



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. **CD-ROW-2021-00011**

UTILITY CO. **AT&T**

Be it known that City of Kansas City, Missouri, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less.  
for the following purpose: to consolidate the adjacent parcels for future development of the site.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)                       No (form complete)

**2. Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
     Retain utility easement and protect facilities  
     Relocate facilities  
     Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

*Jeremy Watson*

Authorized Representative

3/22/2024

Date

**Return this form to:**

Nelson Willoughby

Applicant Name

(816)-442-6067

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

nwilloughby@olsson.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2021-00011

UTILITY CO. EVERGY

Be it known that City of Kansas City, Missouri, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
objects to the vacation and will not waive objection under any conditions (describe below)
will waive objections subject to the following conditions (describe below)
Retain utility easement and protect facilities
Relocate facilities
Other:

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Please return this form to the applicant within 30 days.

AMAR CHEEMA [Signature]
Authorized Representative

03/29/2024
Date

Return this form to:
Nelson Willoughby (816)-442-6067
Applicant Name Phone
Olsson
1301 Burlington #100 North Kansas City, MO 64116 nwilloughby@olsson.com
Address Email



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CASE NO. CD-ROW-2021-00011

UTILITY CO. SPIRE

Be it known that City of Kansas City, Missouri, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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No (form complete)

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objects to the vacation and will not waive objection under any conditions (describe below)
will waive objections subject to the following conditions (describe below)
Retain utility easement and protect facilities
Relocate facilities
Other:

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
Please return this form to the applicant within 30 days.

John L. Strauss Johnny Strauss - Right of Way Representative for Spire 3/13/2024

Authorized Representative

Date

Return this form to:

Nelson Willoughby

(816)-442-6067

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

nwilloughby@olsson.com

Address

Email



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CASE NO. **CD-ROW-2021-00011**

UTILITY CO. KCMO Water Services

Be it known that City of Kansas City, Missouri, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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for the following purpose: to consolidate the adjacent parcels for future development of the site.

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- Yes (proceed to #2)  No (form complete)

2. **Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
 Retain utility easement and protect facilities, *and provide access.*  
 Relocate facilities  
 Other: \_\_\_\_\_

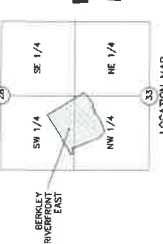
- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

  
\_\_\_\_\_  
Authorized Representative

03/22/2024  
Date

<b>Return this form to:</b>	
<u>Nelson Willoughby</u> Applicant Name	<u>(816)-442-6067</u> Phone
<u>Olsson</u> Address	<u>nwilloughby@olsson.com</u> Email
<u>1301 Burlington #100 North Kansas City, MO 64116</u> Address	

**FINAL PLAT OF  
BERKLEY RIVERFRONT EAST**  
SW 1/4 SEC. 28 - Twp. 50 N., Rge. 33 W.  
NW & NE 1/4 SEC. 33 - Twp. 50 N., Rge. 33 W.  
KANSAS CITY, JACKSON COUNTY, MISSOURI

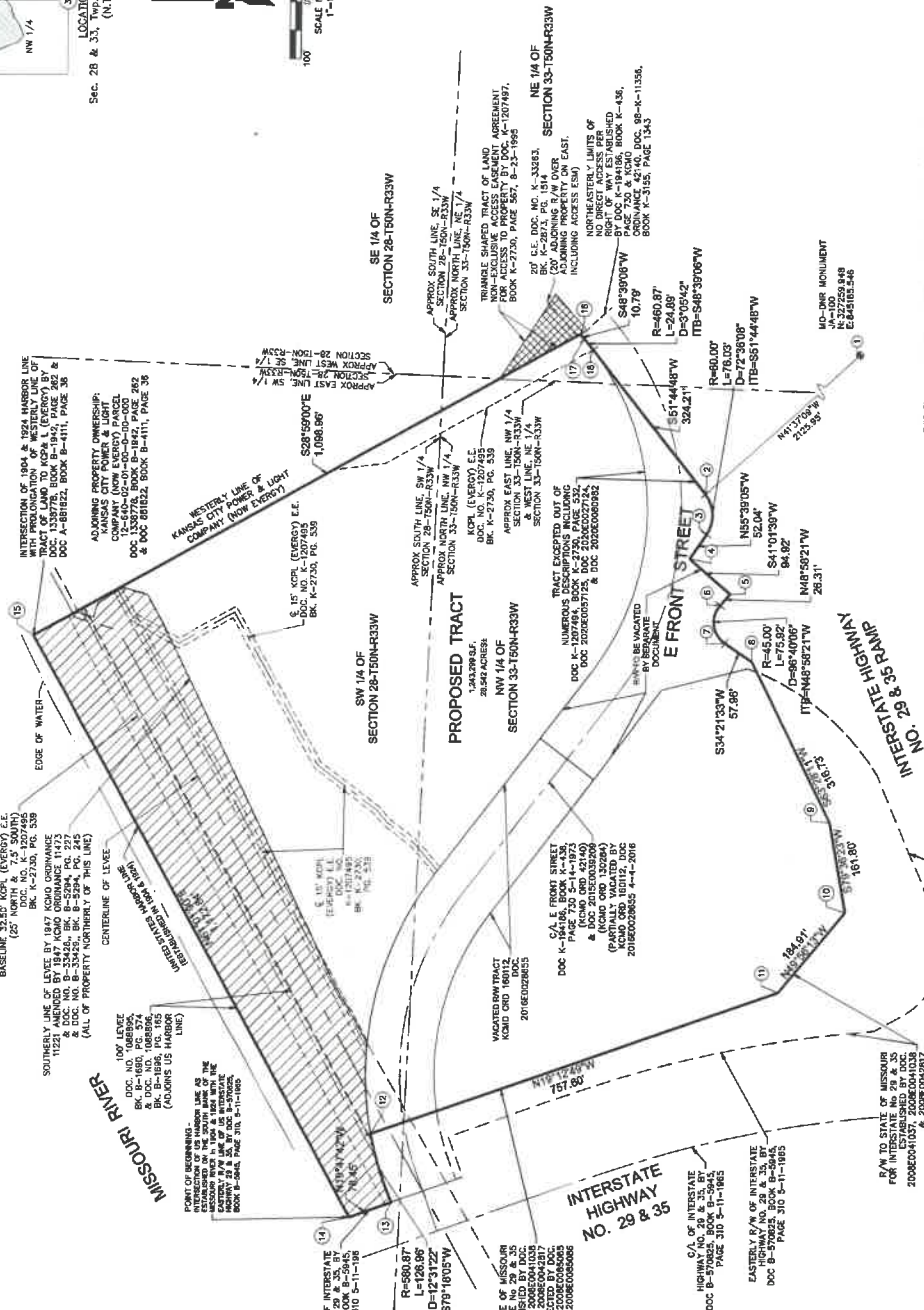


Sec. 28 & 33, Twp. 50 N., Rge. 33 W.  
(N.T.S.)



- SURVEYORS NOTES:**
- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR INTERSTATE HIGHWAY NO. 29 & 35, MISSOURI TURNPIKE AUTHORITY COMPANY, FILE NO. N28-10388-01, EFFECTIVE SEPTEMBER 10, 2020 AT 8:00 A.M.
  - BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT, JAL-100 WITH A GRID FACTOR OF 0.999998. ALL COORDINATES SHOWN ARE IN METERS.
  - A PORTION OF E. FRONT STREET WILL BE VACATED BY SEPARATE DOCUMENT.

- PLAT LEGEND:**
- E.E. POWER/ELECTRIC CASHEMENT
  - L. LINE
  - L.B. DELTA / CENTRAL ANGLE
  - S/W. / S/E. / S/W. / S/E. / S/W. / S/E.
  - C/A. CENTERLINE
  - S/W. RIGHT OF WAY
  - D. DASHED LINE
  - PLASTIC CAP PINS
  - NO. 22 IRON BAR
  - SET 1/2" IRON BAR WITH PLASTIC CAP
  - TOP OF CONCRETE FOUNDATION



THE PLAT AND SURVEY OF BERKLEY RIVERFRONT EAST WERE EXECUTED BY OLSSON, L301 BURLINGTON STREET, FORT BRIDGES, MISSOURI 64113.

I HEREBY CERTIFY THAT THE PLAT OF BERKLEY RIVERFRONT EAST SUBDIVISION IS BASED ON AN ACCURATE SURVEY MADE UNDER MY SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR SURVEYING. I AM A LICENSED PROFESSIONAL SURVEYOR AS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LAND ENGINEERS. I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS RELATING TO THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, L301  
JASON S. ROUBERUSH, M.O. PLS 200074082Z  
ARCH@OLSSONL301.COM



DATE OF SURVEY	08/23/2021 (BY EXEMPTION)
BY	
REVIEWED BY	
APPROVED BY	
DATE OF PREVIOUS SURVEY	

North Arrow and Survey of Berkeley Riverfront East were executed by Olsson, L301 Burlington Street, Fort Bridges, Missouri 64113.  
Plat No. N28-10388-01, Effective September 10, 2020 at 8:00 AM.  
Page 1 of 2



Southerly Line of Vacation  
Ordinance No. 160112 &  
Instrument Number 2016E0028655 Recorded in the  
Jackson County Recorder of Deeds Office

**POINT OF  
BEGINNING**

**POINT OF COMMENCEMENT**  
NE CORNER, NE 1/4, SECTION 33-T50N-R33W  
FOUND 1/2" SQUARE BAR IN MONUMENT BOX  
IN ASPHALT PAVEMENT AT INTERSECTION OF  
ROCHESTER AVENUE AND THE ALLEY WEST OF  
PROSPECT PER MODNR #600-99308 CORNER  
INDEX V-13

N87°31'23"W 3,218.18'

S02°28'37"W  
203.62'

S02°28'37"W  
2409.14'

(VACATED)  
FRONT ST  
N37°29'03"E  
120.00'

150.55'  
S52°31'32"E

R=460.87'  
L=609.13'  
D=75°43'40"  
ITB=S52°31'32"E

**ROW VACATION**  
80783 SQ. FT. ±  
1.85 ACRES ±

FRONT ST  
S51°44'48"W  
324.21'

N14°03'53"W  
155.65'

N21°14'10"E  
17.65'

S63°28'11"W  
20.68'

S34°21'33"W  
57.96'

R=45.00'  
L=75.61'  
D=96°16'03"  
ITB=N49°22'25"W

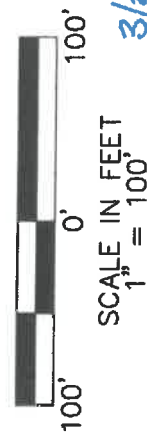
N48°58'21"W  
26.63'

S41°01'39"W  
94.92'

N55°39'05"W  
52.04'

R=60.00'  
L=76.03'  
D=72°36'08"  
ITB=S51°44'48"W

SE CORNER, NE 1/4,  
SECTION 33-T50N-R33W  
FOUND 1/2" BAR INSIDE  
10" x 10" MONUMENT BOX,  
150'± SE OF SOUTH END  
OF RESERVOIR PER MODNR  
#600-52462. CORNER  
INDEX X-13



3/29/2021



PROJECT NO: 020-2805	VACATION OF FRONT STREET RIGHT-OF-WAY	EXHIBIT
DRAWN BY: JRH	KANSAS CITY, JACKSON CO., MISSOURI	1 of 2
DATE: 2021-03-29	PART OF SECTION 33 - T50N - R33W	

1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.381.1177  
FAX 816.381.1888  
www.olsson.com  
Olsson - Land Surveying - MO 386, KS 114, MO Certificate of Authority-001592



Front Street Right-Of-Way Vacation  
 Olsson No. 020-2805  
 March 29, 2021

**Right-Of-Way Vacation Description:**

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows:  
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*[Handwritten Signature]*  
 3/29/2021

PROJECT NO: 020-2805	VACATION OF FRONT STREET - LEGAL	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com <small>Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592</small>	EXHIBIT
DRAWN BY: JRH	KANSAS CITY, JACKSON CO., MISSOURI		2 of 2
DATE: 2021-03-29	PART OF SECTION 33 - T50N - R33W		





# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. **CD-ROW-2021-00011**

UTILITY CO. **KCMO FIRE DEPARTMENT**

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**2. Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
 Retain utility easement and protect facilities  
 Relocate facilities  
 Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

*M Schroeder*

Authorized Representative

3/14/2024

Date

**Return this form to:**

Nelson Willoughby

Applicant Name

(816)-442-6067

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

nwilloughby@olsson.com

Email



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KCMO Public Works  
Streets Lighting Services

CASE NO. CD-ROW-2021-00011

UTILITY CO. \_\_\_\_\_

Be it known that City of Kansas City, Missouri, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less.  
for the following purpose: to consolidate the adjacent parcels for future development of the site.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)  No (form complete)

**2. Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
 Retain utility easement and protect facilities  
 Relocate facilities  
 Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

*Joseph Newton*

Authorized Representative

03/11/2024

Date

**Return this form to:**

Nelson Willoughby

Applicant Name

(816)-442-6067

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

nwilloughby@olsson.com

Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

KCMO Public Works  
Street & Traffic Division

CASE NO. **CD-ROW-2021-00011**

UTILITY CO. \_\_\_\_\_

Be it known that City of Kansas City, Missouri, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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for the following purpose: to consolidate the adjacent parcels for future development of the site.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)
- No (form complete)

**2. Our utility/agency:**

- has no objections
- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
  - Retain utility easement and protect facilities
  - Relocate facilities
  - Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Sam Akula, KCMO, Public Works Dept,

Authorized Representative

3/22/2024

Date

**Return this form to:**

Nelson Willoughby

Applicant Name

(816)-442-6067

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

nwilloughby@olsson.com

Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. **CD-ROW-2021-00011**

UTILITY CO. Charter

Be it known that City of Kansas City, Missouri, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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- Yes (proceed to #2)
- No (form complete)

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  - Retain utility easement and protect facilities
  - Relocate facilities
  - Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Jason Rodick

*Jason Rodick*

3-25-2024

Authorized Representative

Date

**Return this form to:**

Nelson Willoughby

(816)-442-6067

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

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Address

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