



KC Water

Permitting & Development Division

414 E 12th Street
City Hall, 5th Fl
Kansas City, Missouri 64106

816-513-2174
Fax: 816-513-2548

Acceptance and Release Letter Communication No. _____
(Fill in on entry to Legistar)

To: Mario Vasquez, City Manager
Date: June 2, 2026
Department: KC Water, Permitting & Development Division
Subject: Acceptance or release of right-of-way and easements granted to City of Kansas City, Missouri
Requester: Travis W. Kiefer, P.E., Deputy Director

April-May 2026 - Accepting and releasing various easements and deeds in Kansas City, **Clay County**, Missouri and requesting that the City Manager approve the acceptance and release, and directing the City Clerk to file the acceptance and release in the office of the Recorder of Deeds.

That **four (4)** various easements and deeds in Kansas City, **Clay County**, Missouri executed by the following persons, and which appear of record as the instrument numbers and respective books and pages and project numbers as follows be accepted or released by the **City of Kansas City, Missouri** (Grantor):

Project Number: N/A
Project Title: MIDWAY FORD
ENERGOV: CLDPIR-2026-00067
Reviewer: PHILIP TAYLOR
Acceptance or Release: FULL RELEASE

Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.	2020008185	I & 96.2	STORM DRAINAGE EASMENT
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. MIDWAY FORD TRUCK CENTER, INC.	2024012548	J & 45.2	STORM DRAINAGE EASMENT

LEGAL DESCRIPTION: SEE EXHIBIT A



Project Number: N/A
Project Title: MIDWAY FORD
ENERGOV: CLDPIR-2026-00067
Reviewer: PHILIP TAYLOR
Acceptance or Release: FULL RELEASE

Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.	2020008185	I & 96.2	WATER EASMENT
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. MIDWAY FORD TRUCK CENTER, INC.	2024012548	J & 45.2	WATER EASMENT

LEGAL DESCRIPTION: SEE EXHIBIT A

Project Number: N/A
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Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.	2020008185	I & 96.2	SANITARY SEWER EASEMENT
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. MIDWAY FORD TRUCK CENTER, INC.	2024012548	J & 45.2	SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: SEE EXHIBIT A



Project Number: N/A
Project Title: MIDWAY FORD
ENERGOV: CLDPIR-2026-00067
Reviewer: PHILIP TAYLOR
Acceptance or Release: PARTIAL RELEASE

Name of Grantees:	Instrument #:	Book & Page:	Easement Type:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.	2020008185	I & 96.2	SANITARY SEWER EASEMENT
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. MIDWAY FORD TRUCK CENTER, INC.	2024012548	J & 45.2	SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: SEE EXHIBIT A

Signed by:

DA513EA73E3A40E
 _____ Date 6/2/2026
 Travis W. Kiefer, P.E., Deputy Director

Director recommends approval of easements to be accepted and certifies that the easements to be released are no longer needed:

Signed by:

E819E727ECC9406
 _____ Date 6/3/2026
 Kenneth Morgan, Director of KC Water

Accepted as written.


Signed by:

C97A8D50E4784D9
 _____ Date 6/3/2026
 Mario Vasquez, City Manager



Exhibit A
Legal Description (Easement Description)

Storm Drainage Easement – Full Release
Instrument Number 2020008185 Book I Page 96.2
Instrument Number 2024012548 Book J Page 45.2

THE FULL RELEASE OF CENTERLINE 20.00 FEET WIDE STORM DRAINAGE EASEMENT ESTABLISHED BY HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI RECORDED MARCH 17, 2020 AS INSTRUMENT NUMBER 2020008185 IN BOOK I AT PAGE 96.2 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS STORM DRAINAGE EASEMENT RELEASE AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, OF SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, ALSO BEING THE SOUTHEAST CORNER OF TRACT A-1 AND ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 2A-2 OF TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2, HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT III – FIRST PLAT CERTIFICATE OF SURVEY, A MINOR SUBDIVISION TYPE 2 LOT SPLIT RECORDED JUNE 10, 2024 AS INSTRUMENT NUMBER 2024012548 IN BOOK J AT PAGE 45.2 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE LEAVING SAID NORTHERLY LINE, NORTH 23°57'54" EAST, ON THE EASTERLY LINE OF SAID TRACT A-1, ALSO BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 19.51 FEET TO A POINT ON CENTERLINE OF SAID 20.00 FEET WIDE STORM DRAINAGE EASEMENT, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED;

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THENCE CONTINUING NORTH 23°57'54" EAST, ON SAID EASTERLY LINE OF SAID TRACT A-1, SAID WESTERLY LINE OF SAID LOT 1, AND ALSO BEING THE WESTERLY LINE OF SAID STORM DRAINAGE EASEMENT, 10.00 FEET TO THE NORTHWEST CORNER OF SAID STORM DRAINAGE EASEMENT; THENCE LEAVING SAID EASTERLY LINE OF SAID TRACT A-1 AND SAID WESTERLY LINE OF SAID LOT 1, SOUTH 65°51'13" EAST, ON THE NORTHERLY LINE OF SAID STORM DRAINAGE EASEMENT, ALSO BEING A 10.00 FEET NORTHERLY AND PARALLEL TO SAID CENTERLINE OF SAID 20.00 FEET WIDE STORM DRAINAGE EASEMENT, 114.00 FEET TO THE NORTHEAST CORNER OF SAID STORM DRAINAGE EASEMENT, ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LOT 1, AND ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF N. WINCHESTER AVENUE, AS ESTABLISHED BY SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; THENCE SOUTH 23°57'54" WEST, ON SAID EASTERLY LINE, SAID EXISTING WESTERLY LINE RIGHT-OF-WAY LINE, ALSO BEING THE EASTERLY LINE OF SAID STORM DRAINAGE EASEMENT, 20.00 FEET TO THE SOUTHEAST CORNER OF SAID STORM DRAINAGE EASEMENT; THENCE LEAVING SAID EASTERLY LINE OF SAID LOT 1 AND LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 65°51'13" WEST, ON THE SOUTHERLY LINE OF SAID STORM DRAINAGE EASEMENT, ALSO BEING 10.00 FEET SOUTHERLY LINE AND PARALLEL TO SAID CENTERLINE OF SAID 20.00 FEET WIDE STORM DRAINAGE EASEMENT, 114.03 FEET TO SAID EASTERLY LINE OF SAID TRACT A-1, SAID WESTERLY LINE OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF SAID STORM DRAINAGE EASEMENT; THENCE NORTH 23°57'54" EAST, ON SAID EASTERLY LINE OF SAID TRACT A-1, SAID WESTERLY LINE OF SAID LOT 1, AND SAID WESTERLY LINE OF SAID STORM DRAINAGE EASEMENT, 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,280 SQUARE FEET OR 0.05 ACRES, MORE OR LESS. ALL LYING ABOVE THE TOP OF THE WINTERSET LEDGE OF LIMESTONE ROCK.



Water Easement – Full Release
Instrument Number 2020008185 Book I Page 96.2
Instrument Number 2024012548 Book J Page 45.2

THE FULL RELEASE OF WATER EASEMENT ESTABLISHED BY HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI RECORDED MARCH 17, 2020 AS INSTRUMENT NUMBER 2020008185 IN BOOK I AT PAGE 96.2 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS A WATER EASEMENT RELEASE AS FOLLOWS: COMMENCING AT SOUTHWEST CORNER OF LOT 1 OF SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, ALSO BEING THE SOUTHEAST CORNER OF TRACT A-1 AND ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 2A-2 OF TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2 HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT III – FIRST PLAT CERTIFICATE OF SURVEY, A MINOR SUBDIVISION TYPE 2 LOT SPLIT RECORDED JUNE 10, 2024 AS INSTRUMENT NUMBER 2024012548 IN BOOK J AT PAGE 45.2 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE SOUTH 66°02'06" EAST, ON SAID NORTHERLY LINE, 114.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF N. WINCHESTER AVENUE, AS ESTABLISHED BY SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED:

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THENCE SOUTHEASTERLY, ON SAID NORTHERLY LINE, ALSO BEING THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 23°58'18" WEST WITH A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 180°00'15" AND AN ARC DISTANCE OF 158.65 FEET TO THE SOUTHEAST CORNER OF SAID N. WINCHESTER AVENUE, ALSO BEING THE SOUTHWEST CORNER OF LOT 3 OF SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT; THENCE LEAVING SAID EXISTING NORTHERLY LINE, NORTHERLY ON THE WESTERLY LINE OF SAID LOT 3, ALSO BEING THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE, ON A CURVE TO THE LEFT, WITH A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 05°53'30" AND AN ARC DISTANCE OF 5.19 FEET; THENCE LEAVING SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ON A LINE NON-TANGENT TO SAID CURVE, SOUTH 71°55'27" EAST, 10.00 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 18°04'33" WEST WITH A RADIUS OF 60.50 FEET, A CENTRAL ANGLE OF 52°32'29" AND AN ARC DISTANCE OF 55.48 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 70°37'16" WEST, A DISTANCE OF 17.52 FEET; THENCE NORTH 88°05'46" WEST, 18.28 FEET; THENCE NORTH 57°41'00" WEST, 20.85 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 57°58'17" WEST WITH A RADIUS OF 60.50 FEET, A CENTRAL ANGLE OF 44°24'23" AND AN ARC DISTANCE OF 46.89 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 13°16'31" WEST, A DISTANCE OF 16.90 FEET; THENCE NORTH 17°56'36" EAST, 16.80 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 17°40'06" EAST WITH A RADIUS OF 60.50 FEET, A CENTRAL ANGLE OF 06°01'23" AND AN ARC DISTANCE OF 6.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 23°57'54" EAST, A DISTANCE OF 346.73 FEET; THENCE NORTH 15°58'25" EAST, 20.15 FEET;

THENCE NORTH 37°05'02" EAST, 15.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE; THENCE SOUTHERLY, ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 16°23'31" EAST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 40°21'25" AND AN ARC DISTANCE OF 30.90 FEET; THENCE SOUTH 23°57'54" WEST, ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 352.93 FEET TO THE POINT OF BEGINNING. CONTAINING 5,773 SQUARE FEET OR 0.13 ACRES, MORE OR LESS. ALL LYING ABOVE THE TOP OF THE WINTERSET LEDGE OF LIMESTONE ROCK.



Sanitary Sewer Easement – Full Release
Instrument Number 2020008185 Book I Page 96.2
Instrument Number 2024012548 Book J Page 45.2

THE FULL RELEASE OF CENTERLINE 30.00 FEET WIDE SANITARY SEWER EASEMENT ESTABLISHED BY HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI RECORDED MARCH 17, 2020 AS INSTRUMENT NUMBER 2020008185 IN BOOK I AT PAGE 96.2 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS A SANITARY SEWER EASEMENT RELEASE AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, ALSO BEING THE NORTHEAST CORNER OF THE NORTH HALF OF LOT 2A-2 OF TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2, HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT III – FIRST PLAT CERTIFICATE OF SURVEY, A MINOR SUBDIVISION TYPE 2 LOT SPLIT RECORDED JUNE 10, 2024 AS INSTRUMENT NUMBER 2024012548 IN BOOK J AT PAGE 45.2 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE NORTH 66°02'06" WEST, ON THE SOUTHERLY LINE OF SAID LOT 3, ALSO BEING THE NORTHERLY LINE OF SAID LOT 2A-2, A DISTANCE OF 197.92 FEET TO A POINT ON THE EASTERN MOST POINT OF SAID CENTERLINE 30.00 FEET WIDE SANITARY SEWER EASEMENT; THENCE NORTH 66°02'06" WEST ON SAID CENTERLINE 30.00 FEET WIDE SANITARY SEWER EASEMENT, SAID SOUTHERLY LINE AND SAID NORTHERLY LINE, 10.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING THE WESTERN MOST POINT OF SAID CENTERLINE 30.00 FEET WIDE SANITARY SEWER EASEMENT AND ALSO BEING THE SOUTHEAST CORNER OF N. WINCHESTER AVENUE AS ESTABLISHED BY SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED:

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THENCE LEAVING SAID CENTERLINE 30.00 FEET WIDE SANITARY SEWER EASEMENT, SAID NORTHERLY LINE OF SAID LOT 2A-2, NORTHERLY, ON THE WESTERLY LINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, ALSO BEING THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE AND ALSO BEING THE WESTERLY LINE OF SAID LOT 3, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 23°58'03" EAST WITH A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 17°16'45" AND AN ARC DISTANCE OF 15.23 FEET TO THE NORTHWEST CORNER OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT; THENCE LEAVING SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, AND SAID WESTERLY LINE OF SAID LOT 3, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 66°02'06" EAST, ON THE NORTHERLY LINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, 15.00 FEET NORTHERLY AND PARALLEL TO SAID CENTERLINE 30.00 FEET WIDE SANITARY SEWER EASEMENT, ALSO BEING 15.00 FEET NORTHERLY AND PARALLEL TO SAID SOUTHERLY LINE OF SAID LOT 3, AND SAID NORTHERLY LINE OF SAID LOT 2A-2, A DISTANCE OF 12.69 FEET TO THE NORTHEAST CORNER OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT; THENCE SOUTH 23°57'54" WEST, ON THE EASTERLY LINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, 15.00 FEET TO SAID EASTERN MOST POINT OF SAID CENTERLINE 30.00 FEET WIDE SANITARY SEWER EASEMENT, ALSO BEING A POINT ON SAID SOUTHERLY LINE OF SAID LOT 3, AND ALSO BEING A POINT ON SAID NORTHERLY LINE OF SAID LOT 2A-2; THENCE LEAVING SAID SOUTHERLY LINE OF SAID LOT 3, AND LEAVING SAID NORTHERLY LINE OF SAID LOT 2A-2, CONTINUING SOUTH 23°57'54" WEST ON SAID EASTERLY LINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, 15.00 FEET TO THE SOUTHEAST CORNER OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT; THENCE NORTH 66°02'06" WEST, ON THE SOUTHERLY LINE OF SAID 30.00 FEET SANITARY SEWER EASEMENT, 15.00 FEET SOUTHERLY AND PARALLEL TO SAID CENTERLINE 30.00 FEET WIDE SANITARY SEWER EASEMENT, ALSO BEING 15.00 FEET SOUTHERLY AND PARALLEL TO SAID SOUTHERLY LINE OF SAID LOT 3 AND SAID NORTHERLY LINE OF SAID LOT 2A-2, A DISTANCE OF 12.69 FEET TO THE SOUTHWEST CORNER OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, ALSO BEING A POINT ON SAID NORTHERLY LINE OF SAID LOT 2A-2, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE;

THENCE NORTHEASTERLY, ON SAID NORTHERLY LINE OF SAID LOT 2A-2 AND SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 41°14'49" EAST WITH A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 17°16'46" AND AN ARC DISTANCE OF 15.23 FEET TO THE POINT OF BEGINNING. CONTAINING 335 SQUARE FEET, ACRES, MORE OR LESS. ALL LYING ABOVE THE TOP OF WINTERSET LEDGE OF LIMESTONE ROCK.



Sanitary Sewer Easement – Partial Release
Instrument Number 2020008185 Book I Page 96.2
Instrument Number 2024012548 Book J Page 45.2

THE PARTIAL RELEASE OF A CENTERLINE 30.00 WIDE SANITARY SEWER EASEMENT, ESTABLISHED BY HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI RECORDED MARCH 17, 2020 AS INSTRUMENT NUMBER 2020008185 IN BOOK I AT PAGE 96.2 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS A SANITARY SEWER EASEMENT RELEASE AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT, ALSO BEING THE SOUTHEAST CORNER OF TRACT A-1 AND ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 2A-2 OF, TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2, HUNT MIDWEST COMMERCE CENTER DISTRICT III – SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT III – FIRST PLAT CERTIFICATE OF SURVEY, A MINOR SUBDIVISION TYPE 2 LOT SPLIT IN SAID KANSAS CITY RECORDED JUNE 10, 2024 AS INSTRUMENT NUMBER 2024012548 IN BOOK J AT PAGE 45.2 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI, ALSO BEING A POINT ON THE CENTERLINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT; THENCE LEAVING SAID NORTHERLY LINE OF SAID LOT 2A-2 AND LEAVING SAID CENTERLINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, NORTH 23°57'54" EAST, ON THE WESTERLY LINE OF SAID LOT 1, ALSO BEING THE EASTERLY LINE OF SAID TRACT A-1, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT;

(Continues on page 11)



THENCE LEAVING SAID WESTERLY LINE OF SAID LOT 1, ALSO BEING THE EASTERLY LINE OF SAID TRACT A-1, SOUTH 66°02'06" EAST, 15.00 FEET NORTHERLY AND PARALLEL TO SAID CENTERLINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, SAID SOUTHERLY LINE OF SAID LOT 1 AND SAID NORTHERLY LINE OF SAID LOT 2A-2, ON THE NORTHERLY LINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, 114.00 FEET TO THE NORTHEAST CORNER OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LOT 1 AND ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF N. WINCHESTER AVENUE, ESTABLISHED BY SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; THENCE SOUTH 23°57'54" WEST, ON SAID EASTERLY LINE OF SAID LOT 1, SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ALSO BEING THE EASTERLY LINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, 15.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF SAID N. WINCHESTER AVENUE, ALSO BEING A POINT ON SAID NORTHERLY LINE OF SAID LOT 2A-2, ALSO BEING THE EASTERN MOST POINT OF SAID CENTERLINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT; THENCE SOUTHERLY, ON SAID EASTERLY LINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, SAID NORTHERLY LINE OF SAID LOT 2A-2, ALSO BEING THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 23°58'18" WEST WITH A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 17°16'44" AND AN ARC DISTANCE OF 15.23 FEET TO THE SOUTHEAST CORNER OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 66°02'06" WEST, ON THE SOUTHERLY LINE OF SAID 30.00 FEET SANITARY SEWER EASEMENT, BEING 15.00 FEET SOUTHERLY AND PARALLEL TO SAID SOUTHERLY LINE OF SAID LOT 1 AND SAID NORTHERLY LINE OF SAID LOT 2A-2, A DISTANCE OF 116.28 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF SAID 30.00 FEET WIDE SANITARY SEWER EASEMENT, NORTH 23°57'54" EAST, ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TRACT A-1, ALSO BEING THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3,431 SQUARE FEET OR 0.08 ACRES, MORE OR LESS. ALL LYING ABOVE THE TOP OF WINTERSET LEDGE OF LIMESTONE ROCK.

