

**LEGEND**  
 MODOT OWNERSHIP

BEACON HILL 353  
 LEGAL DESCRIPTION  
 MARCH 6, 2002

PERIMETER DESCRIPTION OF THE PROPOSED REDEVELOPMENT AREA

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 27<sup>TH</sup> STREET WITH THE CENTERLINE OF TROOST AVENUE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH ALONG THE CENTERLINE OF TROOST AVENUE TO THE CENTERLINE OF 23<sup>RD</sup> STREET; THENCE NORTH ALONG THE CENTERLINE OF RELOCATED TROOST AVENUE TO THE CENTERLINE OF 22<sup>ND</sup> STREET; THENCE EAST ALONG THE CENTERLINE OF 22<sup>ND</sup> STREET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST THREE AND ONE HALF FEET OF LOT 21, MOUNT PROSPECT ADDITION A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE SOUTH ALONG THE AFORESAID NORTHERLY PROLONGATION AND EAST LINE OF THE WEST THREE AND ONE HALF FEET OF SAID LOT 21 TO THE SOUTH LINE OF LOT 25, SAID MOUNT PROSPECT ADDITION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 25, AND THE WESTERLY PROLONGATION OF SAID SOUTH LINE TO THE CENTERLINE OF LYDIA AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE OF 23<sup>RD</sup> STREET; THENCE WEST ALONG THE CENTERLINE OF SAID 23<sup>RD</sup> STREET TO THE CENTERLINE OF TRACY AVENUE, SAID POINT ALSO BEING THE CENTERLINE OF THE 23<sup>RD</sup>-24<sup>TH</sup> STREET CONNECTION; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID CONNECTION TO THE CENTERLINE OF BRUCE WATKINS DRIVE; THENCE SOUTHEASTERLY ALONG SAID BRUCE WATKINS DRIVE TO THE CENTERLINE OF 'THE PASEO'; THENCE SOUTH ALONG THE CENTERLINE OF 'THE PASEO' TO THE CENTERLINE OF 25<sup>TH</sup> STREET; THENCE EAST ALONG THE CENTERLINE OF 25<sup>TH</sup> STREET TO THE CENTERLINE OF BRUCE WATKINS DRIVE; THENCE SOUTH ALONG THE CENTERLINE OF BRUCE WATKINS DRIVE TO THE CENTERLINE OF 27<sup>TH</sup> STREET; THENCE WEST ALONG THE CENTERLINE OF 27<sup>TH</sup> STREET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, BLOCK 9, CONTINUATION OF BEACON HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION AND EAST LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND WESTERLY PROLONGATION THEREOF, TO THE CENTERLINE OF TROOST AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF TROOST AVENUE TO A POINT 180 FEET SOUTH OF THE CENTERLINE OF 27<sup>TH</sup> STREET; THENCE WEST ALONG A LINE 180 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF 27<sup>TH</sup> STREET, A DISTANCE OF 40 FEET TO A POINT ON THE EAST LINE OF AN UNLABELED TRACT IN BLOCK 10, SAID CONTINUATION OF BEACON HILL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF TROOST AVENUE; THENCE CONTINUING WEST ALONG A LINE 180 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF 27<sup>TH</sup> STREET, A DISTANCE OF 150 FEET, TO A POINT ON THE EAST LINE OF LOT 13, SAID BLOCK 10; THENCE NORTH, ALONG THE EAST LINE OF LOTS 13, 14, 15 AND THE NORTHERLY PROLONGATION THEREOF, 180 FEET TO THE CENTERLINE OF 27<sup>TH</sup> STREET; THENCE EAST ALONG THE CENTERLINE OF 27<sup>TH</sup> STREET, A DISTANCE OF 190 FEET TO THE POINT OF BEGINNING. 95 ACRES MORE OR LESS.

B01CS002.DOC  
 3/06/02

LEGAL DESCRIPTION BOUNDARY

**BEACON HILL REDEVELOPMENT**  
 Kansas City, Missouri

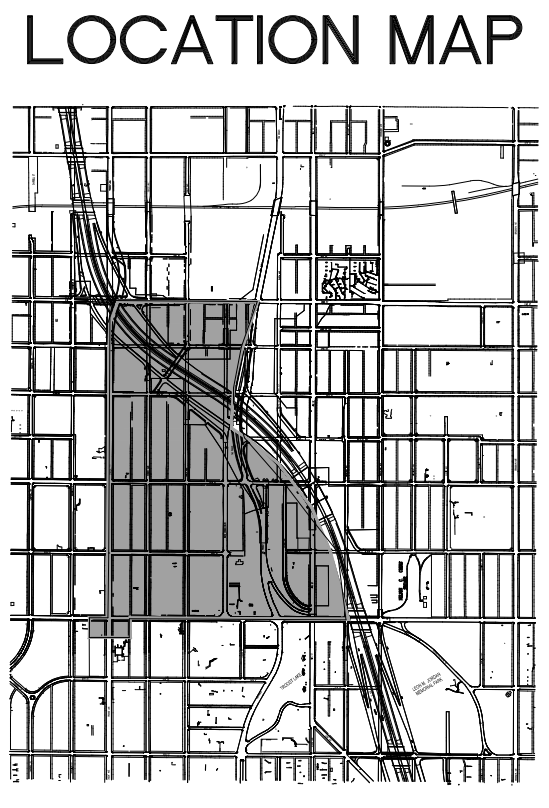
SEIDEL/HOLZMAN HNTB  
 Master Planner Design Architect Urban Designer Landscape Architect

0 100 200 400  
 1" = 100'-0"

2-EXISTINGCONDITIONS-SITE\_2002.DWG

**BEACON HILL NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL**

**TB Taliaferro & Browne, Inc.**  
 Engineering - Landscape Architecture - Surveying



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UR SET  
 TB PROJECT 90-3590  
 REVISED  
 MARCH 2, 2018  
 2002 EXISTING  
 CONDITIONS  
 LEGAL  
 DESCRIPTION  
 UR 2

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