

## UNIVERSITY LAND LEGAL DESCRIPTION

### TRACT A:

All that part of Section 35, Township 51, Range 34, Parkville, Platte County, Missouri, which includes part of Lots 27 and 28 and all of Lots 28 through 42, COLLEGE VIEW ADDITION, a subdivision in Parkville, Platte County, Missouri, and Lots 1 and 2, Block 27, part of Lots 1 and 2 and all of Lots 3 and 4, Block 28, part of Lots 1 through 4, Block 35, and part of Lots 1 through 3, Block 36, all in PARKVILLE, a subdivision in Parkville, Platte County, Missouri, being described as follows: Beginning at a point of intersection of the South line of property owned by the Missouri Conservation Commission and the East line of the Northeast Quarter of said Section 35, Township 51, Range 34, said point being South 00 degrees 55 minutes 06 seconds East, along said East line, 1128.35 feet from the Northeast corner of said Northeast Quarter; thence South 00 degrees 55 minutes 06 seconds East along said East line, 2225.95 feet to the Northerly Right-Of-Way line of Missouri Highway No. 9; thence Northwesterly, along said line, 75.00 feet Northerly of and parallel with the centerline thereof on a curve to the right having a radius of 11,384.16 feet and an initial tangent bearing of North 61 degrees 28 minutes 34 seconds West, an arc distance of 167.74 feet to a point 75.00 feet from and opposite centerline Station 198+08.6; thence North 60 degrees 38 minutes 49 seconds West, continuing along said line and parallel with said centerline, 908.60 feet; thence North 71 degrees 11 minutes 22 seconds West, continuing along said line, 81.98 feet to a point 60.00 feet from and opposite centerline Station 188+19.4; thence Northwesterly, continuing along said line, 60.00 feet Northerly of and parallel with said centerline on a curve to the left, having a radius of 1205.92 feet and an initial tangent bearing of North 60 degrees 38 minutes 49 seconds West, an arc distance of 284.14 feet to a point 60.00 feet from and opposite centerline Station 185+49.4; thence South 15 degrees 51 minutes 11 seconds West, continuing along said line, 30.00 feet to a point 30.00 feet from centerline Station 185+49.4; thence North 74 degrees 08 minutes 49 seconds West, continuing along said line, 30.00 feet Northerly of and parallel with said centerline, 30.79 feet to the centerline of White Aloe Creek; thence North 15 degrees 51 minutes 11 seconds East, along the centerline of said White Aloe Creek, 10.00 feet; thence Northeasterly, continuing along said centerline, on a curve to the right, having a radius of 500.00 feet and tangent to the last described course, an arc distance of 200.44 feet; thence Northerly, continuing along said centerline, on a curve to the left, having a radius of 500.00 feet and tangent to the last described curve, an arc distance of 265.47 feet; thence Northerly, continuing along said centerline, on a curve to the left, having a radius of 115.00 feet and tangent to the last described curve, an arc distance of 41.21 feet; thence Northwesterly, continuing along said centerline, on a curve to the left, having a radius of 15.00 feet and tangent to the last described curve, an arc distance of 22.97 feet; thence Westerly, continuing along said centerline, on a curve to the right having a radius of 15.00 feet and tangent to the last described curve, an arc distance of 9.77 feet; thence Northwesterly, continuing along said centerline, on a curve to the right, having a radius of 300.00 feet and tangent to the last described curve, an arc distance of 96.15 feet; thence Northerly, continuing along said centerline, on a curve to the right, having a radius of 350.00 feet and an initial tangent bearing of North 08 degrees 34 minutes 12 seconds West, an arc distance of 69.72 feet; thence Northerly, continuing along said centerline on a curve to the left, having a radius of 35.00 feet an tangent to the last described curve, an arc distance of 19.79 feet; thence Northwesterly, continuing along said centerline, on a curve to the right, having a radius of 200.00 feet and tangent to the last described curve, an arc distance of 41.57 feet; thence North 17 degrees 38 minutes 37 seconds West, continuing along said centerline 46.96 feet; thence Northerly, continuing along said centerline, on a curve to the right, having a radius of 40.00 feet and tangent to the last described course, an arc distance of 37.08 feet; thence North 35 degrees 28 minutes 17 seconds East, continuing along said centerline, 65.64 feet; thence Northeasterly, continuing along said centerline, on a curve to the right, having a radius of 200.00 feet and tangent to the last described course, an arc distance of 130.54 feet; thence Northeasterly, continuing along said centerline, on a curve to the left, having a radius of 40.00 feet and tangent to the last described curve, an arc distance of 48.74 feet; thence Northerly, continuing along said centerline, on a curve to the right, having a radius of 170.00 feet and tangent to the last described curve, an arc distance of 7.79 feet; thence South 89 degrees 15 minutes 41 seconds West, 258.50 feet to a line 20.00 feet East of and parallel with the East line of Block 20, PARKVILLE, a subdivision in said Parkville, Platte County, Missouri; thence North 00 degree 59 minutes 19 seconds West, along said line, 79.58 feet; thence South 89 degrees 31 minutes 19 seconds East, 124.99 feet; thence North 00 degrees 59 minutes 19 seconds West, 80.00 feet; thence North 89 degrees 31 minutes 19 seconds West, 145.00 feet to the Northeast corner of Lot 4, Block 20, said PARKVILLE; thence North 00 degrees 59 minutes 19 seconds West, along the East line of said PARKVILLE, 40.00 feet to the Southeast corner of Block 27, said PARKVILLE; thence South 89 degrees 15 minutes 41 seconds West, along the South line of said Block 27, 80.00 feet to the Southwest corner of said Block 27; thence North 00 degrees 59 minutes 19 seconds

West, along the West line of said Block 27, 80.00 feet to the Northwest corner of Lot 2, Block 27, said PARKVILLE; thence North 89 degrees 15 minutes 41 seconds East, along the North line of said Lot 2 and its Easterly prolongation, 110.00 feet; thence North 00 degrees 59 minutes 19 seconds West, 30.00 feet East of and parallel with the East line of said PARKVILLE, 80.00 feet; thence South 89 degrees 15 minutes 41 seconds West, along the Easterly prolongation of the North line of Lot 4, Block 27, said PARKVILLE, 30.00 feet to the Northeast corner of said Lot 4; thence North 00 degrees 59 minutes 19 seconds West, along the East line of said PARKVILLE, 40.00 feet to the Southeast corner of Lot 1, Block 28, said PARKVILLE; thence South 89 degrees 15 minutes 41 seconds West, along the South line of said Lot 1, 54.00 feet; thence North 19 degrees 50 minutes 54 seconds West, 80.43 feet to the Southwest corner of Lot 3, Block 28, said PARKVILLE; thence North 00 degrees 59 minutes 19 seconds West, along the West line of said Block 28, 59.84 feet to a point on the East Right-of-Way line of Missouri Highway No. 9 (formerly Missouri Highway No. 59), said point being the point of curvature of a curve to the right; thence Northeasterly, along said Right-of-Way line, 30.00 feet East of and parallel with the centerline thereof, on a curve to the right, having a radius of 686.20 feet and tangent to the last described course, an arc distance of 163.18 feet; thence North 12 degrees 38 minutes 12 seconds East, continuing along said Right-of-Way line, 229.14 feet; thence South 77 degrees 21 minutes 48 seconds East, continuing along said Right-of-Way line, 10.00 feet; thence North 12 degrees 38 minutes 12 seconds East, continuing along said Right-of-Way line, 40.00 feet East of and parallel with the centerline thereof, 200.00 feet; thence North 77 degrees 21 minutes 48 seconds West, continuing along said Right-of-Way line, 10.00 feet; thence North 12 degrees 38 minutes 12 seconds East, continuing along said Right-of-Way line, 30.00 feet East of and parallel with the centerline thereof, 155.98 feet to the Northerly line of Lot 43, COLLEGE VIEW, a subdivision in said Parkville; thence South 74 degrees 12 minutes 28 seconds East, along the Northerly line of Lots 43, 42, 41, 40, 39, 38, 37, 36, and 35, said COLLEGE VIEW, 443.42 feet to the Northeasterly corner of said Lot 35; thence North 28 degrees 42 minutes 31 seconds East, along the Easterly line of said COLLEGE VIEW, 16.23 feet to the centerline of Woodward Road as described in a document recorded in Book 749 at Page 842 in the Recorder's Office of said Platte County, Missouri; thence Southeasterly along said centerline, on a curve to the right, having a radius of 282.88 feet and an initial tangent bearing of South 73 degrees 20 minutes 39 seconds East, an arc distance of 114.92 feet; thence South 50 degrees 04 minutes 06 seconds East, continuing along said centerline, 293.88 feet; thence Southeasterly, continuing along said centerline, on a curve to the left, having a radius of 126.85 feet and tangent to the last described course, an arc distance of 68.30 feet; thence South 80 degrees 55 minutes 06 seconds East, continuing along said centerline, 24.24 feet to the Westerly line of the tract owned by said Missouri Conservation Commission; thence Southwesterly, along said Westerly line, on a curve to the right having a radius of 50.00 feet and an initial tangent bearing of South 12 degrees 05 minutes 42 seconds West, an arc distance of 54.38 feet; thence South 15 degrees 35 minutes 25 seconds East, continuing along said Westerly line, 203.00 feet; thence North 87 degrees 20 minutes 48 seconds East, along the South line of said Tract, 404.55 feet to the Point of Beginning, SUBJECT to road rights of way and easements of record, containing 2,761,011 square feet or 63.38 acres;

EXCEPT all mineral rights in the above described tract of land;

AND EXCEPT all that part of the above described Tract described as follows: All that part of the following tract of land that lies below an elevation of 850.00 feet, said elevation based on United States Geodetic Survey Datum: All that part of Section 35 Township 51, Range 34, Parkville, Platte County, Missouri being described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 35, thence South 00 degrees 55 minutes 06 seconds East, along the East line of said Northeast Quarter, a distance of 1870.61 feet to the point of beginning of the tract of land to be herein described; thence south 00 degrees 55 minutes 06 seconds East, continuing along said East line, a distance of 700.00 feet; thence south 89 degrees 04 minutes 54 seconds West, a distance of 700.00 feet; thence North 00 degrees 55 minutes 06 seconds West, along a line parallel with the said East line, a distance of 700.00 feet; thence North 89 degrees 04 minutes 54 seconds East, a distance of 700.00 feet to the point of beginning, including easements for ventilation and utilities, to all subsurface areas below said elevation of 850 feet, including without limitations shafts, apparatus and equipment thereto, as such utilities, shafts, apparatus and equipment are currently or hereafter located;

AND EXCEPT a 20 feet ingress/egress easement for access to subsurface areas, said easement being part of Sections 35 and 36, Township 51, Range 34, Parkville, Platte County, Missouri lying 10.00 feet on both sides of the following described centerline; Commencing at the Northwest corner of the Northwest Quarter of said Section 36; thence North 89 degrees 59 minutes 23 seconds East, along the North line of said Northwest Quarter, 512.07 feet; thence South 00 degrees 00 minutes 37 seconds East, 2730.56 feet to the point of beginning of the centerline to be

described herein; thence South 88 degrees 10 minutes 04 seconds West, 93.54 feet; thence Southwesterly, along a curve to the left having a radius of 110.00 feet and tangent to the last described course, an arc distance of 162.78 feet; thence Southwesterly, along a curve to the right, having a radius of 70.00 feet and tangent to the last described curve, an arc distance of 128.70 feet; thence Westerly, along a curve to the left having a radius of 175.00 feet and tangent to the last described curve, an arc distance of 94.64 feet; thence Westerly, along a curve to the right having a radius of 1000.00 feet and tangent to the last described curve, an arc distance of 209.70 feet; thence Northwesterly, along a curve to the right having a radius of 200.00 feet and tangent to the last described curve, an arc distance of 68.00 feet to a point hereinafter referred to as "Point A", thence Westerly, along a curve to the left having a radius of 150.00 feet and tangent to the last described curve, an arc distance of 94.36 feet; thence South 73 degrees 11 minutes 29 seconds West, 23.67 feet; thence Southwesterly, along a curve to the left having a radius of 330.00 feet and tangent to the last described course, an arc distance of 249.54 feet; thence South 29 degrees 51 minutes 57 seconds West, 6.81 feet to a point on the Northerly right or way line of Missouri Highway No. 9, said point being the point of termination of said centerline;

AND EXCEPT a 20 feet ingress/egress easement for access to subsurface areas, said easement being part of Sections 35 and 36, Township 51, Range 34, Parkville, Platte County, Missouri lying 10.00 feet on both sides of the following described centerline; beginning at "Point "A" described above; thence North 01 degrees 00 minutes 52 seconds East, 318.01 feet; thence North 02 degrees 57 minutes 42 seconds East, 128.90 feet, thence Northeasterly, along a curve to the right having a radius of 50.00 feet and tangent to the last described course, an arc distance of 75.45 feet; thence North 89 degrees 25 minutes 01 seconds East, 94.94 feet; thence Northeasterly, along a curve to the left having a radius of 50.00 feet and tangent to the last described course, an arc distance of 37.86 feet; thence North 46 degrees 02 minutes 08 seconds East, 29.03 feet; thence Northeasterly, along a curve to the right having a radius of 75.00 feet and tangent to the last described course, an arc distance of 56.94 feet; thence North 89 degrees 32 minutes 01 seconds East, 385.58 feet to the point of termination of said centerline.

#### TRACT B:

All that part of Section 36, Township 51, Range 34, Parkville, Platte County, Missouri, being described as follows: Beginning at a point of intersection of the South line of property owned by the Missouri Conservation Commission and the West line of the Northwest Quarter of said Section 36, Township 51, Range 34, said point being South 00 degrees 55 minutes 06 seconds East, along said West line, 1128.35 feet from the Northwest corner of said Northwest Quarter; thence North 87 degrees 20 minutes 48 seconds East, along the South line of said Conservation Tract, 300.14 feet; thence South 00 degrees 55 minutes 06 seconds East, 300.00 feet East of and parallel with the West line of said Northwest Quarter, 2392.99 feet to the Northerly Right-of-Way line of Missouri Highway No. 9; thence North 80 degrees 26 minutes 55 seconds West, along said line 16.38 feet; thence Northwesterly, continuing along said line, 75.00 feet Northerly of and parallel with the centerline thereof on a curve to the right, having a radius of 11,384.16 feet and an initial tangent bearing of North 63 degrees 06 minutes 15 seconds West, an arc distance of 323.44 feet to a point on the West line of said Northwest Quarter; thence North 00 degrees 55 minutes 06 seconds West, along said West line, a distance of 2225.95 feet to the point of beginning, SUBJECT to that part in roads, if any, containing 693.915 square feet or 15.93 acres;

EXCEPT all mineral rights in the above described tract of land;

AND EXCEPT all that part of the above described Tract described as follows: All that part of the following tract of land that lies below an elevation of 850.00 feet, said elevation based on United States Geodetic Survey Datum: All that part of Section 36 Township 51 Range 34, Parkville, Platte County, Missouri being described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 36; thence South 00 degrees 55 minutes 06 seconds East, along the West line of said Northwest  $\frac{1}{4}$ , a distance of 1700.19 feet to the point of beginning of the tract of land to be herein described; thence North 89 degrees 04 minutes 54 seconds East, a distance of 300.00 feet; thence South 00 degrees 55 minutes 06 seconds East, along a line parallel with said West line, a distance of 870.42 feet; thence South 89 degrees 04 minutes 54 seconds West, a distance of 300.00 feet to a point on said West line; thence North 00 degrees 55 minutes 06 seconds West, along said West line, a distance of 870.42 feet to the point of beginning, including easements for ventilation and utilities, to all subsurface areas below said elevation of 850 feet, including without limitations shafts, apparatus and equipment thereto, as such utilities, shafts, apparatus and equipment are currently or hereafter located;

AND EXCEPT a 20 feet ingress/egress easement for access to subsurface areas, said easement being part of Sections 35 and 36, Township 51, Range 34, Parkville, Platte County, Missouri lying 10.00 feet on both sides of the following described centerline; Commencing at the Northwest corner of the Northwest Quarter of said Section 36; thence North 89 degrees 59 minutes 23 seconds East, along the North line of said Northwest Quarter, 512.07 feet; thence South 00 degrees 00 minutes 37 seconds East, 2730.56 feet to the point of beginning of the centerline to be described herein; thence South 88 degrees 10 minutes 04 seconds West, 93.54 feet; thence Southwesterly, along a curve to the left having a radius of 110.00 feet and tangent to the last described course, an arc distance of 162.78 feet; thence Southwesterly, along a curve to the right, having a radius of 70.00 feet and tangent to the last described curve, an arc distance of 128.70 feet; thence Westerly, along a curve to the left having a radius of 175.00 feet and tangent to the last described curve, an arc distance of 94.64 feet; thence Westerly, along a curve to the right having a radius of 1000.00 feet and tangent to the last described curve, an arc distance of 209.70 feet; thence Northwesterly, along a curve to the right having a radius of 200.00 feet and tangent to the last described curve, an arc distance of 68.00 feet to a point hereinafter referred to as "Point A", thence Westerly, along a curve to the left having a radius of 150.00 feet and tangent to the last described curve, an arc distance of 94.36 feet; thence South 73 degrees 11 minutes 29 seconds West, 23.67 feet; thence Southwesterly, along a curve to the left having a radius of 330.00 feet and tangent to the last described course, an arc distance of 249.54 feet; thence South 29 degrees 51 minutes 57 seconds West, 6.81 feet to a point on the Northerly right or way line of Missouri Highway No. 9, said point being the point of termination of said centerline.

AND EXCEPT a 20 feet ingress/egress easement for access to subsurface areas, said easement being part of Sections 35 and 36, Township 51, Range 34, Parkville, Platte County, Missouri lying 10.00 feet on both sides of the following described centerline; beginning at "Point A" described above; thence North 01 degrees 00 minutes 52 seconds East, 318.01 feet; thence North 02 degrees 57 minutes 42 seconds East, 128.90 feet, thence Northeasterly, along a curve to the right having a radius of 50.00 feet and tangent to the last described course, an arc distance of 75.45 feet; thence North 89 degrees 25 minutes 01 seconds East, 94.94 feet; thence Northeasterly, along a curve to the left having a radius of 50.00 feet and tangent to the last described course, an arc distance of 37.86 feet; thence North 46 degrees 02 minutes 08 seconds East, 29.03 feet; thence Northeasterly, along a curve to the right having a radius of 75.00 feet and tangent to the last described course, an arc distance of 56.94 feet; thence North 89 degrees 32 minutes 01 seconds East, 385.58 feet to the point of termination of said centerline.