"E	10.47'
L15	N00°00'00"E	64.88'
L16	S90°00'00"E	2155.24'
L17	S23°52'09"E	55.56'
L18	S00°00'00"E	43.38'
L19	N90°00'00"W	32.78'
L20	N30°00'00"W	147.32'
L21	N90°00'00"E	87.36'
L22	S22°30'00"E	59.44'
L23	S00°00'00"E	159.34'



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					SHEET NO: 2 OF 4		
					SCALE: 1" = 200'		
					PROJECT NO: 21-300-248-00		
					DRAWN BY: NWK DATE: 4/15/2022		
					CHECKED BY: WEK DATE: 4/16/2022		
					APPROVED BY:		
1	LABEL WITH TRACT LETTERS	NWK	8/4/22	WEK			
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD		

WILSON & COMPANY

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**STORMWATER EASEMENT
FOR LOT 1
GOLDEN PLAINS TECHNOLOGY PARK
ZONE 3
CLAY COUNTY**

