



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

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____	
_____	by _____
City Clerk	Deputy



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Case No. CD-ROW-2028-00043

Owner's name	Legal description of property
Bungalows at Maple Woods SPE LLC By:  Name: <u>Norman Miller</u> Title: <u>Authorized Signatory</u>	8490 N. Prospect Avenue SEC 07, 51, 32 Part of NW 1/4 of NW 1/4 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 1/4 of NE 1/4 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


Notary Public

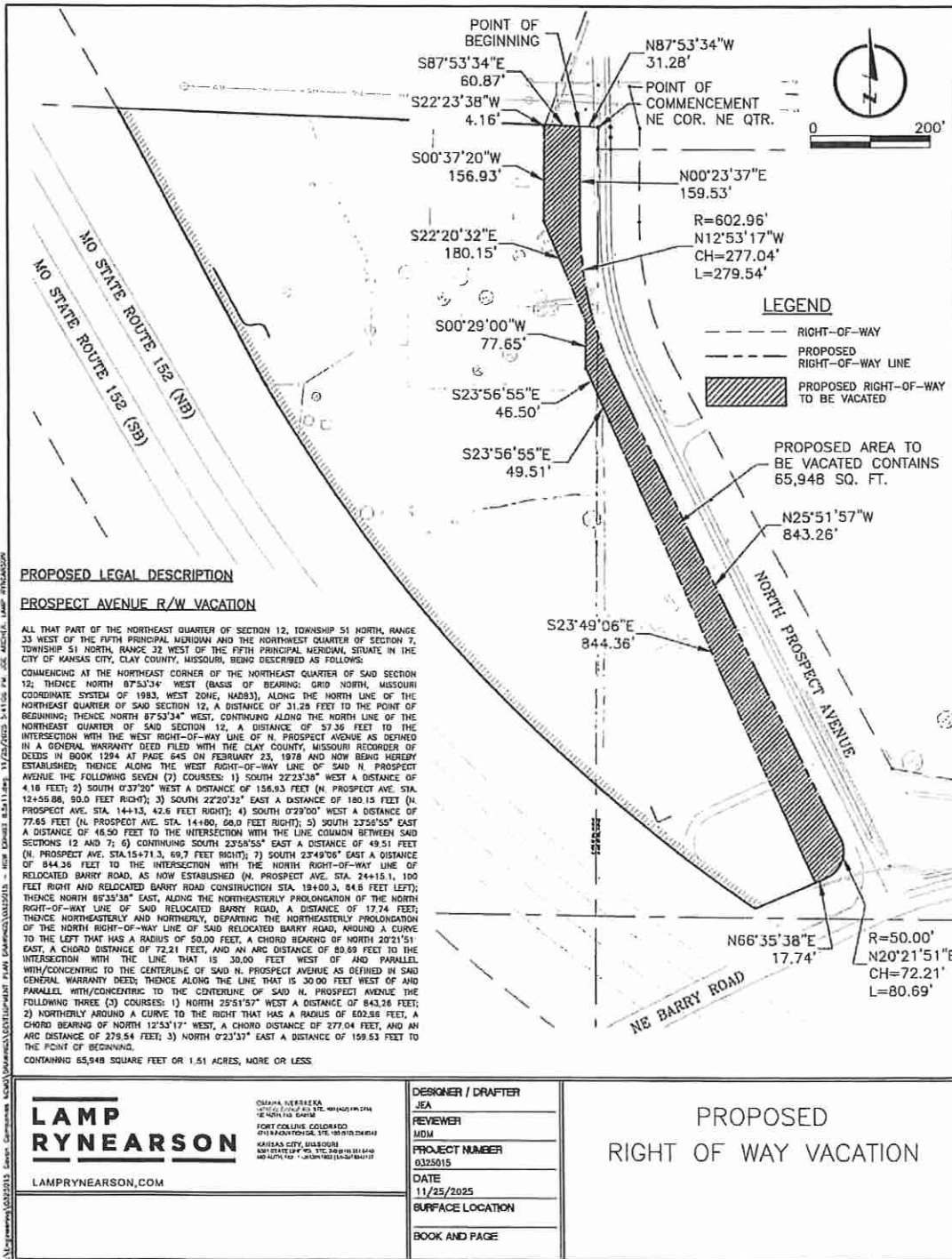
My Commission Expires:

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°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 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 945 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 4.18 FEET; 2) SOUTH 0°37'20" WEST A DISTANCE OF 156.93 FEET (N. PROSPECT AVE. STA. 12+55.88, 50.0 FEET RIGHT); 3) SOUTH 22°20'32" EAST A DISTANCE OF 180.15 FEET (N. PROSPECT AVE. STA. 14+15.42, 42.6 FEET RIGHT); 4) SOUTH 0°29'00" WEST A DISTANCE OF 77.65 FEET (N. PROSPECT AVE. STA. 14+80.00, 60.0 FEET RIGHT); 5) SOUTH 2°56'55" EAST A DISTANCE OF 46.50 FEET TO THE INTERSECTION WITH THE LINE COLUMN BETWEEN SAID SECTIONS 12 AND 7; 6) CONTINUING SOUTH 2°56'55" EAST A DISTANCE OF 49.51 FEET (N. PROSPECT AVE. STA. 15+11.3, 60.9 FEET RIGHT); 7) SOUTH 2°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+00.0, 84.8 FEET LEFT); THENCE NORTH 86°35'38" EAST, ALONG 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.

**LAMP
RYNEARSON**

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DESIGNER / DRAFTER

JEA

REVIEWER

MDM

PROJECT NUMBER

0325015

DATE

11/25/2025

SURFACE LOCATION

BOOK AND PAGE

PROPOSED
RIGHT OF WAY VACATION

