

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

07/28/2022 11:02 AM

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INSTRUMENT NUMBER

2022E0070768



Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



CITY OF KANSAS CITY MISSOURI

CERTIFICATE OF THE CITY CLERK
DOCUMENT TO BE RECORDED
WITH JACKSON COUNTY, MISSOURI

DATE OF DOCUMENT: July 21, 2022

DOCUMENT TITLE: Vacation
220591

GRANTOR(S)
NAME &
ADDRESS: City of Kansas City

GRANTEE(S)
NAME &
ADDRESS: City of Kansas City
414 E 12th Street
KC MO 64106

LEGAL DESCRIPTION:
See Pages 1, 2 or Exhibit _____ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th floor, City Hall, Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the City on this 27 day of July, 2022.

Marilyn Sanders
City Clerk
By [Signature]
Marilyn Sanders City Clerk



RETURN ALL RECORDED ORIGINALS TO:
OFFICE OF THE CITY CLERK, 414 E. 12TH STREET, CITY HALL, 25TH FLOOR, KANSAS CITY
MISSOURI 64106.



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 220591

ORDINANCE NO. 220591

Vacating a portion of unused right-of-way on the northeast side of N.W. 87th Terrace to allow for future development, Case Apartments; and directing the City Clerk to record certain documents. (CD-ROW-2022-00020).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 2nd day of May, 2022, a petition was filed with the City Clerk of Kansas City by Rachelle Biondo for the vacation of a part of N.W. 87th Terrace right-of-way dedicated by Barry Middle School, a subdivision in the Northeast Quarter of Section 9, Township 51, Range 33, Kansas City, Platte County, Missouri, said tract being bounded and described as follows: Commencing at the northeast corner of said Section 9; thence South 0°31'04" West, for a distance of 30.00 feet to a point on the excess right-of-way of N.W. 87th Terrace as the point of beginning; thence continuing South 0°31'04" West, for a distance of 50.00 feet; thence North 89°35'33" West (plat- South 89°36'52" East), for a distance of 147.52 feet; thence on a non-tangent curve to the left with a radius of 335.03 feet, a central angle of 20°33'58", a chord bearing North 64°52'59" West, and an arc distance of 120.26 feet to a point on the southerly line of N.W. 87th Street Terrace, as now established; thence South 89°35'33" East (plat North 89°36'52" West), along said northerly right-of-way line, for a distance of 256.28 feet to the point of beginning, said tract contains 9,665 square feet or 0.222 acres more or less, giving the distinct description of the tract of land to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the

persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said tract of land has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That a part of N.W. 87th Terrace right-of-way dedicated by Barry Middle School, a subdivision in the Northeast Quarter of Section 9, Township 51, Range 33, Kansas City, Platte County, Missouri, said tract being bounded and described as follows: Commencing at the northeast corner of said Section 9; thence South 0°31'04" West, for a distance of 30.00 feet to a point on the excess right-of-way of N.W. 87th Terrace as the point of beginning; thence continuing South 0°31'04" West, for a distance of 50.00 feet; thence North 89°35'33" West (plat- South 89°36'52" East), for a distance of 147.52 feet; thence on a non-tangent curve to the left with a radius of 335.03 feet, a central angle of 20°33'58", a chord bearing North 64°52'59" West, and an arc distance of 120.26 feet to a point on the southerly line of N.W. 87th Street Terrace, as now established; thence South 89°35'33" East (plat North 89°36'52" West), along said northerly right-of-way line, for a distance of 256.28 feet to the point of beginning, said tract contains 9,665 square feet or 0.222 acres more or less, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, subject to the following condition:

The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.



Authenticated as Passed

[Signature]
Quinton Lucas, Mayor

[Signature]
Marilyn Sanders, City Clerk

JUL 21 2022
Date Passed

Approved as to form and legality:

[Signature]
Sarah Baxter
Assistant City Attorney

Approved by the City Plan Commission

[Signature]
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON

On the 27 day of July, 2022, before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires September 3, 2022
[Signature]
Notary Public within and for
County, Missouri

KRISTY CHERI TYSON PUGH
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 14973498
My Commission Expires Sep 3, 2022
IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed

File #: 220591

for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By _____
Deputy



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

July 5, 2022

PROJECT NAME

Case Apartments Vacation

DOCKET #13

CD-ROW-2022-00020

REQUEST

Vacation

APPLICANT

Rachelle Biondo
Rouse Frets White Goss

OWNER

BTH Dreisenszun II LLC

Location	1900 NW 87 th Terrace
Area	0.224 acres
Zoning	R-1.5
Council District	2 nd
County	Platte
School District	Platte County R-III

SURROUNDING LAND USES

North: zoned R-1.5, Vacant
South: zoned R-7.5, Bary Elementary
East: zoned R-1.5, Vacant
West: zoned AG-R, school sports complex

MAJOR STREET PLAN

The City's Major Street Plan does not identify any streets at this location as Parks or Boulevards.

LAND USE PLAN

The Line Creek Valley Area Plan recommends Residential Low Density and Institutional for the area to be vacated.

APPROVAL PROCESS**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

A public hearing notification was sent to surrounding property owners within 300 feet of the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject property is currently undeveloped. It is at the Northeast curve of NW 87th Terrace between Old Stagecoach Road and N Platte Purchase Drive. It appears to be the remnant of formerly dedicated but unimproved right of way.

SUMMARY OF REQUEST

The applicant is seeking to vacate an unused and unimproved portion of the right of way spurring from NW 87th Terrace as a part of their Development.

KEY POINTS

- Vacating an unused and unimproved 0.224-acre portion of NW 87th Terrace.

PROFESSIONAL STAFF RECOMMENDATION

Docket #13 Recommendation: Approval with Conditions.

RELATED CASES
1318-V –**STREET, ALLEY OR PLAT VACATIONS**

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

This right of way vacation is for a portion that spurs from NW 87th Terrace and dead-ends approximately 200 feet to the east. All adjacent property owners will retain legal access to public right-of-way.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

Preserving the existing right of way, proposed for vacation, in its current condition does, not serve any current or future public purpose.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any street network or physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in a dead-end street or alley. In fact, the vacation will remove an existing dead-end.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

This vacation will not vacate half the width of any street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

The area being vacated is not on the Major Street Plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval Subject to the Corrections and Conditions** as reflected in the attached Plan Conditions Report.

Respectfully Submitted,

Jared Clements, AICP
Planner



Plan Conditions

Report Date: June 30, 2022

Case Number: CD-ROW-2022-00020

Project: Case Apartments

Condition(s) by City Planning and Development Department. Contact Jared Clements at (816) 513-8826 / jared.clements@kcmo.org with questions.

1. The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.

Property Description for a part of Northwest 87th Terrace Right-of-Way Vacation:

A PART OF NORTHWEST 87TH TERRACE RIGHT OF WAY DEDICATED BY BARRY MIDDLE SCHOOL, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, SAID TRACT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9 THENCE SOUTH 0°31'04" WEST, FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EXCESS RIGHT-OF-WAY OF NORTHWEST 87TH TERRACE AS THE POINT OF BEGINNING;

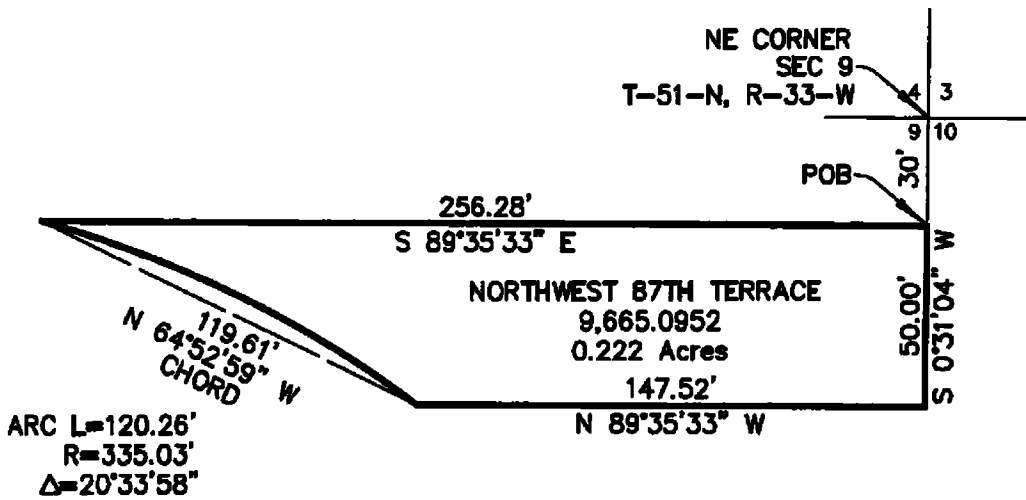
THENCE CONTINUING SOUTH 0°31'04" WEST, FOR A DISTANCE OF 50.00 FEET;

THENCE NORTH 89°35'33" WEST (PLAT- S89°36'52"E), FOR A DISTANCE OF 147.52 FEET;

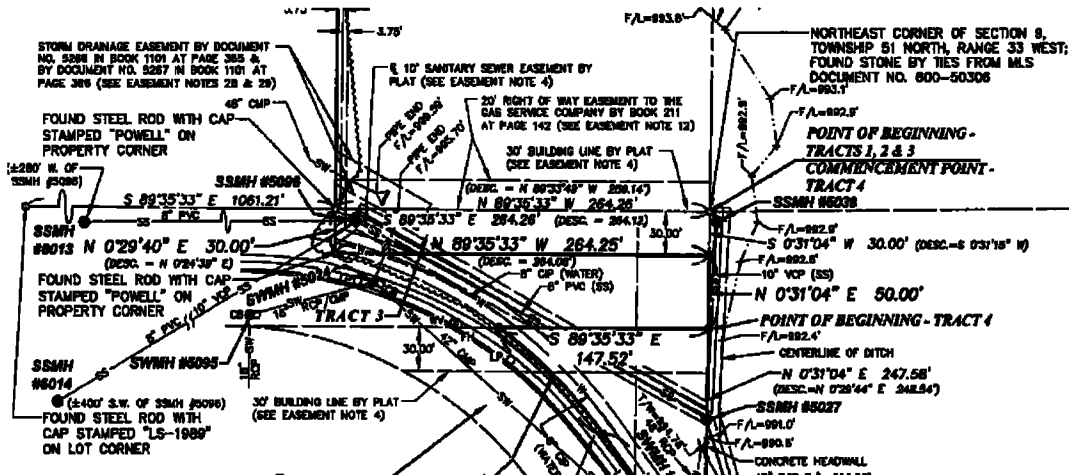
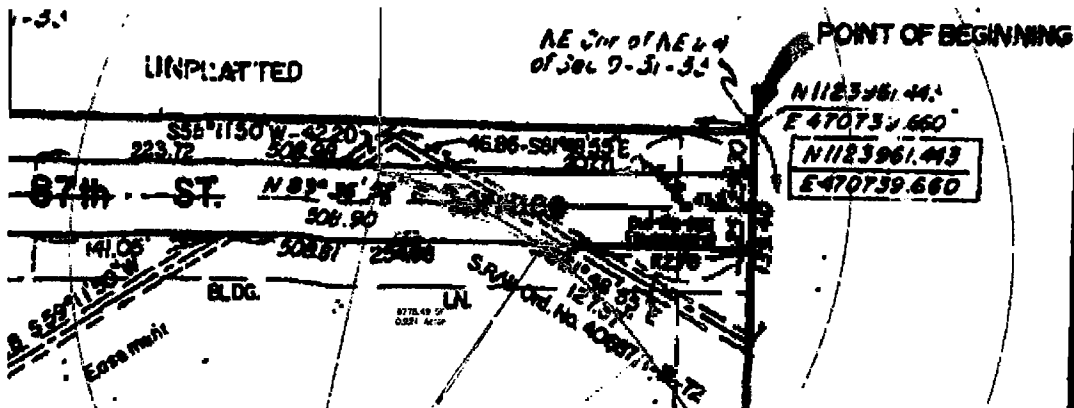
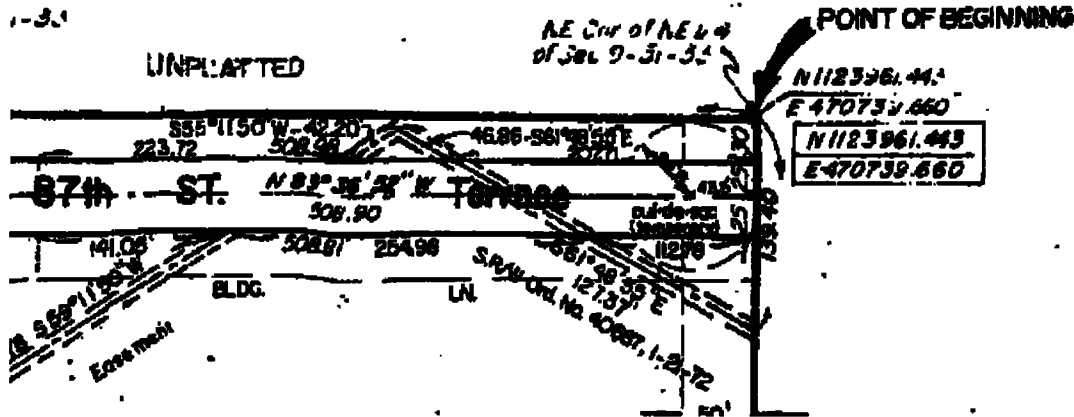
THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 335.03 FEET, A CENTRAL ANGLE OF 20°33'58", A CHORD BEARING NORTH 64°52'59" WEST, AND AN ARC DISTANCE OF 120.26 FEET TO A POINT ON THE SOUTHERLY LINE OF NORTHWEST 87TH STREET TERRACE, AS NOW ESTABLISHED;

THENCE SOUTH 89°35'33" EAST (PLAT- N89°36'52"W), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 256.28 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 9,665 SQUARE FEET OR 0.222 ACRES MORE OR LESS.



1-3.





PETITION FOR 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) 513-2844 | Fax (816) 513-2838 | www.kcmo.gov/planning

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Table with 3 columns: Owner's name, Legal description of property, Residence of owner. Row 1: BTH Dreiseszun II LLC, See attached, c/o MD Management 9375 E. Harvard Ave. Denver, CO 80231

(attach additional sheets if required)

BTH DREISESZUN II LLC

Ydelean Abraham
Petitioner
HELENE ABRAHAMS
MANAGER

STATE OF Arizona)
COUNTY OF Maricopa) ss.

On this 12th day of May in the year 2022, before me, a Notary Public in and for said state, personally appeared Helene Abrahams, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 12th day of May, 2022.

Notary Public in and for Said County and State

Notary Public

My Commission Expires: 8-31-2024



MATTHEW P HEALD
Notary Public - Arizona
Maricopa County
Commission # 589655
My Comm. Expires 08-31-2024

(34164 / 71408; 956573.)

Property Description from ALTA Survey

TRACT 1 - PARCELS 244064, & 159990:

ALL THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 3 AND ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89°33'49" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 259.14 FEET; THENCE NORTH 0°25'14" EAST, 456.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 152, AS NOW ESTABLISHED; THENCE NORTH 87°18'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 338.90 FEET; THENCE NORTH 71°26'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 604.67 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PLATTE PURCHASE DRIVE, AS NOW ESTABLISHED; THENCE SOUTH 14°03'04" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 202.56 FEET; THENCE SOUTH 0°53'33" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 464.28 FEET TO A POINT ON THE SOUTH LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°30'25" WEST, ALONG SAID SOUTH LINE, 697.94 FEET TO THE POINT OF BEGINNING.

TRACT 2 - PARCEL 265244:

A TRACT OF LAND IN THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE NORTH 89°24'43" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER, 692.85 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N PLATTE PURCHASE DRIVE, AS NOW ESTABLISHED; THENCE SOUTH 00°53'33" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 473.26 FEET; THENCE SOUTH 15°48'24" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 50.13 FEET; THENCE SOUTH 00°17'50" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 84.88 FEET; THENCE SOUTH 00°11'35.11 WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 174.26 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 90°03'52" AND AN ARC DISTANCE OF 40.87 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 87TH TERRACE, AS NOW ESTABLISHED; THENCE NORTH 89°44'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 80.26 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 53°00'30" AND AN ARC DISTANCE OF 342.31 FEET; THENCE NORTH 36°44'03" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 501.35 FEET TO A POINT ON THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE NORTH 00°29'44" EAST, ALONG SAID WEST LINE, 248.54 FEET TO THE POINT OF BEGINNING.

TRACT 3 - PARCEL 230132:

ALL THAT PART OF TRACT A, BARRY MIDDLE SCHOOL, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 0°31'15.11 WEST (PLAT-S0°29'44"W), ALONG THE EAST LINE OF SAID TRACT A, 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF NORTHWEST 87TH STREET TERRACE, AS NOW ESTABLISHED; THENCE NORTH 89°35'33" WEST (PLAT- N89°36'52.11W), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 264.06 FEET; THENCE NORTH 0°24'39" EAST, 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A; THENCE SOUTH 89°35'33" EAST (PLAT-S89°36'52"E), ALONG SAID NORTH LINE, 264.12 FEET TO THE TRUE POINT OF BEGINNING.

TRACT 4 - PARCEL 230131:

ALL THAT PART OF TRACT B, BARRY MIDDLE SCHOOL, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BARRY MIDDLE SCHOOL; THENCE SOUTH 0°31'15.11 WEST (PLAT-S0°29'44"W), ALONG THE EAST LINE OF SAID BARRY MIDDLE SCHOOL, 80.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0°31'15" WEST, ALONG SAID EAST LINE, 267.24 FEET; THENCE NORTH 36°44'03" WEST, 198.56 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 253.70 FEET TO A POINT ON THE SOUTHERLY LINE OF NORTHWEST 87TH STREET TERRACE, AS NOW ESTABLISHED; THENCE SOUTH 89°35'33" EAST (PLAT- S89°36'52"E), ALONG SAID SOUTHERLY LINE, 339.63 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PART LYING IN NORTHWEST 87TH STREET TERRACE.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1051589-KCTY, DATED JUNE 2, 2021.

Property Description for Preliminary Plat:

A TRACT OF LAND THAT IS A PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 3, PART OF THE SOUTHEAST QUARTER OF SECTION 4, PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND A PART OF TRACT A AND PART OF TRACT B, BARRY MIDDLE SCHOOL, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, SAID TRACT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 0°31'15" WEST (PLAT-50°29'44"W), ALONG THE EAST LINE OF SAID TRACT A, 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF NORTHWEST 87TH STREET TERRACE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°35'33" WEST (PLAT- N89°36'52"W), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 264.06 FEET; THENCE NORTH 0°24'39" EAST, 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A; THENCE NORTH 0°25'14" EAST, 456.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 152, AS NOW ESTABLISHED; THENCE NORTH 87°18'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 338.90 FEET; THENCE NORTH 71°26'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 604.67 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PLATTE PURCHASE DRIVE, AS NOW ESTABLISHED; THENCE SOUTH 14°03'04" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 202.56 FEET; THENCE SOUTH 0°53'33" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 464.28 FEET TO A POINT ON THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°53'33" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 473.26 FEET; THENCE SOUTH 15°48'24" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 50.13 FEET; THENCE SOUTH 00°17'50" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 84.88 FEET; THENCE SOUTH 00°11'35" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 174.26 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 90°03'52" AND AN ARC DISTANCE OF 40.87 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 87TH TERRACE, AS NOW ESTABLISHED; THENCE NORTH 89°44'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 80.26 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 53°00'30" AND AN ARC DISTANCE OF 342.31 FEET; THENCE NORTH 36°44'03" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 623.66 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 335.03 FEET, A CENTRAL ANGLE OF 17°51'56" AND AN ARC DISTANCE OF 104.47 FEET TO A POINT ON THE SOUTHERLY LINE OF NORTHWEST 87TH STREET TERRACE, AS NOW ESTABLISHED; THENCE SOUTH 89°35'33" EAST (PLAT- S89°36'52"E), ALONG SAID SOUTHERLY

LINE, 147.52 FEET TO A POINT ON THE EAST LINE OF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°31'04 EAST, ALONG SAID EAST LINE, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 972,872.81 SQUARE FEET OR 22.334 ACRES MORE OR LESS.



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

CASE NO. CD-ROW-2022-00020

UTILITY CO.: Evergy

Be it known that Case Ventures, Inc., 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 portion of Northwest 87th Terrace

for the following purpose: Development of property located at 8708 N. Platte Purchase Drive

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

J. Brent Gerling Authorized Representative
J. Brent Gerling Engineering & Design Supervisor - Northland Date
5/4/2022

Return this form to:
Rachelle M. Biondo, Paralegal Applicant Name (816) 502-4706 Phone
Rouse Frets White Goss Gentile Rhodes, P.C. 4510 Belleview, Suite 300 Address
Kansas City, MO 64111 rbiondo@rousepc.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.kcma.gov/planning

CASE NO. CD-ROW-2022-00020

UTILITY CO.: AT&T

Be it known that Case Ventures, Inc., 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 portion of Northwest 87th Terrace

for the following purpose: Development of property located at 8708 N. Platte Purchase Drive

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.

MORGAN CHEYNE 5/4/22
 Authorized Representative Date

Return this form to:	
<u>Rachelle M. Blondo, Paralegal</u>	<u>(816) 502-4706</u>
Applicant Name	Phone
<u>Rouse Frets White Goss Gentile Rhodes, P.C.</u>	
<u>4510 Belleview, Suite 300</u>	
<u>Kansas City, MO 64111</u>	<u>rbiondo@rousepc.com</u>
Address	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

CASE NO. CD-ROW-2022-00020

UTILITY CO.: KCMO Public Works Department
Streets & Traffic Division

Be it known that Case Ventures, Inc., 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 portion of Northwest 87th Terrace

for the following purpose: Development of property located at 8708 N. Platte Purchase Drive

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.

[Signature] _____ 5/9/22
 Authorized Representative Date

Return this form to:	
<u>Rachelle M. Biondo, Paralegal</u>	<u>(816) 502-4706</u>
Applicant Name	Phone
<u>Rouse Freis White Goss Gentle Rhodes, P.C.</u>	
<u>4510 Belleview, Suite 300</u>	
<u>Kansas City, MO 64111</u>	<u>rbiondo@rousepc.com</u>
Address	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

CASE NO. CD-ROW-2022-00020

UTILITY CO.: KCMO Public Works Departments
Streets & Traffic Division

Be it known that Case Ventures, Inc., 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 portion of Northwest 87th Terrace

for the following purpose: Development of property located at 8708 N. Platte Purchase Drive

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: Streetlight pole (NLJ2036) is in ROW. If light pole is needed to be re-located, developer/contractor will need to submit relocations plans, to Victor Pecina, our electrical engineer. He can be reached at victor.pecina@kcmo.org

- 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.

Octavio Moncada
Authorized Representative

May 9, 2022
Date

Return this form to:	
<u>Rachelle M. Blondo, Paralegal</u> Applicant Name	<u>(816) 502-4706</u> Phone
<u>Rouse Fretz White Goss Gentle Rhodes, P.C.</u> <u>4510 Belleview, Suite 300</u> <u>Kansas City, MO 64111</u> Address	<u>rbondo@rousepc.com</u> 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

CASE NO. CD-ROW-2022-00020

UTILITY CO.: KCMO Fire Department

Be it known that Case Ventures, Inc., 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 portion of Northwest 87th Terrace

for the following purpose: Development of property located at 8708 N. Platte Purchase Drive

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.

M. Schroeder
Authorized Representative

05/12/2022
Date

Return this form to:

<u>Rachelle M. Biondo, Paralegal</u> Applicant Name	<u>(816) 502-4706</u> Phone
<u>Rouse Freys White Goss Gentile Rhodes, P.C.</u> <u>4510 Belleview, Suite 300</u> <u>Kansas City, MO 64111</u> Address	<u>rbiondo@rousepc.com</u> 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

CASE NO. CD-ROW-2022-00020

UTILITY CO.: Spectrum Charter

Be it known that Case Ventures, Inc., 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 portion of Northwest 87th Terrace

for the following purpose: Development of property located at 8708 N. Platte Purchase Drive

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.

Authorized Representative

May 16, 2022
Date

Return this form to:

<u>Rachelle M. Blondo, Paralegal</u> Applicant Name	<u>(816) 502-4706</u> Phone
<u>Rouse Freis White Goss Gentile Rhodes, P.C.</u> <u>4510 Belleview, Suite 300</u> <u>Kansas City, MO 64111</u> Address	<u>rbiondo@rousepc.com</u> Email



Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

May 4th, 2022

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

Re: Right of Way Vacate Request
CD-ROW-2022 00020

Vacation: Portion of NW 87th Terrace

Rachelle M. Biondo,

In response to your email letter dated May 4th, 2022 relative to the above referenced Right of Way Vacate Request.

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

Alex Sammet (May 16, 2022 20:34 MDT)

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF: JLS
cc: Rachelle M. Biondo

Engineering Dept. Approval: 
JMA

System Planning Approval: 
JMR



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

CASE NO. CD-ROW-2022-00020

UTILITY CO.: Spire

Be it known that Case Ventures, Inc., 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 portion of Northwest 87th Terrace

for the following purpose: Development of property located at 8708 N. Platte Purchase Drive

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

Johnny Strauss - ROW Representative for Spire Johnny Strauss 5/17/2022
Authorized Representative Date

Return this form to:
Rachelle M. Blondo, Paralegal (816) 502-4706
Applicant Name Phone
Rouse Freis White Goss Gentile Rhodes, P.C.
4510 Belleview, Suite 300
Kansas City, MO 64111
Address rblondo@rousepc.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 18th floor, Kansas City, MO 64104-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2022-00020

UTILITY CO.: KCMO Water Services Dept.

Be it known that Case Ventures, Inc., 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 portion of Northwest 87th Terrace

for the following purpose: Development of property located at 8708 N. Platte Purchase Drive

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: No structures located within the easements

- 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.

David W. King _____ 05/26/2022
 Authorized Representative Date

Return this form to:	
<u>Rachelle M. Blando, Paralegal</u> Applicant Name	<u>(816) 502-4706</u> Phone
<u>Rouse Fretz White Oak Gentle Rhodes, P.C.</u> <u>4610 Bellevue, Suite 300</u> <u>Kansas City, MO 64111</u> Address	<u>rblando@rousecc.com</u> Email



CONSENT TO 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

CONSENT OF LIMITED LIABILITY COMPANY

Case No. CD-ROW-2022-0020

Owner's name	Legal description of property
BTH Dreiseszun II LLC By: <u>Helene Abrahams, Manager</u> Name: <u>HELENE ABRAHAMS</u> Title: <u>MANAGER</u>	See attached.


(additional sheets attached as required)

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On this 12th day of May, 2022, before me, appeared Helene Abrahams, to me personally known, who being by me personally sworn, did say that he/she is the Manager of BTH Dreiseszun II LLC, a limited liability company, and that said instrument was signed and sealed in behalf of said limited liability company, and said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

Subscribed and sworn to before me on this 12th day of May, 2022.

Notary Public In and for Said County and State



Notary Public

My Commission Expires: 8-31-2024



MATTHEW P HEALD
Notary Public - Arizona
Maricopa County
Commission # 589655
My Comm. Expires 08-31-2024

Property Description from ALTA Survey

TRACT 1 - PARCELS 244064, & 159990:

ALL THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 3 AND ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89°33'49" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 259.14 FEET; THENCE NORTH 0°25'14" EAST, 456.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 152, AS NOW ESTABLISHED; THENCE NORTH 87°18'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 338.90 FEET; THENCE NORTH 71°26'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 604.67 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PLATTE PURCHASE DRIVE, AS NOW ESTABLISHED; THENCE SOUTH 14°03'04" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 202.56 FEET; THENCE SOUTH 0°53'33" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 464.28 FEET TO A POINT ON THE SOUTH LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°30'25" WEST, ALONG SAID SOUTH LINE, 697.94 FEET TO THE POINT OF BEGINNING.

TRACT 2 - PARCEL 265244:

A TRACT OF LAND IN THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE NORTH 89°24'43" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER, 692.85 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N PLATTE PURCHASE DRIVE, AS NOW ESTABLISHED; THENCE SOUTH 00°53'33" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 473.26 FEET; THENCE SOUTH 15°48'24" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 50.13 FEET; THENCE SOUTH 00°17'50" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 84.88 FEET; THENCE SOUTH 00°11'35" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 174.26 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 90°03'52" AND AN ARC DISTANCE OF 40.87 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 87TH TERRACE, AS NOW ESTABLISHED; THENCE NORTH 89°44'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 80.26 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 53°00'30" AND AN ARC DISTANCE OF 342.31 FEET; THENCE NORTH 36°44'03" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 501.35 FEET TO A POINT ON THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE NORTH 00°29'44" EAST, ALONG SAID WEST LINE, 248.54 FEET TO THE POINT OF BEGINNING.

TRACT 3 - PARCEL 230132:

ALL THAT PART OF TRACT A, BARRY MIDDLE SCHOOL, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 0°31'15.11 WEST (PLAT-S0°29'44"W), ALONG THE EAST LINE OF SAID TRACT A, 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF NORTHWEST 87TH STREET TERRACE, AS NOW ESTABLISHED; THENCE NORTH 89°35'33" WEST (PLAT- N89°36'52.11W), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 264.06 FEET; THENCE NORTH 0°24'39" EAST, 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A; THENCE SOUTH 89°35'33" EAST (PLAT-S89°36'52"E), ALONG SAID NORTH LINE, 264.12 FEET TO THE TRUE POINT OF BEGINNING.

TRACT 4 - PARCEL 230131:

ALL THAT PART OF TRACT B, BARRY MIDDLE SCHOOL, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BARRY MIDDLE SCHOOL; THENCE SOUTH 0°31'15.11 WEST (PLAT-S0°29'44"W), ALONG THE EAST LINE OF SAID BARRY MIDDLE SCHOOL, 80.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0°31'15" WEST, ALONG SAID EAST LINE, 267.24 FEET; THENCE NORTH 36°44'03" WEST, 198.56 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 253.70 FEET TO A POINT ON THE SOUTHERLY LINE OF NORTHWEST 87TH STREET TERRACE, AS NOW ESTABLISHED; THENCE SOUTH 89°35'33" EAST (PLAT- S89°36'52"E), ALONG SAID SOUTHERLY LINE, 339.63 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PART LYING IN NORTHWEST 87TH STREET TERRACE.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1051589-KCTY, DATED JUNE 2, 2021.

Property Description for Preliminary Plat:

A TRACT OF LAND THAT IS A PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 3, PART OF THE SOUTHEAST QUARTER OF SECTION 4, PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND A PART OF TRACT A AND PART OF TRACT B, BARRY MIDDLE SCHOOL, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, SAID TRACT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 0°31'15" WEST (PLAT-50°29'44"W), ALONG THE EAST LINE OF SAID TRACT A, 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF NORTHWEST 87TH STREET TERRACE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°35'33" WEST (PLAT- N89°36'52"W), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 264.06 FEET; THENCE NORTH 0°24'39" EAST, 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A; THENCE NORTH 0°25'14" EAST, 456.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 152, AS NOW ESTABLISHED; THENCE NORTH 87°18'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 338.90 FEET; THENCE NORTH 71°26'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 604.67 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PLATTE PURCHASE DRIVE, AS NOW ESTABLISHED; THENCE SOUTH 14°03'04" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 202.56 FEET; THENCE SOUTH 0°53'33" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 464.28 FEET TO A POINT ON THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°53'33" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 473.26 FEET; THENCE SOUTH 15°48'24" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 50.13 FEET; THENCE SOUTH 00°17'50" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 84.88 FEET; THENCE SOUTH 00°11'35" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 174.26 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 90°03'52" AND AN ARC DISTANCE OF 40.87 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 87TH TERRACE, AS NOW ESTABLISHED; THENCE NORTH 89°44'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 80.26 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 53°00'30" AND AN ARC DISTANCE OF 342.31 FEET; THENCE NORTH 36°44'03" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 623.66 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 335.03 FEET, A CENTRAL ANGLE OF 17°51'56" AND AN ARC DISTANCE OF 104.47 FEET TO A POINT ON THE SOUTHERLY LINE OF NORTHWEST 87TH STREET TERRACE, AS NOW ESTABLISHED; THENCE SOUTH 89°35'33" EAST (PLAT- S89°36'52"E), ALONG SAID SOUTHERLY

LINE, 147.52 FEET TO A POINT ON THE EAST LINE OF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°31'04 EAST, ALONG SAID EAST LINE, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 972,872.81 SQUARE FEET OR 22.334 ACRES MORE OR LESS.