THE PARKER

A REPLAT OF LOTS 44 THRU 55, BLOCK 3, H.W. ARMFIELD'S ADD. KANSAS CITY, JACKSON COUNTY, MISSOURI

VICINITY MAP

NW 1/4 SEC. 9, TWP. 49, RNG. 33

NOT TO SCALE

GRAPHIC SCALE

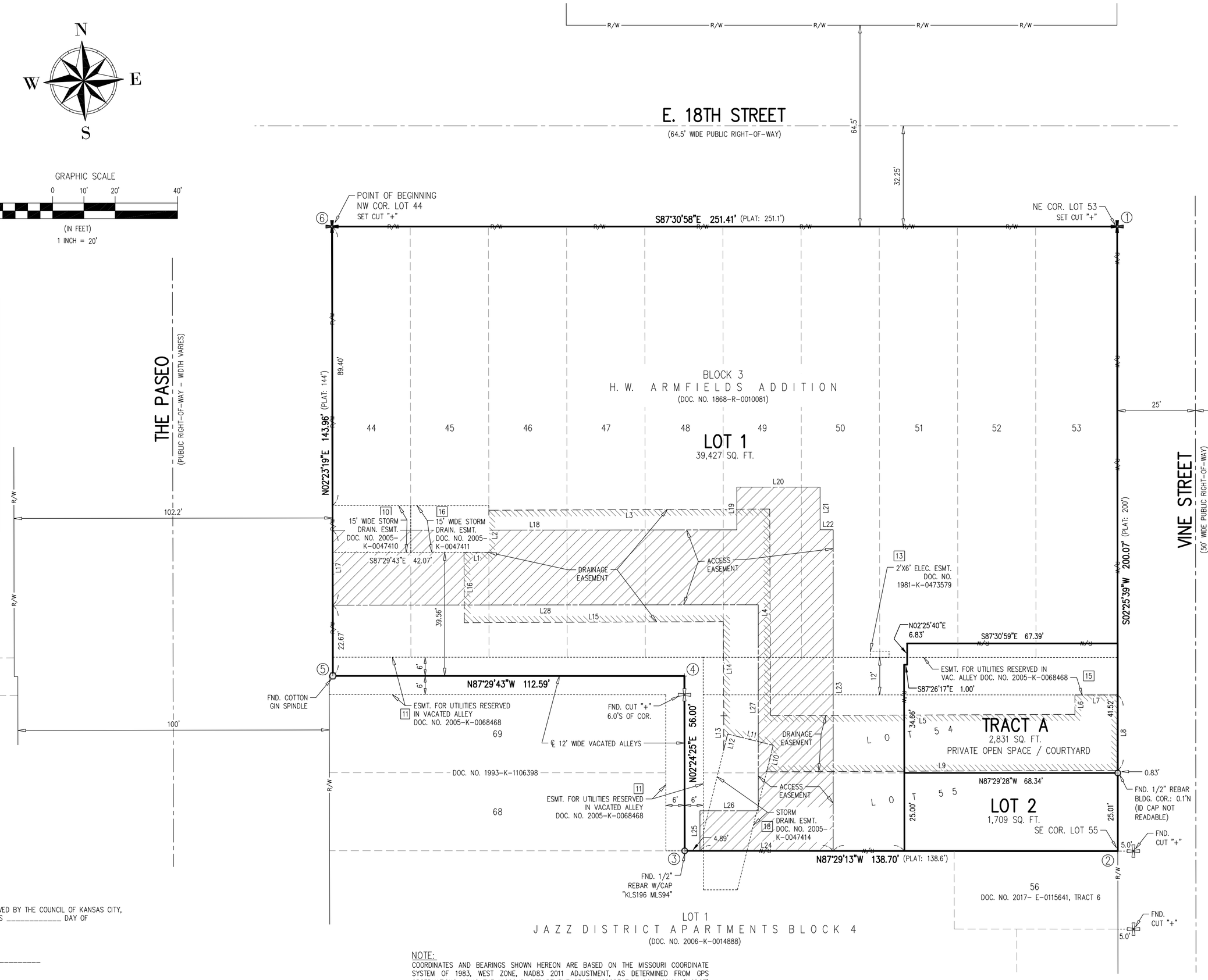
20' 0 10' 20' 40'

(IN FEET)

1 INCH = 20'

DRAINAGE EASEMENT		
LINE #	BEARING	DISTANCE
L1	S87°29'43"E	7.97'
L2	N02°23'48"E	13.54'
L3	S87°45'20"E	89.94'
L4	S02°14'40"W	66.17'
L5	S87°44'39"E	97.46'
L6	N02°25'19"E	6.23'
L7	S87°29'43"E	13.69'
L8	S02°25'39"W	24.18'
L9	N87°44'39"W	112.44'
L10	N16°23'28"E	8.75'
L11	N73°36'32"W	15.00'
L12	S16°23'28"W	5.29'
L13	N02°30'32"E	10.98'
L14	N02°14'40"E	30.16'
L15	N87°45'20"W	82.95'
L16	N02°14'40"E	22.50'

ACCESS EASEMENT		
LINE #	BEARING	DISTANCE
L17	N02°23'19"E	24.00'
L18	S87°34'21"E	129.46'
L19	N02°25'39"E	13.69'
L20	S87°30'58"E	26.66'
L21	S02°25'39"W	13.67'
L22	S87°34'21"E	4.20'
L23	S02°29'02"W	102.89'
L24	N87°29'13"W	42.69'
L25	N02°29'03"E	12.84'
L26	S87°30'57"E	18.69'
L27	N02°29'02"E	66.00'
L28	N87°34'21"W	136.28'



CITY PLAN COMMISSION

APPROVED: _____
CASE NUMBER: _____

PUBLIC WORKS

_____
MICHAEL J. SHAW
DIRECTOR

COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____ 20___.

_____ _____
MAYOR QUINTON LUCAS — CITY CLERK MARILYN SANDERS

_____
JACKSON COUNTY GIS DEPARTMENT

IN TESTIMONY WHEREOF, THE 18TH AND VINE DEVELOPERS, LLC, A MISSOURI LIMITED LIABILITY CORPORATION, CAUSED THIS INSTRUMENT TO BE EXECUTED THIS_____ DAY OF_____20____.

OWNER: 18TH AND VNE DEVELOPERS, LLC., A MISSOURI LIMITED LIABILITY CORPORATION
MANAGING MEMBER: 18TH AND VNE MBS MEMBER, INC., A MISSOURI CORPORATION

BY:_____
BROCK ARMSTRONG, VICE PRESIDENT

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME BROCK ARMSTRONG TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE PRESIDENT OF 18TH AND VINE MBS MEMBER, INC., A MISSOURI CORPORATION, BEING THE MANAGING MEMBER OF 18TH AND VINE DEVELOPERS, LLC., A MISSOURI LIMITED LIABILITY CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND SAID BROCK ARMSTRONG ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

NOTE:
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF TRANSPORTATION COMMISSION (MODOT) GLOBAL NAVIGATION SATELLITE REAL-TIME NETWORK AND TIED TO CONTROL MONUMENT "PENN" OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. MISSOURI COORDINATE SYSTEM COORDINATE VALUES FOR "PENN" BASED ON MODOT REAL-TIME NETWORK ARE AS SHOWN IN TABLE. PUBLISHED COORDINATE VALUES: N322,531.855, E842,410.073. A GRID FACTOR OF 0.9999071 WAS USED:

MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTHING	GRID EASTING
PENN	322,531.800 M	842,410.086 M
1	324,567.283 M	844,512.229 M
2	324,506.362 M	844,509.646 M
3	324,508.215 M	844,467.414 M
4	324,525.268 M	844,468.131 M
5	324,526.767 M	844,433.849 M
6	324,570.604 M	844,435.678 M

PLAT DEDICATION: THE PARKER	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: 1	
RECORD AS: PLAT	

LAND DATA	AREA
TOTAL LAND AREA	43,967 SQ.FT. OR 1.009 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	43,967 SQ.FT. OR 1.009 ACRES
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	1

EXISTING RIGHT-OF-WAY & STREET GRADES		
STREET	ORDINANCE NO.	DATE
E. 18TH STREET	UNAVAILABLE	UNAVAILABLE
THE PASEO	UNAVAILABLE	UNAVAILABLE
VINE STREET	UNAVAILABLE	UNAVAILABLE

DEVELOPER:
18TH AND VINE DEVELOPERS, LLC.
100 N. BROADWAY, SUITE 100
ST. LOUIS, MO 63102

SURVEYOR'S CERTIFICATION:
PLAT OF "THE PARKER" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

FOR REVIEW

RICKY E. GARD MO. L.S. NO. 2069

PROPERTY DESCRIPTION:

ALL THAT PART OF LOTS 44 THRU 55, INCLUSIVE, TOGETHER WITH THAT PART OF VACATED ALLEYS ADJACENT TO SAID LOTS, ALL IN BLOCK 3, H.W. ARMFIELD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 44, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF E. 18TH STREET AS NOW ESTABLISHED; THENCE S87°30'58"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 251.41 FEET (PLAT: 251.1 FEET) TO THE NORTHEAST CORNER OF SAID LOT 53, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF VINE STREET AS NOW ESTABLISHED; THENCE S02°25'39"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 200.07 FEET (PLAT: 200 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 55; THENCE N87°29'13"W, ALONG THE SOUTH LINE OF SAID LOT 55 AND THE WESTERLY PROLONGATION THEREOF, 138.70 FEET (PLAT: 138.6 FEET) TO THE CENTERLINE OF 12-FOOT WIDE NORTH-SOUTH ALLEY VACATED BY DOCUMENT NO. 2005-K-0068468; THENCE N02°24'25"E, ALONG THE CENTERLINE OF SAID VACATED ALLEY, 56.00 FEET TO THE CENTERLINE OF 12-FOOT WIDE EAST-WEST ALLEY VACATED BY SAID DOCUMENT NO. 2005-K-0068468; THENCE N87°29'43"W, ALONG THE CENTERLINE OF SAID VACATED ALLEY, 112.59 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PASEO AS NOW ESTABLISHED, SAID POINT BEING ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 44; THENCE N02°23'19"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 143.96 FEET (PLAT: 144 FEET) TO THE POINT OF BEGINNING, CONTAINING 1.009 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-1189184-STLO, FIRST AMENDMENT, COMMITMENT DATE: JUNE 10, 2025.

   SURVEY RELATED SCHEDULE B-II ITEMS:

   3 EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: **SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS.**

   8 EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN RECORDED IN PLAT BOOK 1, PAGE 81: **THERE ARE NO EASEMENTS OR SETBACK LINES ESTABLISHED BY THE RECORDED PLAT.**

   9 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONTRACT" RECORDED DECEMBER 27, 1979, AS DOCUMENT NO. K432925 IN BOOK K980, PAGE 574 OF OFFICIAL RECORDS. BY AND BETWEEN THE CITY OF KANSAS CITY, MISSOURI, A MUNICIPAL CORPORATION AND EIGHTEENTH AND VINE REDEVELOPMENT CORPORATION. FIRST SUPPLEMENTAL CONTRACT RECORDED JUNE 29, 1983, AS DOCUMENT NO. K566569 IN BOOK K1225, PAGE 2106. SECOND SUPPLEMENTAL CONTRACT RECORDED JUNE 29, 1983, AS DOCUMENT NO. K566573 IN BOOK K1225, PAGE 2128. THIRD SUPPLEMENTAL CONTRACT RECORDED NOVEMBER 10, 1992, AS DOCUMENT NO. K1052226 IN BOOK K2317, PAGE 1439. FOURTH SUPPLEMENTAL CONTRACT RECORDED JUNE 10, 1999, AS DOCUMENT NO. 1999K0033178. FIFTH SUPPLEMENTAL CONTRACT RECORDED FEBRUARY 2, 2001, AS DOCUMENT NO. 2001K0006617. SIXTH SUPPLEMENTAL CONTRACT RECORDED NOVEMBER 1, 2012, AS DOCUMENT NO. 2012E0117363. FIRST AMENDMENT TO SIXTH SUPPLEMENTAL CONTRACT RECORDED JUNE 09, 2015, AS DOCUMENT NO. 2015E0049080: **SUBJECT PROPERTY EXCLUDED FROM DEVELOPMENT PLAN BY DOCUMENT NO. 1999K0033178. NOT A PLOTTABLE SURVEY MATTER.**

   10 STORM DRAINAGE EASEMENT TO KANSAS CITY, A MUNICIPAL CORPORATION OF THE STATE OF MISSOURI IN THE DOCUMENT RECORDED JULY 28, 2005, AS DOCUMENT NO. 2005K0047410 OF OFFICIAL RECORDS. **AS SHOWN.**

   11 EASEMENTS IN THAT PART OF THE PREMISES IN QUESTION IN THE VACATED ALLEY HEREIN DESCRIBED, RESERVED IN ORDINANCE NO. 050896, OF THE CITY OF KANSAS CITY, RECORDED OCTOBER 20, 2005, AS DOCUMENT NO. 2005K0068468: **AS SHOWN.**

   13 EASEMENT FOR ELECTRICAL SERVICE AND APPURTENANCES TO KANSAS CITY, A MUNICIPAL CORPORATION OF THE STATE OF MISSOURI IN THE DOCUMENT RECORDED JANUARY 7, 1981, AS DOCUMENT NO. K473579 IN BOOK K1053, PAGE 585 OF OFFICIAL RECORDS. **AS SHOWN.**

   14 TERMS AND PROVISIONS OF THE REDEVELOPMENT CONTRACT BETWEEN THE CITY OF KANSAS CITY, MISSOURI AND THE JAZZ DISTRICT REDEVELOPMENT CORPORATION FILED JUNE 10, 1999, AS DOCUMENT NO. 1999K0033179. PARTIAL ASSIGNMENT OF REDEVELOPMENT AGREEMENT BETWEEN JAZZ DISTRICT REDEVELOPMENT CORPORATION, A MISSOURI URBAN REDEVELOPMENT CORPORATION, AND JAZZ DISTRICT ASSOCIATES, L.P., A MISSOURI LIMITED PARTNERSHIP, FILED JUNE 2, 2000, AS DOCUMENT NO. 2000K0030400. PARTIAL ASSIGNMENT OF REDEVELOPMENT AGREEMENT BETWEEN JAZZ DISTRICT ASSOCIATES, L.P., A MISSOURI LIMITED PARTNERSHIP, AND JAZZ DISTRICT COMMERCIAL, LLC, A MISSOURI LIMITED LIABILITY COMPANY, FILED JUNE 2, 2000, AS DOCUMENT NO. 2000K0030401: **AFFECTS SUBJECT PROPERTY BUT NOT A PLOTTABLE SURVEY MATTER. SUBJECT PROPERTY IS NOT INCLUDED IN PARTIAL ASSIGNMENT BY DOCUMENTS NO. 2000K0030400 AND 2000K0030401.**

   15 EASEMENTS IN THAT PART OF THE PREMISES IN QUESTION IN THE VACATED ALLEY HEREIN DESCRIBED, RESERVED IN ORDINANCE NO. 011260, OF THE CITY OF KANSAS CITY, MISSOURI, RECORDED APRIL 4, 2002, AS DOCUMENT NO. 2002K0019973. **AS SHOWN.**

   16 STORM DRAINAGE EASEMENT TO KANSAS CITY, A MUNICIPAL CORPORATION OF THE STATE OF MISSOURI IN THE DOCUMENT RECORDED JULY 28, 2005, AS DOCUMENT NO. 2005K0047411 OF OFFICIAL RECORDS. **AS SHOWN.**

   17 TERMS AND PROVISIONS OF HOUSING AND ECONOMIC DEVELOPMENT FINANCIAL CORPORATION REGULATORY AGREEMENT BY AND BETWEEN JAZZ DISTRICT COMMERCIAL, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND HOUSING AND ECONOMIC DEVELOPMENT FINANCIAL CORPORATION, A MISSOURI NONPROFIT CORPORATION, DATED APRIL 21, 2010, RECORDED APRIL 21, 2010, AS DOCUMENT NO. 2010E0037241: **AFFECTS A PORTION OF SUBJECT PROPERTY BUT NOT A PLOTTABLE SURVEY MATTER.**

   18 AN EASEMENT FOR STORM DRAINAGE GRANTED TO KANSAS CITY, A MUNICIPAL CORPORATION OF THE STATE OF MISSOURI IN THE DOCUMENT RECORDED JULY 28, 2005, AS DOCUMENT NO. 2005K0047414 OF OFFICIAL RECORDS: **AS SHOWN.**

   19 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JANUARY 16, 2007, BY AND BETWEEN JAZZ DISTRICT ASSOCIATES PHASE II DBA JAZZ APARTMENTS II AS LESSOR AND JETZ SERVICE CO., INC. AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED DECEMBER 17, 2007 AS DOCUMENT NO. 2007E0158419 OF OFFICIAL RECORDS: **LEASE AREA FOR 200 SQUARE FOOT LAUNDRY FACILITY MAY NO LONGER BE RELEVANT: 1) TERM OF LEASE HAS EXPIRED. 2) THERE IS NO BUILDING ON LEASE AREA.**

2. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENT.
3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2015-E-0071274, DOC. NO. 2017-E-0115636, DOC. NO. 2017-E-0115641.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
6. PROPERTY BOUNDARY CONTROL FOR THIS SURVEY WAS RESTORED FROM EXISTING MONUMENTATION RECOVERED IN JAZZ DISTRICT APARTMENTS BLOCK 4, A SUBDIVISION RECORDED AS DOCUMENT NO. 2006K0014888, AS SHOWN.
7. ACCURACY STANDARD: TYPE URBAN

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE WITHIN DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "THE PARKER".

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.

FLOOD PLAIN: FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY: THE TRACT SHOWN HEREON LIES IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C0254G, EFFECTIVE DATE: JANUARY 20, 2017.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $11,557.82 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 48 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

DRAINAGE EASEMENT: A DRAINAGE EASEMENT (D/E) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

MAINTENANCE OF TRACTS: TRACTS "A" ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FINAL PLAT OF THE PARKER RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE: THE PRIVATE OPEN SPACE (TRACT "A") SHOWN ON THIS PLAT IS NOT USED TO SATISFY THE REQUIRED PARKLAND DEDICATION, PURSUANT TO SECTION 88-405-17-E OF THE ZONING AND DEVELOPMENT CODE.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.
AND
THE RIGHT OF ENTRANCE AND EGRESS IN TRAVELING ALONG ANY STREET, DRIVE WITHIN THE BOUNDARIES OF THE PARKER SUBDIVISION AND THE JAZZ DISTRICT APARTMENTS BLOCK 4 SUBDIVISION IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVER OF MAIL; PROVIDED HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATES HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

CROSS ACCESS: THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS 1, AND 2, OF THE PARKER AND LOT 1 OF THE JAZZ DISTRICT APARTMENTS BLOCK 4 SUBDIVISION ALONG THE ACCESS DRIVES OR THROUGH THE PARKING LOTS IS HEREBY GRANTED.

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SUBMITTAL 2025-12-18

12/18/2025 9:09:50 AM - S:\NET\JOB\04-4731\DWG (WORKING)\04-4731V-PL01.DWG