

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI




12/14/2023 11:55 AM

FEE: \$57.00 13 PGS

INSTRUMENT NUMBER

2023E0089181

	<p>CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED JACKSON COUNTY</p>
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DATE OF DOCUMENT: December 7, 2023

DOCUMENT TITLE: Vacation Ordinance 231005

Grantor(s): Route Frets White Goss
Name &
Address:

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

LEGAL DESCRIPTION:
See Page(s) 12 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 13 day of December, 2023

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

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 231005

Vacating the Gallery II Condominium Plat, generally located at 4317 McGee Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00035)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that a petition was filed for the vacation of Gallery II Condominiums, a condominium in Kansas City, Jackson County, Missouri, according to the recorded condominium plat thereof, giving the distinct description of the condominium to be vacated and also the names of the persons and corporations owning condominium units, and that the consents of the persons and corporations owning condominium units has been obtained in writing, that said consents have 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.

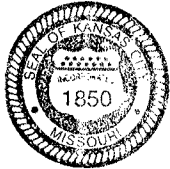
Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That the Gallery II Condominiums, a condominium plat in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, be and the same is hereby vacated.

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

Ryan Lucas
Quinton Lucas, Mayor

Marilyn Sanders
Marilyn Sanders, City Clerk

DEC 07 2023
Date Passed

Approved as to form:

Sarah Baxter
Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

[Signature]
Secretary

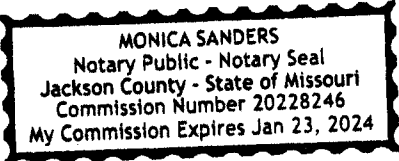
STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 7th day of December, 2023, 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 Jan 23, 2024.

Monica Sanders
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



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) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

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:

Gallery II Condominium Plat

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____
_____ by _____
City Clerk Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

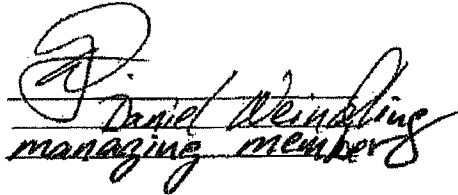
City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

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
Gallery Associates, LLC	Gallery II Condominium Plat	P.O. Box 10110 Kansas City, MO 64171

(attach additional sheets if required)

GALLERY ASSOCIATES, LLC

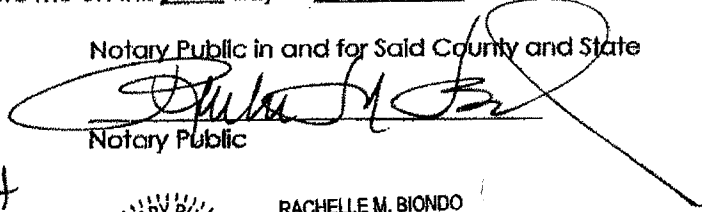
By: 
Name: Daniel Weindling
Title: managing member

STATE OF Missouri)
COUNTY OF JACKSON) ss.

On this 2 day of October in the year 2023, before me, a Notary Public in and for said state, personally appeared Daniel Weindling, 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 2nd day of October, 2023.

Notary Public in and for Said County and State


Notary Public

My Commission Expires: 7/31/24



RACHELLE M. BIONDO
My Commission Expires
July 31, 2024
Jackson County
Commission #12499262



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-2023-00035**

In the matter of the vacation of:

Gallery II Condominium Plat

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



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

CONSENT OF LIMITED LIABILITY COMPANIES

Case No.

Table with 2 columns: Owner's name, Legal description of property. Row 1: Gallery Associates, LLC, Gallery II Condominium. Includes handwritten signature and name: Daniel A. Biondo, Title: Managing member.

(additional sheets attached as required)

STATE OF Missouri)
COUNTY OF Jackson) ss.

On this 2 day of October, 2023, before me, a Notary Public in and for said state, personally appeared Daniel Biondo, who being by me duly sworn did say that he/she is the managing member of Gallery Associates, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 2 day of October, 2023.

Notary Public in and for Said County and State

Handwritten signature of Notary Public

Notary Public

My Commission Expires:

7/31/24

{31502 / 72419; 1002564. }



RACHELLE M. BIONDO
My Commission Expires
July 31, 2024
Jackson County
Commission #12498262



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
 City Planning & Development Department
www.kcmo.gov/cpc

231005

November 7th, 2023

Vacation of Condominium Plat
Project Name

Docket # 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8

Request

- CD-ROW-2023-00027
- Vacation of Condominium Plat
- CD-ROW-2023-00029
- Vacation of Condominium Plat
- CD-ROW-2023-00030
- Vacation of Condominium Plat
- CD-ROW-2023-00031
- Vacation of Condominium Plat
- CD-ROW-2023-00032
- Vacation of Condominium Plat
- CD-ROW-2023-00033
- Vacation of Condominium Plat
- CD-ROW-2023-00034
- Vacation of Condominium Plat
- CD-ROW-2023-00035
- Vacation of Condominium Plat

Applicant

Patricia Jensen
 Route Frets White Goss Gentile Rhodes,
 P.C

Location	Various - see below
Area	Various - see below
Zoning	Various - see below
Council District	Various - see below
County	Jackson
School District	Various - see below

Surrounding Land Uses

- North:** Various – see analysis
- South:** Various – see analysis
- East:** Various – see analysis
- West:** Various – see analysis

APPROVAL PROCESS



PROJECT TIMELINE

The applications for the subject request was filed on 9/05/2023. Scheduling deviations from 2023 Cycle S have occurred.

- Applicant was fulfilling Petition to Vacate and gathering letter of consent

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification was sent to the surrounding property owners within 300 feet of the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

All the existing buildings serve as condominiums that occupy the subject sites. Although platted as condominiums, the units are currently owned by a single owner who currently rents them as apartments.

SUMMARY OF REQUEST + KEY POINTS

See analysis below.

CONTROLLING CASE

There is no controlling case.

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation:
12.1	Approval
12.2	Approval
12.3	Approval
12.4	Approval
12.5	Approval
12.6	Approval
12.7	Approval
12.8	Approval

VACATION REVIEW

The applicant is requesting to vacate eight condominium plats. A condominium is defined as, a system of separate ownership of individual units with each unit owner entitled to a percentage ownership in the common elements evidenced by the recording of a plat and declaration of condominium pursuant to RSMo chapter 448. In each case, the buildings are platted as condominiums, but each unit is owned by one entity. The applicant is currently renting out each unit of the condominium as a multi-unit building and is the sole owner of each condo. This vacation of the condominium plat would return the structures into a multi-unit building under one ownership. All of the following vacations do not propose any changes other than the information labeled above and there will be no physical changes to each of the existing buildings. The vacation will change the ownership from multiple condominium owners to single ownership of each building. The condominium association and bylaws will also be dissolved.

APPROVAL CRITERIA OF STREET, ALLEY OR PLAT VACATIONS

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:

88-560-10-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.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

88-560-10-C. The vacation will not result in a violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.



<p>Docket #: 12.8</p> <p>Case #: CD-ROW-2023-00035 Gallery II Condominium</p>	<p>Location 4317 McGee St Area About 0.1 acres Zoning R-1.5 Council District 4th County Jackson School District Kansas City Missouri 110</p>	<p>Surrounding Land Uses North: Multi-Family Residential South: Single-Family Residential East: Multi-Family Residential West: Multi-Family Residential</p>	<p>Legal Ad: A request to approve a condominium plat in District R-1.5 (Residential) on about 0.1 acre generally located at 4317 McGee St.</p>
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****PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS****

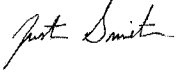
ATTACHMENTS

1. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval** as stated in the conditions report.

Respectfully Submitted,

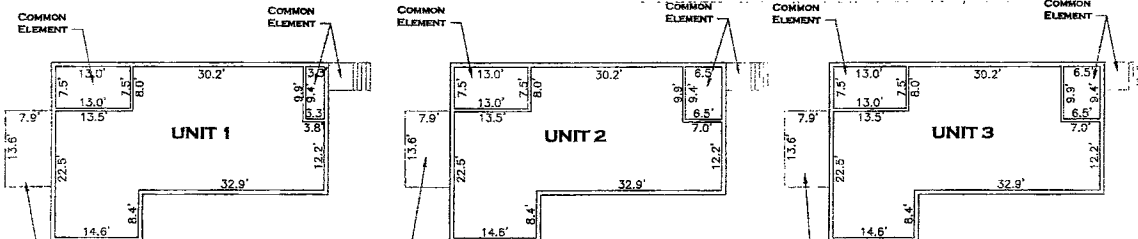


Justin Smith
Planner

2006Eco 76578

FINAL PLAT GALLERY II CONDOMINIUM

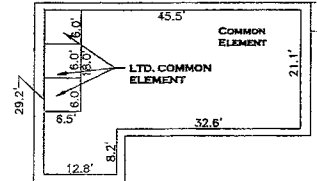
A CONDOMINIUM SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



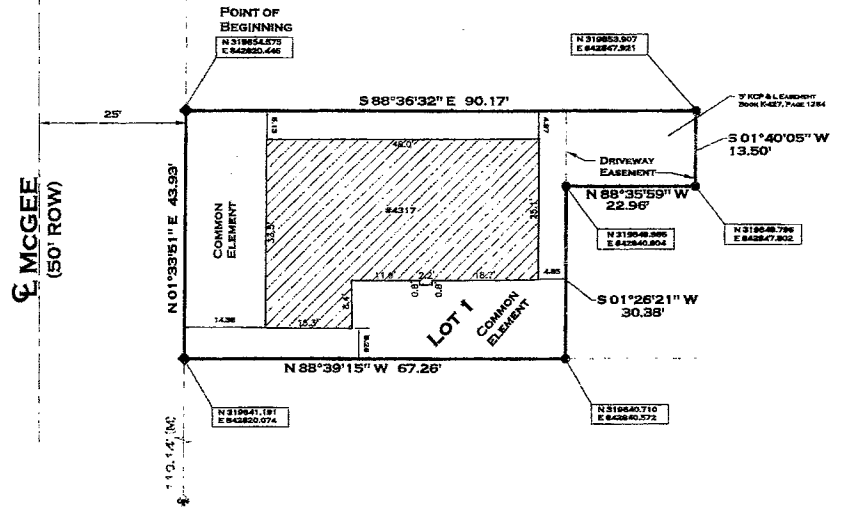
FIRST FLOOR
SCALE: 1" = 10'
FLOOR ELEV: 156.45
CEILING ELEV: 164.49

SECOND FLOOR
SCALE: 1" = 10'
FLOOR ELEV: 165.67
CEILING ELEV: 173.70

THIRD FLOOR
SCALE: 1" = 10'
FLOOR ELEV: 174.92
CEILING ELEV: 182.91



BASEMENT
SCALE: 1" = 10'
FLOOR ELEV: 148.43



LEGAL DESCRIPTION

LOT 8, PALM HILLS FIRST ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE BOUNDARY OF SAID LOT ALONG THE FOLLOWING COURSE: SOUTH 88°58'51" EAST 90.17 FEET; THENCE SOUTH 01°40'05" WEST 13.50 FEET; THENCE NORTH 88°58'51" WEST 32.58 FEET; THENCE SOUTH 01°40'05" WEST 30.38 FEET; THENCE NORTH 88°39'15" WEST 37.88 FEET; THENCE NORTH 01°45'11" EAST 43.93 FEET TO THE POINT OF BEGINNING, CONTAINING 3,830 SQUARE FEET, MORE OR LESS.

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED BY GPS OBSERVATION TO STATION JA-1063 RISEBT HAVING A GRID FACTOR OF 0.9989024.
STATION JA-1063 RISEBT COORDINATES: N 29724.028 E 84276.027
THIS SURVEY IS "URBAN" CLASS.
STREET GRADES FOR MC GEE WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 462 ON MAY 25, 1992.
INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COORDINATE NUMBER A771109, REVISION NO. 2, EFFECTIVE DATE, FEBRUARY 14, 2006.
ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL, STATION JA-1063 RISEBT HAVING AN ELEVATION OF 201.95.

PLAT DEDICATION

THE UNDERIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE AGREED THE SAME TO BE RECORDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "GALLERY II CONDOMINIUM".

EASEMENT DEDICATION

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PEG MOUNTED TRANSFORMERS, BROWNS PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIP OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREON IS SUBJECT TO ANY AND ALL EXISTING INSTRUMENTS, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE THE LINE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL CONSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE ABOVE SAID U/E AND SPECIFICALLY THESE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE OR STRUCTURES, PAVED AREAS, GARAGE, DRIVEWAYS AND DRIVEWAYS SHALL, THERE BE ANY CONSTRUCTION TO INTERFERE WITH THE ACCESS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISES OR UTILITIES FROM ABOVE SAID EASEMENT AND AS MUCH OF THE ADJOINING LOTS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR PILING SHALL BE MADE OR OPERATION OF ANY KIND ON NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE SAID OR THE APPURTENANCES THEREON WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER WORKS AS TO UTILITY EASEMENTS AND/OR THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

STREET DEDICATION

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

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 PROTECTED MAINTENANCE OF WATER MAINS, SANITARY AND OTHER WATER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE LIMITED STATES PORTAL SERVICES FOR THE DELIVERY OF MAIL. PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONSTITUTE PORTAL DAMAGE TO ANY PRIVATE STREET BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREON AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

CONDOMINIUM LANGUAGE

THIS PLAT, GALLERY II CONDOMINIUM, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 84A.108 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (UCA) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 84A.101 ET. SEQ. AND AS PROVIDED IN THE DECLARATION OR BY LAWS RECORDED CONCURRENTLY HERewith.

UNIT BOUNDARIES SHOWN ARE MEASURED TO THE UNDER SURFACE OF THE FINISHED CEILING, THE UNCOVERED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNCOVERED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXTENDED TO THE INTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE SPACE AS DESCRIBED.
ALL FIREPLACES, STUCCO, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED TO COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE BUTTRESSES, AWNINGS, WINDOW BOXES, DOORSTEPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS: GALLERY II CONDOMINIUM, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL INTERIOR LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS NOTED OTHERWISE.
THE PROJECT CONSISTS OF ONE BUILDING WITH A TOTAL OF THREE UNITS, THREE OPPOSITE PARKING SPACES AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE NECESSARY TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENTS. LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS.

BUILDING LINES

BUILDING LINES OR 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 CLOSE LINE NEAREST THEREOF.

IN TESTIMONY WHEREOF, GALLERY ASSOCIATES, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22ND DAY OF JANUARY, 2006.

NOTARY CERTIFICATION:
STATE OF MISSOURI
COUNTY OF JACKSON, BE
BE IT REMEMBERED THAT ON THIS 22ND DAY OF JANUARY, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DANIEL G. WICKELING, OWNER OF GALLERY ASSOCIATES, L.L.C., OWNER OF THE LANDS SHOWN HEREON AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIRMED BY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREON LAST ABOVE WRITTEN.

MY COMMON EXPENSE: *[Signature]* Amy S. Hunt
[Signature] Amy S. Hunt

GALLERY ASSOCIATES, L.L.C.

DANIEL G. WICKELING, AS MEMBER

APPROVED BY:
CITY CLERK COMMON PUBLIC WORKS

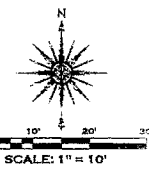
Approved: Jan 3 2006
[Signature] Charles J. Meyer
[Signature] Dana S. Fikes
CITY CLERK COMMON PUBLIC WORKS
ASSISTANT SECRETARY: VERONICA L. WALSH
DIRECTOR: STANLEY J. WATKINS, P.E.

CITY COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 462, 2006, DULY AUTHENTICATED AS PASED THIS 22ND DAY OF JANUARY, 2006.

[Signature] Kay Garner
Mayor - K.C. Mayor
[Signature] Jennifer J. ...
CITY CLERK - M. L. CROWLAND

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREON DESCRIBED WHICH HEIGHTS OR EXCEEDS THE CURRENT HEIGHT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND SURVEY, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS SET FORTH BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, MARINE SURVEYORS, AND THAT THE RESULT OF SAID SURVEY ARE REPRESENTED ON THIS INSTRUMENT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

[Signature] ...
STATE PREPARED:
[Signature] ...
JACOBSON COUNTY ASSESSOR
SHELIA J. ...



LEGEND

- 0/0 PLAY
- 0/0 MEASURED
- POINT OR BEARING CROSS TOP OF STREET WALL
- POINT OR BEARING CROSS B' O/S
- FOUND 1/0" MARK
- STATE PLATE COORDINATES DERIVED



JOHN REINHER
LAND SURVEYOR
6347 BRIDGEBOULE BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64115
918-333-8841
JOB NO. 405-000
REVISED: 5-25-2006