EXHIBIT

TRACT A:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 164; THENCE SOUTH 8°11'53" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE, A DISTANCE OF 25.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY, A DISTANCE OF 196.98 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 191.94 FEET, TO THE POINT OF BEGINNING. CONTAINING 4,862 SQUARE FEET, MORE OR LESS.

TRACT B:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164 BLUE RIDGE PARK; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,125 SQUARE FEET, MORE OR LESS.

TRACT C:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 165 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 165; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 219.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 10°05'28" WEST, ALONG SAID WESTERLY RIGHT OF WAY 25.60 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 165, A DISTANCE OF 225.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5,551 SQUARE FEET, MORE OR LESS.

TRACT D:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 166 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 166; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 166, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 166; THENCE NORTH 10°05'28" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, A DISTANCE OF 25.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.88 FEET, MORE OR LESS; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,261 SQUARE FEET, MORE OR LESS.

TRACT E:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 167 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 167; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,750 SQUARE FEET, MORE OR LESS.

TRACT F:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 8°08'37" WEST, A DISTANCE OF 25.43 FEET, TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.54 FEET; THENCE SOUTH 8°08'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 168, SAID POINT BEGIN 150.54 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,764 SQUARE FEET, MORE OR LESS.

TRACT G:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE SOUTH 87°39'02" EAST, ALONG THE NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.66 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE; THENCE SOUTH 8°11'53" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 149.68 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,742 SQUARE FEET, MORE OR LESS.

STATE OF MISSOURI
CAITLIN J. MILLER
NUMBER
PLS-2018032651
4-25-2024
PROFESSIONAL LAND SURVEYOR

CAITLIN J. MILLER, MO PLS# 2018032651
COA No. LS-2020014106

THIS EXHIBIT DOES NOT CONSTITUTE OR REPRESENT A BOUNDARY SURVEY OF LOTS 165, 166, OR 167. EXHIBIT AND LEGALS BASED ON BOUNDARY SURVEY OF LOTS 164 AND 168, AS PART OF JOB NUMBER 494 BY ONWILER CONTRACTING LLC. THIS EXHIBIT WAS PREPARED FOR ISSUANCE OF VACATION OF RIGHT OF WAY. NOT RESPONSIBLE FOR UNPLATTED EASEMENTS.

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PROJECT NO. 494A	DATE 4/25/2024	BY CJM