

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

09/23/2025 3:25 PM

FEE: \$69.00 17 PGS

INSTRUMENT NUMBER
2025E0071063



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

DATE OF DOCUMENT: September 18, 2025

DOCUMENT TITLE: Vacation Ordinance 250805

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

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

LEGAL DESCRIPTION:
See Page(s) 129 of 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, 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 23rd day of September 2025

Marilyn Sanders
City Clerk

By Marilyn Sanders City Clerk



Return all Recorded Originals To:
OFFICE OF THE CITY CLERK, 414 E. 12th Street, 25th Floor, Kansas City, Missouri 64106



File #: 250805

ORDINANCE NO. 250805

Vacating approximately 1.07 acres of right-of-way in Zoning District MPD generally located at Colorado Avenue north of Highway 150; and directing the City Clerk to record certain documents. (CD-ROW-2025-00010)

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 30th day of June, 2025, a petition was filed with the City Clerk of Kansas City by Jacob Hodson for the vacation of This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning; giving the distinct description of the street 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 street 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 subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning, be and the same is hereby vacated and subject to the following conditions:

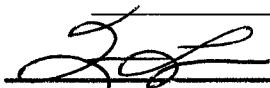
1. That the applicant shall relocate water and sanitary sewer mains if found to be in conflict at the owners expense as required by Kansas City Water Services.

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



Quinton Lucas, Mayor



Marilyn Sanders, City Clerk

SEP 18 2025

Date Passed

Approved as to form:



for Sarah Baxter

Senior Associate City Attorney

Approved by the City Plan Commission

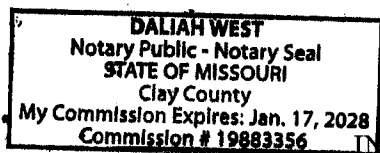
Sara Copeland
Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 23 day of September, 2025, 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 January 17, 2028.



[Signature]
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

CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2025-00010

Colorado Avenue Vacation



KANSAS CITY
Planning & Dev

August 20, 2025

Docket # 7

Request

Vacation of Right-of-Way

Applicant

Jacob Hodson
Olsson

Owner

Scott Cargill
C & G Consulting

Site Information

Location	14665 Colorado Ave
Area	56,000 SF
Zoning	MPD
Council District	6 th
County	Jackson
School District	Grandview

Surrounding Land Uses

North: Industrial, MPD
South: Industrial, M1-5
East: Industrial, MPD
West: Industrial, MPD

Land Use Plan

The Martin City/Richards-Gebaur
Area Plan recommends
Industrial Land Use for this
location.

Major Street Plan

Colorado Avenue is not
identified on the Major Street
Plan.

Approval Process



Overview

The applicant is seeking approval of a Vacation of Public Right of Way in District MPD (Master Planned Development) on about 13 acres generally located at Colorado Avenue north of Highway 150.

Existing Conditions

The subject right of way which is proposed to be vacated is a dead-end street of approximately 650 feet in length and 56,000 Square Feet in area. It does not serve as the primary access to any parcel.

Neighborhood

This site is located within the South Kansas City Alliance Neighborhood Association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling + Related Cases

CD-CPC-2023-00150- Ordinance 231041, rezoned an area of about 250 acres generally located at the northeast corner of Missouri Route 150 and Botts Road from Districts M2-2 and M3-4 to District MPD and approved a development plan which also served as a preliminary plat to allow for about 2.5 million square feet of office, administrative, commercial, and manufacturing uses, including a substation on seven lots and four tracts, approved on December 14, 2023.

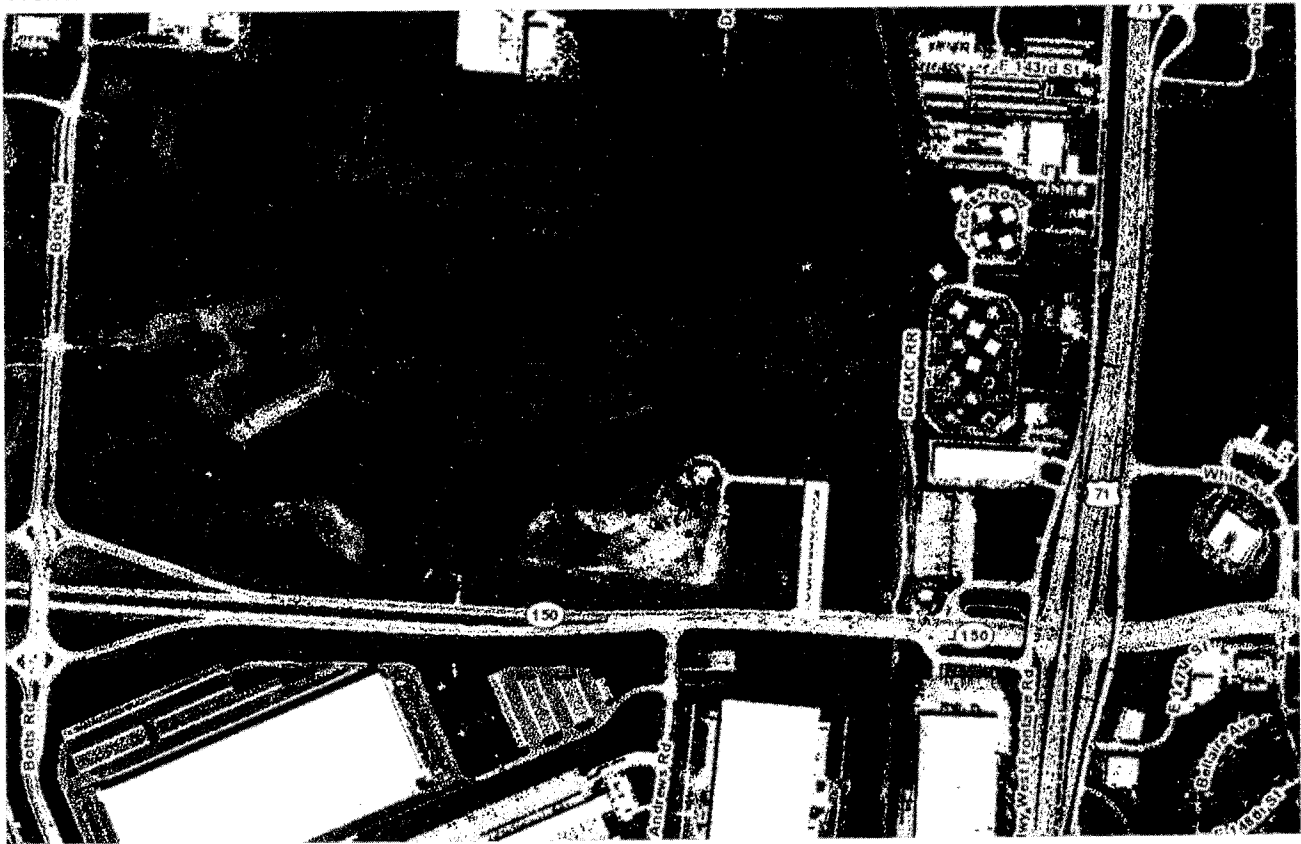
Project Timeline

The application was filed on March 19, 2025. Scheduling deviations have occurred due to the length of time required to obtain consent forms from utility companies.

Professional Staff Recommendation

Docket # 7 Approval Subject to Conditions

VICINITY MAP



VACATION REVIEW

The street requested to be vacated is currently an improved street approximately 650 feet in length, which dead ends to the north of Missouri Route 150. This site is currently under development for the East Campus of Honeywell, which is to the west of Botts Road. Ordinance 23104, reviewed under Case CD-CPC-2023-00150, approved a development plan which states that this right of way is to be vacated through a separate application. This proposal is in line with the approved development plan which shows a private access point at this location. Due to the nature of the proposed development, the general public is not permitted on site and would be required to go thorough a security checkpoint before entering.

There are public and private utilities within the Public Right-of-Way. Public Utilities include water and sanitary mains which must be relocated at the applicant's expense if it is found to be in conflict with the development. Private Utilities include Evergy and Spire, both of which are requesting easements and that the facilities are protected.

SPECIFIC REVIEW CRITERIA

Vacation of Alleys, Street and Plats (88-560-10)

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:

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 the improved street of Colorado Avenue. All adjacent property owners will retain legal access to public right-of-way.

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

The street in question does not serve any current or future public purpose other than general alley-connectivity. The proposed development does not require this access point to be public right-of-way.

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

The proposed development and vacation does not violate 88-405. The proposed development was reviewed and approved by City Council on December 14, 2023.

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

The vacation will not disrupt any street network and will not have an impact on physical connectivity.

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, as the entirety of the alley is proposed for vacation.

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.

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.

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.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
 - a. Exhibit
 - b. Legal Description
 - c. Petition to Vacate
 - d. Consent to Vacate
 - e. Utility Comment Sheets

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: August 14, 2025

Case Number: CD-ROW-2025-00010

Project: Colorado Avenue Vacation

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

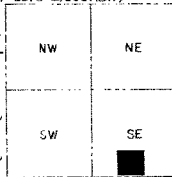
1. That the applicant shall retain all utility easements and protect facilities required by Spire.
2. That the applicant shall retain all utility easements and protect facilities required by Evergy.
3. That the applicant shall relocate water and sanitary sewer mains if found to be in conflict at the owners expense as required by Kansas City Water Services.

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North $86^{\circ}18'11''$ West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North $3^{\circ}37'19''$ East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North $86^{\circ}23'21''$ West along said North line a distance of 816.86 feet; thence North $3^{\circ}37'19''$ East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South $86^{\circ}23'21''$ East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South $3^{\circ}37'19''$ West along said West line, a distance of 700.00 feet to the Point of Beginning.

STREET GRADES (Established Grade is Top of Curb Elevation)

COLORADO AVENUE
Grade Point Elev. V.C.T.
740' N. of N. line of Missouri
State Highway No. 150 (Prop. Ln) 277.00
460' N. of N. line of
Highway No. 150 — P.V.I. 279.40 - 100'
160' N. of N. line of
Highway No. 150 — P.V.I. 273.40 - 100'
N. line of Highway No. 150 — 276.60



LOCATION MAP
Sec. 26, Twp. 47, Rg. 33

HAWTHORNE

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

PARK

DESCRIPTION:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which subdivision shall hereafter be known as **HAWTHORNE PARK**.

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land designated utility easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements will be kept free from buildings and any other obstructions which will interfere with agents and employees of Kansas City, Missouri going upon said easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appearances thereto without the written approval of either the Director of Public Works or the Director of the Water Department, where applicable.

STREETS: The Streets or Avenues shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

SETBACK LINES: Building setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street or lot line.

IN TESTIMONY WHEREOF: The undersigned proprietors of the above described tract of land have hereunto set their hands this 14th day of July, 1976.

Enos A. Axtell, Sr.
Sophronia M. Axtell

STATE OF MISSOURI } S.S.
COUNTY OF JACKSON }

Be it remembered that on this 14th day of July, 1976, before me, the undersigned Notary Public, personally appeared Enos A. Axtell, Sr. and Sophronia M. Axtell, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal in my office in said county and state, the day and year last written above.

My commission expires Sept. 8, 1978
Notary Public in and for Jackson County, Missouri.

CITY 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. 47004, duly authenticated as passed this 24 day of October, 1976.

Charles B. Wheeler, Jr.
CHARLES B. WHEELER, JR. - MAYOR

Richard Breneman
RICHARD BRENNEMAN - CITY CLERK

CITY PLAN COMMISSION

RECEIVED

APPROVED
RICHARD E. DUNCAN - SECRETARY

PUBLIC WORKS

APPROVED

DOUGLAS HURLBERT - CITY ENGINEER
MYRON CALKINS - DIRECTOR

NOTE: All bearings and coordinates shown on this plat are based on the Missouri State Plane Coordinate System using a combined grid factor of 0.999896131.

This plat and the survey of **HAWTHORNE PARK** were executed by **ANDERSON SURVEY COMPANY**, 5301 Brighton Avenue, Kansas City, Missouri. I hereby certify that the information contained herein is true and accurate and that the regulations governing subdivisions of land issued by the Kansas City, Mo. Planning Commission have been complied with in full.

Date: July 13, 1976 By Oliver S. Anderson - M.L.S. 49

47004

ENTRY NO.



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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

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:

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

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

Owner's name	Legal description of property	Residence of owner
P150 - Phase 01, LLC	14698 COLORADO /HAWTHORNE PARK LOT 1 (EX PT IN M-150) & See attached property description of Lot 2 of I-49 Industrial Center North	1511 Baltimore Ave Ste 300 Kansas City, MO 64108

(attach additional sheets if required)

P150 - Phase 01, LLC,
by Kyle Siner, Authorized Representative


Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

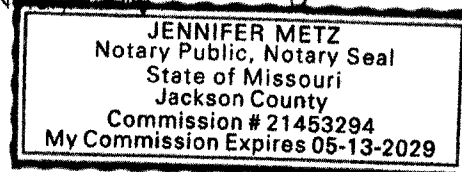
On this 25th day of June in the year 2025, before me, a Notary Public in and for said state, personally appeared Kyle Siner, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally 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 25th day of June, 2025

Notary Public in and for Said County and State


Notary Public

My Commission Expires: 5/13/29



I-49 Industrial Center North – Lot 2
Olsson No. D19-2841
April 8, 2022

Property Description

All of Lots 2, 3, and Part of Lot 4, HAWTHORNE PARK, a subdivision of land in the Southeast Quarter of Section 26 Township 47 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1976K0311458 in Book 34 at Page 42 in the Jackson County Recorder of Deeds Office and an unplatted tract of land in the Southeast and Southwest Quarters of said Section 26 being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 03°40'55" West on the West line of said Southwest Quarter, 1,241.69 feet; thence leaving said West line on a perpendicular bearing to the previous call South 86°19'05" East, 20.00 feet to the Point of Beginning of the tract of land to be herein described; thence North 72°00'36" East, 1,004.03 feet; thence South 72°53'57" East, 531.50 feet; thence South 15°37'16" East, 356.11 feet; thence South 86°31'32" East, 323.40 feet; thence North 47°38'24" East, 558.94 feet; thence South 63°06'52" East, 384.78 feet; thence North 17°33'47" East, 413.95 feet; thence South 85°21'29" East, 418.40 feet; thence North 60°13'09" East, 340.17 feet; thence South 68°42'50" East, 566.56 feet; thence North 61°36'31" East, 291.95 feet to a point on the existing Westerly right-of-way line of Kansas City Southern Railroad as now established; thence Southerly on said existing Westerly right-of-way line along a curve to the right having an initial tangent bearing of South 04°14'59" East with a radius of 5,679.65 feet, a central angle of 07°52'28" and an arc distance of 780.59 feet; thence South 03°37'29" West on said existing Westerly right-of-way line, 641.82 feet to the Northeast corner of Lot 2 of said HAWTHORNE PARK; thence South 03°36'31" West on said existing Westerly right-of-way line also being the East line of said Lot 2, a distance of 350.00 feet to the Southeast corner of said Lot 2; thence leaving said existing Westerly right-of-way line and said East line North 86°24'09" West on the South line of said Lot 2, a distance of 386.86 feet to a point on the existing Easterly right-of-way line of Colorado Avenue as established by said HAWTHORNE PARK also being the Southwest corner of said Lot 2; thence North 03°36'31" East on said existing Easterly right-of-way line also being the West line of said Lot 2, a distance of 350.00 feet to the Northwest corner of said Lot 2; thence leaving said existing Easterly right-of-way line and said West line North 86°24'09" West, 80.00 feet to a point on the existing Westerly right-of-way line of said Colorado Avenue as established by said HAWTHORNE PARK also being the Northeast corner of Lot 3 of said HAWTHORNE PARK; thence South 03°36'31" West on said existing Westerly right-of-way line also being the East line of said Lot 3 and the East line of Lot 4 of said HAWTHORNE PARK, 582.11 feet to a point on the existing Northerly right-of-way line of Missouri 150 Highway as now established; thence on said existing Northerly right-of-way line for the following 18 calls: South 58°57'33" West, 73.17 feet; thence North 86°19'24" West, 287.67 feet; thence North 84°23'33" West, 402.10 feet; thence South 87°02'33" West, 651.16 feet; thence North 79°22'46" West, 134.60 feet; thence North 79°23'17" West, 156.03 feet; thence North 03°35'13" East, 80.57 feet; thence North 86°24'47" West, 121.39 feet; thence South 03°35'13" West, 65.62 feet; thence North 86°24'47" West, 164.04 feet; thence South 72°38'43" West, 175.64 feet; thence North 86°15'01" West, 164.04 feet; thence North 80°08'18" West, 211.33 feet; thence North 80°10'54" West, 118.72 feet; thence North 82°58'42" West, 164.34 feet;

thence South 82°16'36" West, 15.03 feet; thence North 67°46'01" West, 677.56 feet; thence North 62°18'19" West, 271.28 feet to a point on the existing Easterly right-of-way line of Botts Road as now established; thence on said existing Easterly right-of-way line for the following 6 calls: North 01°46'47" East, 177.50 feet; thence North 13°34'46" West, 201.59 feet; thence North 86°19'05" West, 39.28 feet; thence North 03°40'55" East, 324.90 feet; thence North 86°21'00" West, 10.00 feet; thence North 03°40'55" East, 327.29 feet to the Point of Beginning. Containing 6,794,794 square feet or 155.99 acres, more or less.



CONSENT 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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

In the matter of the vacation of:

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

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 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) 513-8801 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS

CASE NO. CD-ROW-2025-00010

Owner's name	Legal description of property
P150 - Phase 01, LLC (print)	Hawthorne Park Legal Description:
 (sign) By: Kyle Siner, Authorized Representative (if no corporate seal) (also to be notarized) Corporate seal above	This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

(additional sheets attached as required)

STATE OF Missouri)
) ss.
 COUNTY OF Jackson)

On this 25th day of June, 2025, before me, appeared Kyle Siner, to me personally known, who being by me personally sworn, did say that he/she is the Authorized Representative of P150 - Phase 01, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of said company, and said Authorized Representative acknowledged said instrument to be the free act and deed of said company.

Subscribed and sworn to before me on this 25th day of June, 2025

Notary Public in and for Said County and State


 Notary Public

My Commission Expires: 5/13/29

