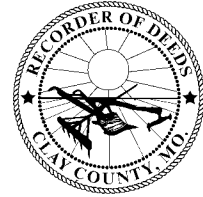


Recorded in Clay County, Missouri

Recording Date/Time: **05/26/2026** at **04:06:52 PM**

Book: **10175** Page: **66**

Instr #: **2026014021**  
Pages: **17**  
Fee: **\$69.00**



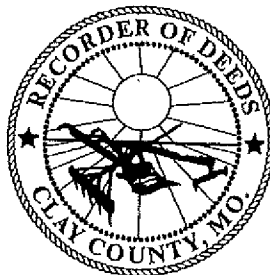
*Electronically Recorded*  
CITY OF KANSAS CITY, MO - CLERKS OFF...

**Sandra Brock**  
Recorder of Deeds

## RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

# EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMO 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.



**Sandra Brock**  
Recorder of Deeds  
Clay County Courthouse  
Liberty, MO 64068



CITY OF KANSAS CITY, MISSOURI  
CERTIFICATE OF THE CITY CLERK  
DOCUMENT TO BE RECORDED  
CLAY COUNTY

DATE OF DOCUMENT: May 21, 2026

DOCUMENT TITLE: Ordinance to Vacate 260433

Grantor(s): City of Kansas City, MO  
Name &  
Address:

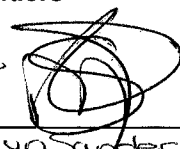
Grantee(s): City of Kansas City, Missouri  
Name & 414 E 12th Street  
Address: Kansas City, Missouri 64106

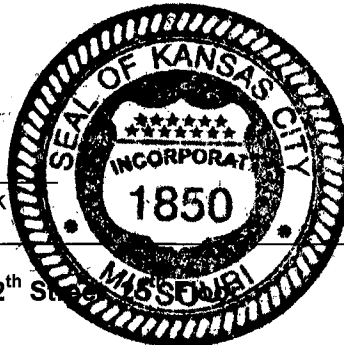
LEGAL DESCRIPTION:  
See Page(s) 1-3 of Exhibit \_\_\_\_\_ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25<sup>th</sup> Floor, City Hall, and 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 affixed the seal of the City on the 26 day of May, 2026

**Marilyn Sanders**  
City Clerk

By  \_\_\_\_\_  
Marilyn Sanders City Clerk



Return all Recorded Originals To:  
OFFICE OF THE CITY CLERK, 414 E. 12<sup>th</sup> Street  
Kansas City, Missouri 64106



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**File #: 260433**

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ORDINANCE NO. 260433

Vacating approximately 1.51 acres of public right-of-way in District R-1.5 generally located at the northwest corner of Northeast Barry Road and North Prospect Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00043)

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 11th day of November, 2026, a petition was filed with the City Clerk of Kansas City by Patricia Jensen for the vacation of All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situated in the City of Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North 87°53'34" West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 31.28 feet to the Point of Beginning; thence North 87°53'34" West, continuing along the North line of the Northeast Quarter of said Section 12, a distance of 57.36 feet to the intersection with the West right-of-way line of N. Prospect Avenue as defined in a General Warranty Deed filed with the Clay County, Missouri Recorder of Deeds in Book 1294 at Page 645 on February 23, 1978 and now being hereby established; thence along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South 22°23'38" West a distance of 4.16 feet; 2) South 0°37'20" West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South

(N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South 22°20'32" East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South 0°29'00" West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South 23°56'55" East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South 23°56'55" East a distance of 49.51 feet (N. Prospect Ave. sta.15+71.3, 69.7 feet right); 7) South 23°49'06" East a distance of 844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence North 66°35'38" East, along the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet; thence Northeasterly and Northerly, departing the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, around a curve to the left that has a radius of 50.00 feet, a chord bearing of North 20°21'51" East, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue as defined in said General Warranty Deed; thence along the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue the following three (3) courses: 1) North 25°51'57" West a distance of 843.26 feet; 2) Northerly around a curve to the right that has a radius of 602.96 feet, a chord bearing of North 12°53'17" West, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) North 0°23'37" East a distance of 159.53 feet to the Point of Beginning. Containing 65,948 square feet or 1.51 acres, more or less be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall relocate facilities as required by Spectrum Charter.
2. The applicant shall retain all utility easements and protect facilities required by AT&T.
3. The applicant shall retain all utility easements and protect facilities as required by Evergy.

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 Clay County, Missouri.



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

MAY 21 2026

Date Passed

Approved as to form:

Sarah Baxter

Senior Associate City Attorney

22°20'32" East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South 0°29'00" West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South 23°56'55" East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South 23°56'55" East a distance of 49.51 feet (N. Prospect Ave. sta. 15+71.3, 69.7 feet right); 7) South 23°49'06" East a distance of 844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence North 66°35'38" East, along the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet; thence Northeasterly and Northerly, departing the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, around a curve to the left that has a radius of 50.00 feet, a chord bearing of North 20°21'51" East, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue as defined in said General Warranty Deed; thence along the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue the following three (3) courses: 1) North 25°51'57" West a distance of 843.26 feet; 2) Northerly around a curve to the right that has a radius of 602.96 feet, a chord bearing of North 12°53'17" West, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) North 0°23'37" East a distance of 159.53 feet to the Point of Beginning. Containing 65,948 square feet or 1.51 acres, more or less, giving the distinct description of the right-of-way 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 right-of-way 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 All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situate in the City of Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North 87°53'34" West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 31.28 feet to the Point of Beginning; thence North 87°53'34" West, continuing along the North line of the Northeast Quarter of said Section 12, a distance of 57.36 feet to the intersection with the West right-of-way line of N. Prospect Avenue as defined in a General Warranty Deed filed with the Clay County, Missouri Recorder of Deeds in Book 1294 at Page 645 on February 23, 1978 and now being hereby established; thence along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South 22°23'38" West a distance of 4.16 feet; 2) South 0°37'20" West a distance of 156.93 feet

Approved by the City Plan Commission

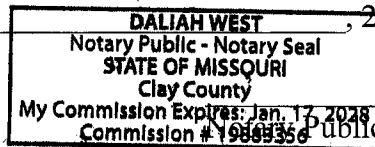
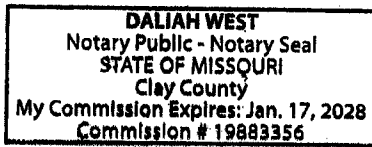
Sara Copeland  
Sara Copeland, FAICP  
Secretary

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF Jackson )

On the 26 day of May, 2026, 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 \_\_\_\_\_



Daliah West  
Notary Public within and for  
County, Missouri

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 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



## CONSENT TO 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-2025-00043

In the matter of the vacation of: North Prospect Avenue

(See attached legal description and drawing)

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
City Clerk

by \_\_\_\_\_  
Deputy



# 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](http://www.kcmo.gov/planning)

Case No. CD-ROW-2028-00043

Owner's name	Legal description of property
Bungalows at Maple Woods SPE LLC  By: <u>[Signature]</u> Name: <u>Norman Miller</u> Title: <u>Authorized Signatory</u>	8490 N. Prospect Avenue  SEC 07, 51, 32 Part of NW ¼ of NW ¼ east of N. Prospect and 300 F S of relocated Prospect 1110 feet, thence W 130 feet thence northerly 420 feet thence N 715 feet  8600 N Prospect Avenue  SEC 12, 51.33 PRT of NE ¼ of NE ¼ lying South of N Section west of N Prospect Ave and E of Hwy 152

(additional sheets attached as required)

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

On this 19th day of FEBRUARY, 2026 before me, appeared NORMAN MILLER, to me personally known, who being by me personally sworn, did say that he/she is the AUTHORIZED SIGNATORY of Bungalows at Maple Woods SPE LLC, and that said instrument was signed and sealed in behalf of BUNGALOWS AT MAPLE WOODS SPE LLC acknowledged said instrument to be the free act and deed of the COMPANY.

Subscribed and sworn to before me on this 19th day of FEBRUARY, 2026



Notary Public in and for Said County and State

[Signature]  
Notary Public

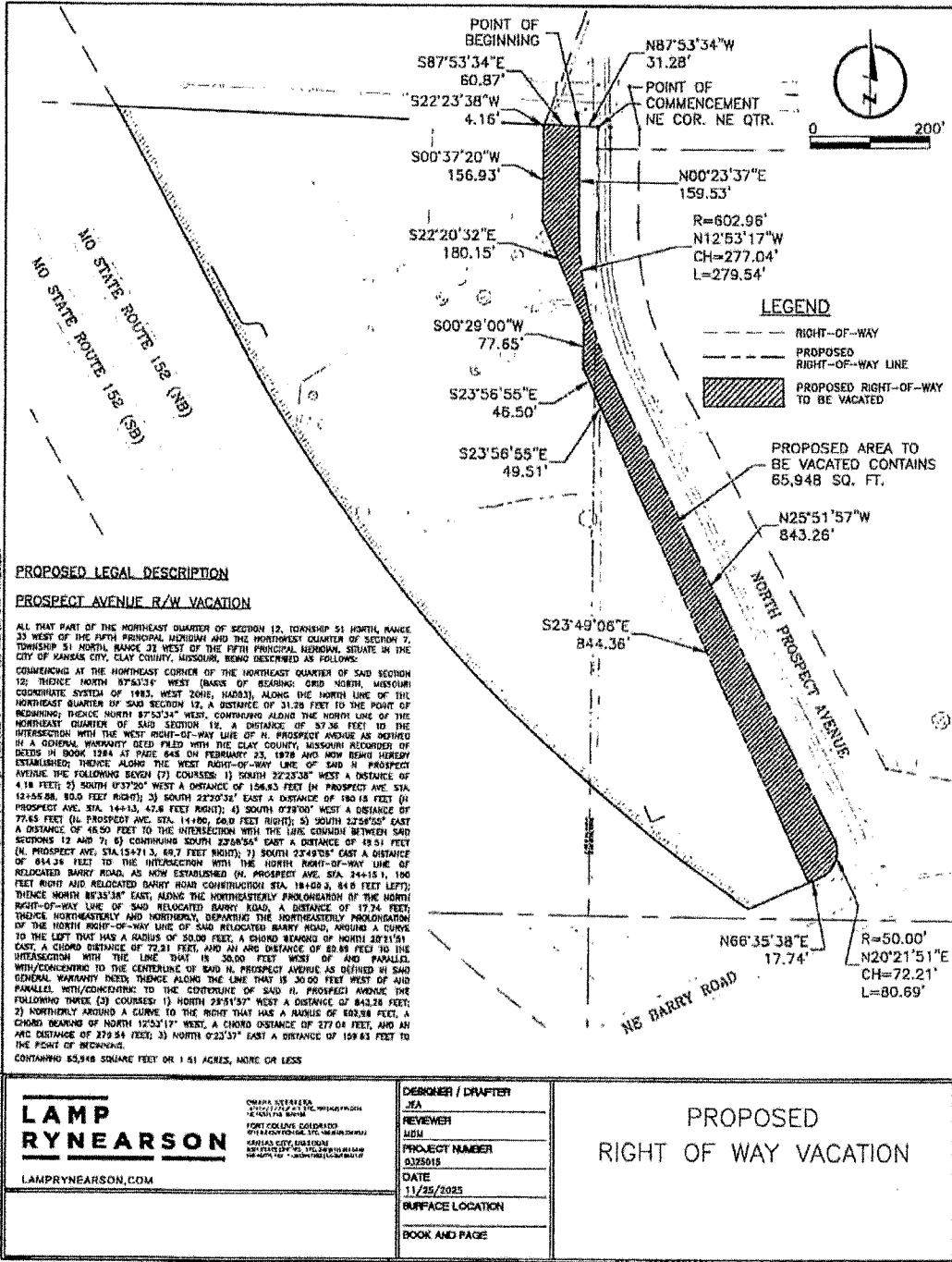
My Commission Expires:

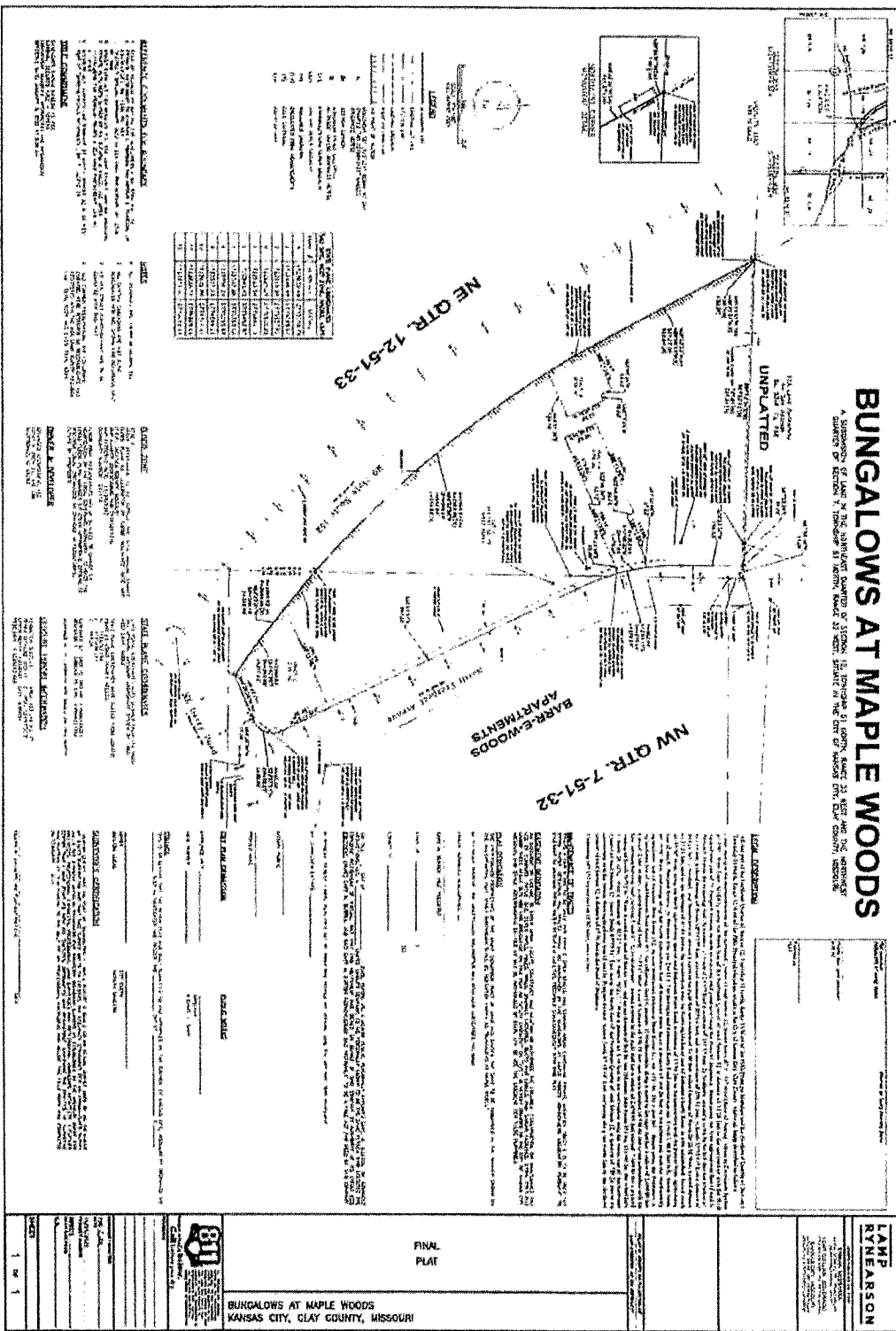
Prospect Avenue R/W Vacation Description

All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situate in the City of Kansas City, Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North  $87^{\circ}53'34''$  West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 31.28 feet to the Point of Beginning; thence North  $87^{\circ}53'34''$  West, continuing along the North line of the Northeast Quarter of said Section 12, a distance of 57.36 feet to the intersection with the West right-of-way line of N. Prospect Avenue as defined in a General Warranty Deed filed with the Clay County, Missouri Recorder of Deeds in Book 1294 at Page 645 on February 23, 1978 and now being hereby established; thence along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South  $22^{\circ}23'38''$  West a distance of 4.16 feet; 2) South  $0^{\circ}37'20''$  West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South  $22^{\circ}20'32''$  East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South  $0^{\circ}29'00''$  West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South  $23^{\circ}56'55''$  East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South  $23^{\circ}56'55''$  East a distance of 49.51 feet (N. Prospect Ave. sta. 15+71.3, 69.7 feet right); 7) South  $23^{\circ}49'06''$  East a distance of 844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence North  $66^{\circ}35'38''$  East, along the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet; thence Northeasterly and Northerly, departing the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, around a curve to the left that has a radius of 50.00 feet, a chord bearing of North  $20^{\circ}21'51''$  East, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue as defined in said General Warranty Deed; thence along the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue the following three (3) courses: 1) North  $25^{\circ}51'57''$  West a distance of 843.26 feet; 2) Northerly around a curve to the right that has a radius of 602.96 feet, a chord bearing of North  $12^{\circ}53'17''$  West, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) North  $0^{\circ}23'37''$  East a distance of 159.53 feet to the Point of Beginning.

Containing 65,948 square feet or 1.51 acres, more or less.







## PETITION FOR 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)

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

North Prospect Avenue (see attached legal description and drawing)

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
City Clerk

by \_\_\_\_\_  
Deputy



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) 513-2846 | 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: Bungalows at Maple Woods SPE LLC, 8490 N. Prospect Avenue, 15300 North 90th Street Suite 200 Scottsdale, AZ 85260.

(attach additional sheets if required)

Handwritten signature of Norman Miller over a horizontal line, with the word 'Petitioner' printed below.

STATE OF ARIZONA )
) ss.
COUNTY OF MARICOPA )

On this 19 day of FEBRUARY in the year 2026 before me, a Notary Public in and for said state, personally appeared NORMAN MILLER, 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 19th day of FEBRUARY, 2026



Notary Public in and for Said County and State

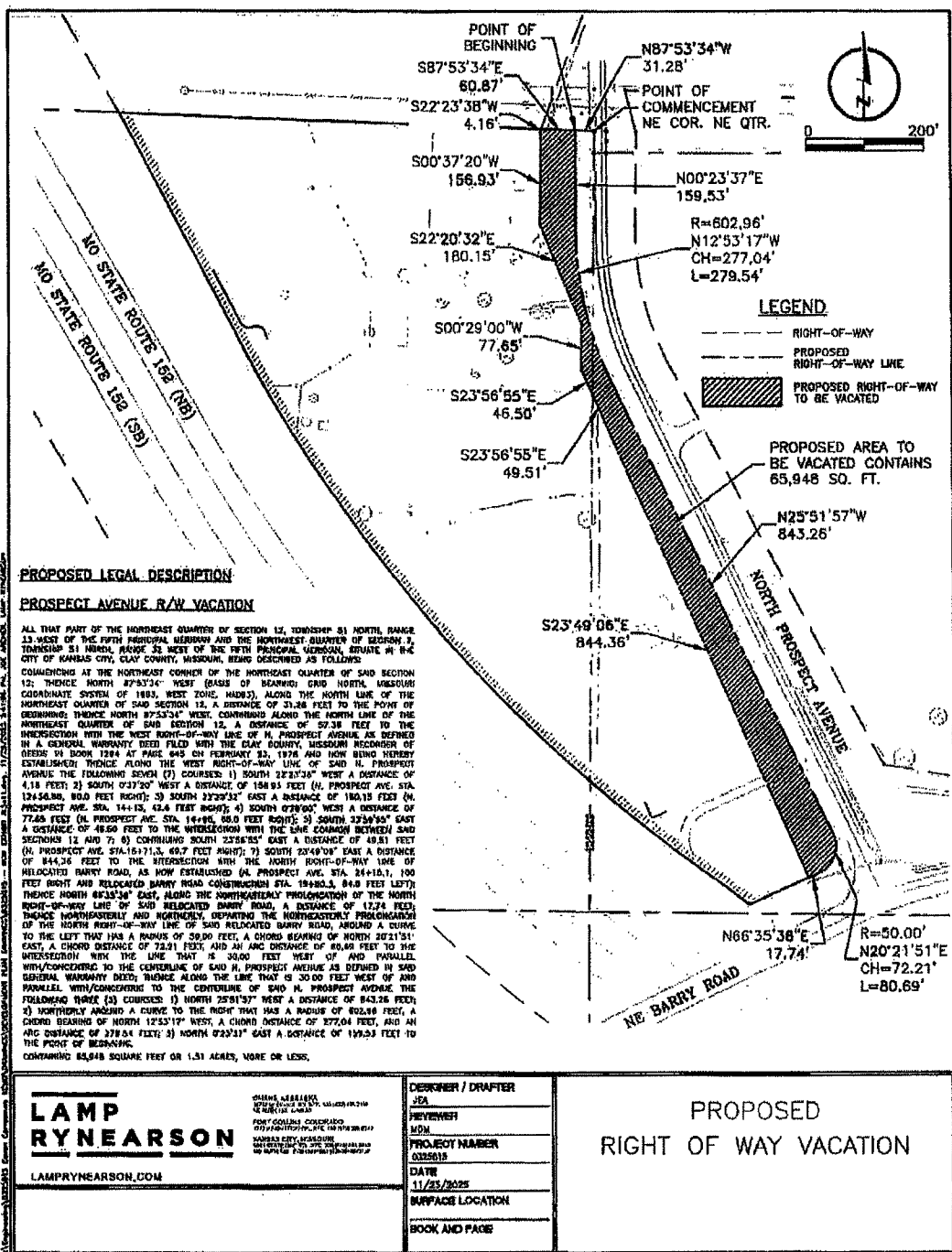
Handwritten signature of Marcia Barker over a horizontal line.

Prospect Avenue R/W Vacation Description

All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situate in the City of Kansas City, Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North 87°53'34" West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 31.28 feet to the Point of Beginning; thence North 87°53'34" West, continuing along the North line of the Northeast Quarter of said Section 12, a distance of 57.36 feet to the intersection with the West right-of-way line of N. Prospect Avenue as defined in a General Warranty Deed filed with the Clay County, Missouri Recorder of Deeds in Book 1294 at Page 645 on February 23, 1978 and now being hereby established; thence along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South 22°23'38" West a distance of 4.16 feet; 2) South 0°37'20" West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South 22°20'32" East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South 0°29'00" West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South 23°56'55" East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South 23°56'55" East a distance of 49.51 feet (N. Prospect Ave. sta. 15+71.3, 69.7 feet right); 7) South 23°49'06" East a distance of 844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence North 66°35'38" East, along the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet; thence Northeasterly and Northerly, departing the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, around a curve to the left that has a radius of 50.00 feet, a chord bearing of North 20°21'51" East, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue as defined in said General Warranty Deed; thence along the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue the following three (3) courses: 1) North 25°51'57" West a distance of 843.26 feet; 2) Northerly around a curve to the right that has a radius of 602.96 feet, a chord bearing of North 12°53'17" West, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) North 0°23'37" East a distance of 159.53 feet to the Point of Beginning.

Containing 65,948 square feet or 1.51 acres, more or less.



**PROPOSED LEGAL DESCRIPTION**

**PROSPECT AVENUE R/W VACATION**

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 23 WEST OF THE 18TH PRINCIPAL MERIDIAN, COUNTY OF CLAY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE NORTH 87°53'34" WEST (BEARS OF BEARING SAID NORTH MERIDIAN COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83), ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 31.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°53'34" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 60.87 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID N. PROSPECT AVENUE AS DEFINED IN A GENERAL WARRANTY DEED FILED WITH THE CLAY COUNTY, MISSOURI RECORDS OF DEEDS IN BOOK 1284 AT PAGE 645 ON FEBRUARY 23, 1978 AND NOW BEING HEREBY ESTABLISHED; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N. PROSPECT AVENUE THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 22°23'38" WEST A DISTANCE OF 4.16 FEET; 2) SOUTH 03°27'00" WEST A DISTANCE OF 156.93 FEET (N. PROSPECT AVE. STA. 1245+88.0, 84.0 FEET RIGHT); 3) SOUTH 22°23'38" WEST A DISTANCE OF 180.15 FEET (N. PROSPECT AVE. STA. 14+15, 42.4 FEET RIGHT); 4) SOUTH 02°00'00" WEST A DISTANCE OF 77.65 FEET (N. PROSPECT AVE. STA. 14+81, 85.0 FEET RIGHT); 5) SOUTH 22°23'38" WEST A DISTANCE OF 46.50 FEET TO THE INTERSECTION WITH THE LINE COMMON BETWEEN SAID SECTIONS 12 AND 7; 6) CONTINUING SOUTH 22°23'38" WEST A DISTANCE OF 49.51 FEET (N. PROSPECT AVE. STA. 15+71.3, 49.7 FEET RIGHT); 7) SOUTH 20°49'00" EAST A DISTANCE OF 844.36 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF RELOCATED BARRY ROAD, AS NOW ESTABLISHED (N. PROSPECT AVE. STA. 24+15.1, 150 FEET RIGHT AND RELOCATED BARRY ROAD CONSTRUCTION STA. 19+80.3, 84.0 FEET LEFT); THENCE NORTH 86°35'38" EAST, ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, A DISTANCE OF 17.74 FEET; THENCE NORTHEASTERLY AND NORTHEASTWARD DEPARTING THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, AROUND A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 20°21'51" EAST, A CHORD DISTANCE OF 72.21 FEET AND AN ARC DISTANCE OF 80.69 FEET TO THE INTERSECTION WITH THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCURRENT TO THE CENTERLINE OF SAID N. PROSPECT AVENUE AS DEFINED IN SAID GENERAL WARRANTY DEED; THENCE ALONG THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCURRENT TO THE CENTERLINE OF SAID N. PROSPECT AVENUE THE FOLLOWING THREE (3) COURSES: 1) NORTH 25°51'57" WEST A DISTANCE OF 843.26 FEET; 2) NORTHERLY AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 602.96 FEET, A CHORD BEARING OF NORTH 12°53'17" WEST, A CHORD DISTANCE OF 277.04 FEET AND AN ARC DISTANCE OF 279.54 FEET; 3) NORTH 02°23'11" EAST A DISTANCE OF 159.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,948 SQUARE FEET OR 1.51 ACRES, MORE OR LESS.

**LAMP RYNEARSON**

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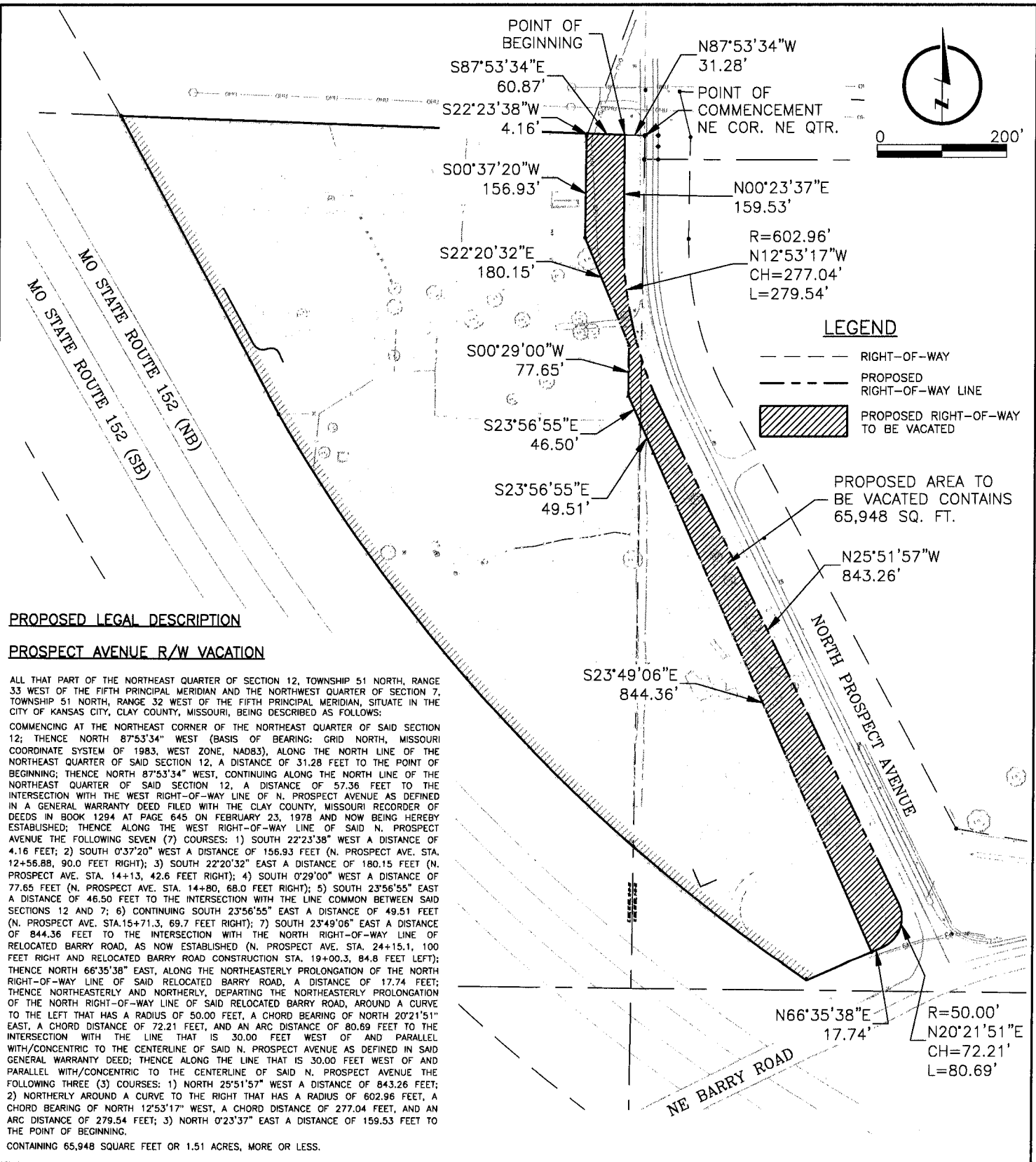
ENGINE ASSESSOR  
 MISSOURI REGISTERED PROFESSIONAL ENGINEER  
 07/26/1979, P.E. 140 972 28 011  
 KANSAS CITY, MISSOURI  
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DESIGNER / DRAFTER	JEA
REVIEWER	MDM
PROJECT NUMBER	0325015
DATE	11/23/2025
SURFACE LOCATION	
BOOK AND PAGE	

PROPOSED  
 RIGHT OF WAY VACATION



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**PROPOSED LEGAL DESCRIPTION**  
**PROSPECT AVENUE R/W VACATION**

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 87°53'34" WEST (BASIS OF BEARING: GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83), ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 31.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°53'34" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 57.36 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N. PROSPECT AVENUE AS DEFINED IN A GENERAL WARRANTY DEED FILED WITH THE CLAY COUNTY, MISSOURI RECORDER OF DEEDS IN BOOK 1294 AT PAGE 645 ON FEBRUARY 23, 1978 AND NOW BEING HEREBY ESTABLISHED; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N. PROSPECT AVENUE THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 22°23'38" WEST A DISTANCE OF 4.16 FEET; 2) SOUTH 0°37'20" WEST A DISTANCE OF 156.93 FEET (N. PROSPECT AVE. STA. 12+56.88, 90.0 FEET RIGHT); 3) SOUTH 22°20'32" EAST A DISTANCE OF 180.15 FEET (N. PROSPECT AVE. STA. 14+13, 42.6 FEET RIGHT); 4) SOUTH 0°29'00" WEST A DISTANCE OF 77.65 FEET (N. PROSPECT AVE. STA. 14+80, 68.0 FEET RIGHT); 5) SOUTH 23°56'55" EAST A DISTANCE OF 46.50 FEET TO THE INTERSECTION WITH THE LINE COMMON BETWEEN SAID SECTIONS 12 AND 7; 6) CONTINUING SOUTH 23°56'55" EAST A DISTANCE OF 49.51 FEET (N. PROSPECT AVE. STA.15+71.3, 69.7 FEET RIGHT); 7) SOUTH 23°49'06" EAST A DISTANCE OF 844.36 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF RELOCATED BARRY ROAD, AS NOW ESTABLISHED (N. PROSPECT AVE. STA. 24+15.1, 100 FEET RIGHT AND RELOCATED BARRY ROAD CONSTRUCTION STA. 19+00.3, 84.8 FEET LEFT); THENCE NORTH 66°35'38" EAST, ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, A DISTANCE OF 17.74 FEET; THENCE NORTHEASTERLY AND NORTHERLY, DEPARTING THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, AROUND A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 20°21'51" EAST, A CHORD DISTANCE OF 72.21 FEET, AND AN ARC DISTANCE OF 80.69 FEET TO THE INTERSECTION WITH THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE AS DEFINED IN SAID GENERAL WARRANTY DEED; THENCE ALONG THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE THE FOLLOWING THREE (3) COURSES: 1) NORTH 25°51'57" WEST A DISTANCE OF 843.26 FEET; 2) NORTHERLY AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 602.96 FEET, A CHORD BEARING OF NORTH 12°53'17" WEST, A CHORD DISTANCE OF 277.04 FEET, AND AN ARC DISTANCE OF 279.54 FEET; 3) NORTH 0°23'37" EAST A DISTANCE OF 159.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,948 SQUARE FEET OR 1.51 ACRES, MORE OR LESS.

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 MO AULTS. NO. E-001501190311-06-2019048127

DESIGNER / DRAFTER	JEA
REVIEWER	MDM
PROJECT NUMBER	0325015
DATE	11/25/2025
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BOOK AND PAGE	

PROPOSED  
 RIGHT OF WAY VACATION