



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

08/27/2025 11:06 AM

FEE: \$33.00 5 PGS

INSTRUMENT NUMBER  
2025E0062532

Title of Document: Release of Easements  
Date of Document: 8/20/2025  
Submitted By: Evergy Missouri West, Inc.  
Grantor: **Evergy Missouri West, Inc.  
f/k/a Missouri Public Service Company**  
Statutory Address: 4400 E. Front St, Kansas City, Missouri 64120  
Grantee: Promontory 150 LLC, a Missouri Limited Liability Company  
Legal Description: Part of Hawthorne Park Subdivision in Kansas City, Jackson County,  
Missouri See Attached Exhibit A  
Reference Book and Page: Book 858 Page 1753

#### RELEASE OF EASEMENT

**THIS RELEASE OF EASEMENT** is given this 20<sup>TH</sup> day of August, 2025, by Evergy Missouri West, Inc., a Delaware corporation, whose mailing address is PO Box 418679, Kansas City, Missouri 64141-9679 ("Evergy"), with respect to the following facts and objectives:

#### RECITALS:

**WHEREAS**, Evergy, was granted an easement by Enos A. Axtell and Sophronia M. Axtell, dated June 15, 1978, over certain tracts and parcels of ground in Jackson County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on July 6, 1978, in the Office of the Recorder of Deeds for Jackson County, Missouri as Document No. K372454 Book 858 Page 1753(the "Easement(s)");

**WHEREAS**, Evergy is willing to provide this release and disclaimer to facilitate the development of the property upon which the Easement is located.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evergy hereby disclaims and releases any easement rights that it may possess with respect to the easement referenced above. See attached Exhibit A.

Evergy Missouri West, Inc., a Delaware Corporation

By: Matt J. Armfield

Printed Name Matt J. Armfield

Title: Senior Manager Real Estate Services

### ACKNOWLEDGMENT

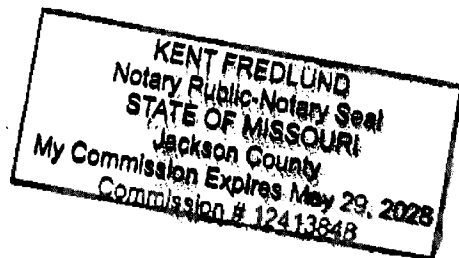
STATE OF MISSOURI )  
COUNTY OF JACKSON ) ss.

On this 20th day of AUG, 2025 before me a Notary Public, appeared Matt J. Armfield, to me personally known, who being by me duly sworn, did say that he is the Senior Manager of Real Estate Services for Evergy Missouri West, Inc. , who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 5-29-2028

Kent Fredlund  
Notary Public



**EXHIBIT A PAGE 1**

**Legal Description of Easement to be Disclaimed**

**Parent tract:**

**Lots 1, 2, and 3 of Hawthorne Park, a subdivision in Kansas City, Jackson County, Missouri.**

**Easement area:**

- 1) The Western most ten (10) feet of Lots 1 and 2.**
- 2) Beginning at the Southeastern most corner of Lot 3, said point being on the Western right-of-way line of Colorado Avenue; thence Westerly ten (10) feet, along the Southern property line of said lot; thence Northerly ten (10) feet, parallel with the Western right-of-way of Colorado Avenue; thence Easterly ten (10) feet, parallel with the Southern property line of said lot, to the said Westerly right-of-way line; thence Southerly ten (10) feet, along the said Westerly right-of-way line to the point of beginning.**

**EXHIBIT A PAGE 2**

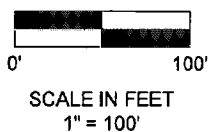
EXISTING  
LOT 2  
I-49 INDUSTRIAL CENTER NORTH  
INST. 2022E0062027  
BK. 54, PG. 42

FORMER LOT 3  
HAWTHORNE PARK  
BK. 34, PG. 42

FORMER LOT 4  
HAWTHORNE PARK  
BK. 34, PG. 42

NORTHERLY LINE,  
MISSOURI 150 HIGHWAY

MISSOURI 150 HIGHWAY



$R=15.00'$   
 $\Delta=070^{\circ}31'44''$   
 $L=18.46'$   
ITB= $N66^{\circ}55'13''W$

COLORADO AVENUE

$N03^{\circ}36'31''E$  350.00'

$N03^{\circ}36'31''E$  335.00'

$S86^{\circ}23'29''E$   
10.00'

10' E.E.  
INST. #K372454  
BK. K858, PG. 1753 #1  
TO BE RELEASED

FORMER LOT 2  
HAWTHORNE PARK  
BK. 34, PG. 42

$S03^{\circ}36'31''W$   
699.14'

EASEMENT  
RELEASE  
6,953 SQ. FT.  $\pm$   
0.16 ACRES.  $\pm$

LOT 1  
HAWTHORNE PARK  
BK. 34, PG. 42



USER: jhldcroft

DWG: F:\2022\06501-07000\022-06947-1\40-Design\Survey\SRVY\Sheets\Evergry Easement Vacations\IV\_ESM\_J22-06947 Easement Vacations.dwg  
DATE: Aug 20, 2025 2:07PM

PROJECT NO: J22-06947  
DRAWN BY: JRH  
DATE: 2025-07-21

BK. K858, PG. 1753 #1 RELEASE - EXHIBIT  
EAST CAMPUS PHASE 02/03  
SEC. 26 - T47N - R33W KANSAS CITY, JACKSON COUNTY, MISSOURI

**olsson**

1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
FAX 816.361.1888  
www.olsson.com

EXHIBIT  
2 of 7

**EXHIBIT A PAGE 3**

FORMER LOT 3  
HAWTHORNE PARK  
BK. 34, PG. 42

EASEMENT  
RELEASE  
100 SQ. FT. ±

EXISTING  
LOT 2  
I-49 INDUSTRIAL CENTER NORTH  
INST. 2022E0062027  
BK. 54, PG. 42

N03°36'31"E  
10.00'  
N86°24'09"W  
10.00'

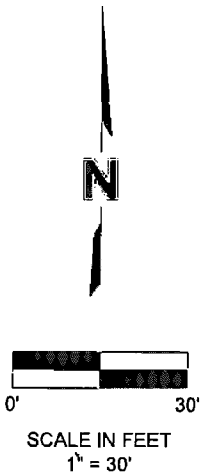
S86°24'09"E  
10.00'

S03°36'31"W  
10.00'  
POINT OF  
BEGINNING  
SOUTHEASTERN  
MOST CORNER,  
LOT 3


COLORADO AVENUE

10'X10' E.E.  
INST. #K372454  
BK. K858, PG. 1753 #2  
TO BE RELEASED

FORMER LOT 4  
HAWTHORNE PARK  
BK. 34, PG. 42



DWG: F:\2022\06501-07000\022-06947-J40-Design\Survey\SRVY\Sheets\Every Easement Vacations\V\_ESM\_J22-06947 Easement Vacations.dwg  
DATE: Jul 21, 2025 6:37PM  
USER: jhddcroft

PROJECT NO: J22-06947	BK. K858, PG. 1753 #2 RELEASE - EXHIBIT	 <p>1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1868 www.olsson.com</p>	EXHIBIT
DRAWN BY: JRH	EAST CAMPUS PHASE 02/03		
DATE: 2025-07-21	SEC. 26 - T47N - R33W KANSAS CITY, JACKSON COUNTY, MISSOURI		

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

08/27/2025 11:06 AM

FEE: \$30.00 4 PGS

INSTRUMENT NUMBER  
2025E0062533

Title of Document: Release of Easements  
Date of Document: 8/20/2025  
Submitted By: Evergy Missouri West, Inc.  
Grantor: **Evergy Missouri West, Inc.  
f/k/a Missouri Public Service Company**  
Statutory Address: 4400 E. Front St, Kansas City, Missouri 64120  
Grantee: Promontory 150 LLC, a Missouri Limited Liability Company  
Legal Description: Part of Hawthorne Park Subdivision in Kansas City, Jackson County,  
Missouri See attached Exhibit A  
Reference Book and Page: Book 871 Page 1808

#### RELEASE OF EASEMENT

**THIS RELEASE OF EASEMENT** is given this 20<sup>TH</sup> day of August, 2025, by Evergy Missouri West, Inc., a Delaware corporation, whose mailing address is PO Box 418679, Kansas City, Missouri 64141-9679 ("Evergy"), with respect to the following facts and objectives:

#### RECITALS:

**WHEREAS**, Evergy, was granted an easement by UMB Properties, Inc., dated August 7, 1978, over certain tracts and parcels of ground in Jackson County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on August 28, 1978, in the Office of the Recorder of Deeds for Jackson County, Missouri as Document No. K378838 Book 871 Page 1808 (the "Easement(s)");

**WHEREAS**, Evergy is willing to provide this release and disclaimer to facilitate the development of the property upon which the Easement is located.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evergy hereby disclaims and releases any easement rights that it may possess with respect to the easement referenced above. See attached Exhibit A.

Evergy Missouri West, Inc., a Delaware Corporation

By: Matt J. Armfield

Printed Name: Matt J. Armfield

Title: Senior Manager Real Estate Services

### ACKNOWLEDGMENT

STATE OF MISSOURI )  
COUNTY OF JACKSON ) ss.

On this 20TH, day of AUG, 2025 before me a Notary Public, appeared Matt J. Armfield, to me personally known, who being by me duly sworn, did say that he is the Senior Manager of Real Estate Services for Evergy Missouri West, Inc., who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 5-29-2028

Kent Fredlund  
Notary Public

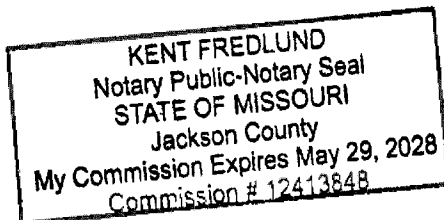


EXHIBIT A PAGE 1

Legal Description of Easement to be Disclaimed

Parent tract:

Lot 4 of Hawthorne Park, a subdivision in Kansas City, Jackson County,  
Missouri. 011.3390

Easement area:

Beginning at the Northeastern most corner of lot 4, said point being on the Western right-of-way line of Colorado Avenue; thence Southerly ten (10) feet, along the Western right-of-way line of Colorado Avenue; thence Westerly ten (10) feet, parallel with the Northern property line of said lot; thence Northerly ten (10) feet, parallel with the said Westerly right-of-way line to a point on the Northern property line of said lot; thence Easterly ten(10) feet along the Northern property line of said lot to the point of beginning.



**EXHIBIT A PAGE 2**

FORMER LOT 3  
HAWTHORNE PARK  
BK. 34, PG. 42

EXISTING  
LOT 2  
I-49 INDUSTRIAL CENTER NORTH  
INST. 2022E0062027  
BK. 54, PG. 42

EASEMENT  
RELEASE  
100 SQ. FT. ±

S86°24'09"E  
10.00'

N03°36'31"E  
10.00'

N86°24'09"W  
10.00'

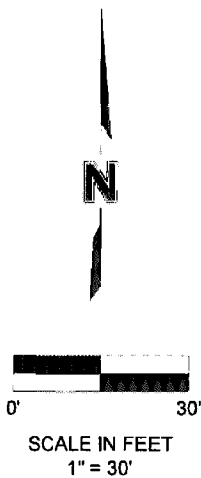
POINT OF  
BEGINNING  
NORTHEASTERN MOST  
CORNER LOT 4

S03°36'31"W  
10.00'

10'X10' E.E.  
INST. #K378838  
BK. K871, PG. 1808  
TO BE RELEASED

COLORADO AVENUE

FORMER LOT 4  
HAWTHORNE PARK  
BK. 34, PG. 42



USER: jholdcroft  
DWG: F:\2022\06501-07000\022-06947-j40-Design\Survey\SRV\Y\Sheets\E\verg Easement VacationsV\_ESM\_J22-06947 Easement Vacations.dwg  
DATE: Jul 21, 2025 6:37PM

PROJECT NO: J22-06947  
DRAWN BY: JRH  
DATE: 2025-07-21

BK. K871, PG. 1808 RELEASE - EXHIBIT  
EAST CAMPUS PHASE 02/03  
SEC. 26 T47N - R33W KASNAS CITY, JACKSON COUNTY, MISSOURI

**olsson**

1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.351.1177  
FAX 816.351.1888  
www.olsson.com

EXHIBIT

Olsson - Land Surveying - MO 368, KS 114, MO Certificate of Authority-001592