


ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



12/14/2023 1:06 PM
FEE: \$57.00 13 PGS

INSTRUMENT NUMBER
2023E0089217

	<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 230995

DOCUMENT TITLE: Vacation Ordinance

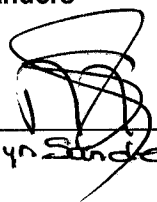
Grantor(s): Route Facts White Boss
Name &
Address:

Grantee(s): City of Kansas, MO
Name & 414 E 12th Street
Address: 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 13th 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. 230995

Vacating the Mayella Condominium Plat, generally located at 4152 McGee Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00027)

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 Mayella 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.

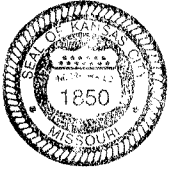
Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

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 Mayella 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

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

Date Passed DEC 07 2023

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

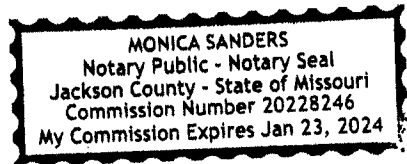
On the 7th day of December, 2023, before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas 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:

Mayella 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

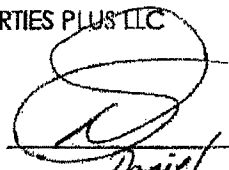
City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

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
Properties Plus LLC	Mayella Condominium Plat	P.O. Box 10110 Kansas City, MO 64171

(attach additional sheets if required)

PROPERTIES PLUS LLC

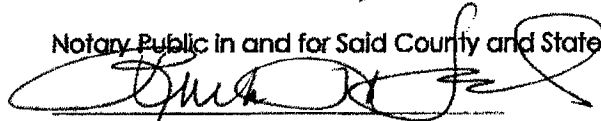
By: 
Name: Daniel Wendling
Title: managing member

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 Wendling, 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 2 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-2023-00027

In the matter of the vacation of:

Mayella 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

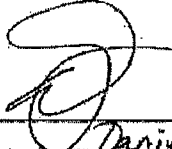


CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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.kcma.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

Case No.

Owner's name	Legal description of property
Properties Plus LLC By:  Name: <u>Daniel Windling</u> Title: <u>managing member</u>	Mayella Condominium

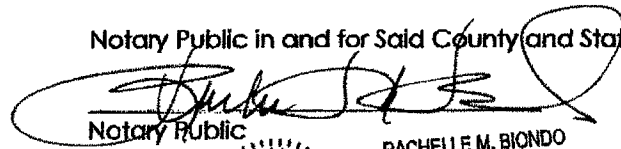
(additional sheets attached as required)

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 Windling, who being by me duly sworn did say that he/she is the managing member of Properties Plus LLC 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



Notary Public

My Commission Expires:

7/31/24



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



CITY PLAN COMMISSION STAFF REPORT

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

230995

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
- 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.

VACATION ANALYSIS & SITE LOCATION



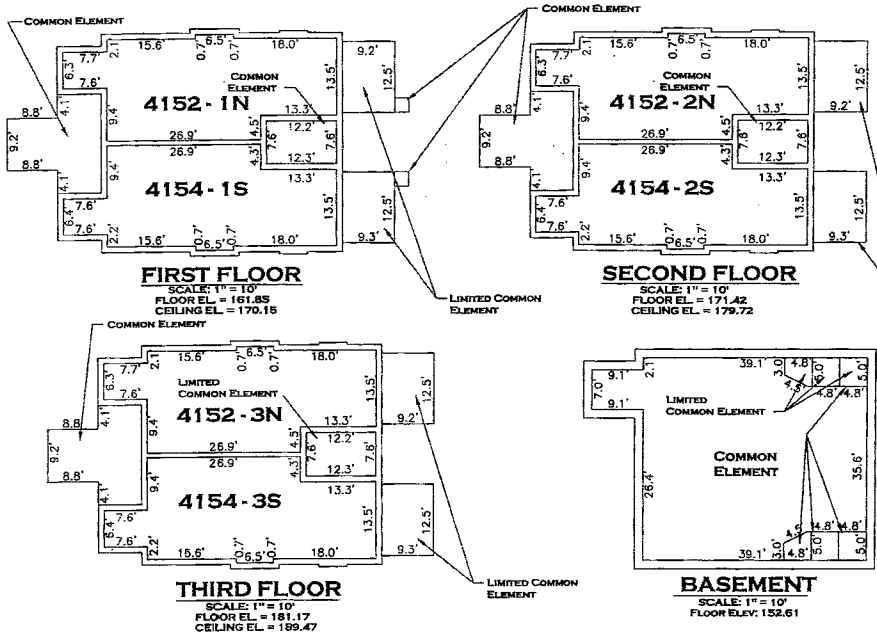
<p>Docket #: 12.1 Case # CD-ROW-2023-00027 Mayella Condominium</p>	<p>Location 4152 McGee St Area 0.15 Acres Zoning R-1.5 Council District 4th County Jackson School District Kansas City Missouri 110</p>	<p>Surrounding Land Uses: North: Single-Family Residential South: Multi-Family Residential East: Single-Family Residential West: Single-Family Residential</p>	<p>Legal Ad: A request to approve a vacation of a condominium plat in District R-2.5 (Residential) on about 0.15 acres generally located at 4152 McGee St.</p>
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****PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS AND WILL NOT BE IN CONFLICT WITH 88-405****

2001E001056Z

FINAL PLAT MAYELLA CONDOMINIUM KANSAS CITY, JACKSON COUNTY MISSOURI

DEVELOPER/OWNER
DAN WEINDLING
4212 TROST AVENUE
KANSAS CITY, MO. 64110
8165819210



LEGAL DESCRIPTION

LOT 19, BLOCK 4, UNION PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 01°02'48" WEST ALONG THE EAST LINE THEREOF 80.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°34'54" WEST ALONG THE SOUTH LINE THEREOF 130.24 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°22'59" EAST ALONG THE WEST LINE THEREOF 80.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°34'54" EAST 130.35 FEET TO THE POINT OF BEGINNING, CONTAINING 6514 SQUARE FEET, OR 0.15 ACRES MORE OR LESS.

PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED TO BE MADE IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "MAYELLA 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, SEWER, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES, FEEDERS, AND/OR ALL OF THE UNDERLYING LINES AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID LINES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASSES, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING ON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE BATHYMETRY OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THEREOF WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC 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 PROTECTION MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL. PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE SERVICE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN 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, MAYELLA CONDOMINIUM, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448.21 09 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (UCA) AS ADOPTED BY THE STATUTES OF MISSOURI IN CHAPTER 448.21, SEC. 448.21 AND AS PROVIDED IN THE DECLARATION ON BYLAWS RECORDED CONCURRENTLY HERewith.

UNIT BOUNDARIES SHOWN ARE MEASURED TO THE UNDERSURFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE UNDERSURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDINGS THE UNIT EXTENDED TO THE INTERSECTION OF EACH OF THE SURFACES OF THE UNITS LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING AND THE AIR SPACE SO ENCLOSED.

ALL FIREPLACES, STOOPS, PATIOS, AND WOODEN DECKS SHOWN HEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, 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: MAYELLA CONDOMINIUM, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDINGS, UNLESS NOTED OTHERWISE. THIS PROJECT CONSISTS OF ONE BUILDING WITH A TOTAL OF SIX UNITS, SEVEN ON-SITE PARKING SPACES AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PERMANENT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (L/C), LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS. THE STOOPS SHOWN ON THE BASEMENT LEVEL ARE ASSIGNED TO THE UNIT WHICH NUMBER IS SHOWN HEREON FOLLOWING THE "L/C" DESIGNATION.

NOTE

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL, AND ARE TIED BY GPS OBSERVATION TO STATION JA-1082. BEARING HAVING A DIRECTOR OF PUBLIC WORKS. STATION JA-1082 RESECT COORDINATES: N 330794.028 E 842790.027 THIS SURVEY IS "URBAN" CLASS. STREET GRADINGS FOR MCGEE STREET WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 442 ON MAY 28, 1982. INFORMATION SHOWN HEREON IS BASED ON CITY DATUM. BENCHMARK IS MC METRO CONTROL STATION JA-1082 RESECT HAVING AN ELEVATION OF 201.90.

ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS MC METRO CONTROL STATION JA-1082 RESECT HAVING AN ELEVATION OF 201.90.

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 LOT LINE NEAREST THEREOF.

OWNER: PROPERTY OF L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, F/K/A PROPERTIES PLUS, A MISSOURI GENERAL PARTNERSHIP

DANIEL G. WEINDLING AS MANAGER

STATE OF MISSOURI

COUNTY OF JACKSON

BE IT REMEMBERED THAT ON THIS 27 DAY OF JULY, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, DANIEL G. WEINDLING, TO ME PERSONALLY KNOWN, HAS BEEN BY HIMSELF, DEDICATED TO ME AS A MEMBER OF PROPERTIES PLUS, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND I HAVE ACKNOWLEDGED THAT HE EXECUTED THE SAME TO BE THE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HERETOFORE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE LAST WRITTEN.

Amy L. Grant

MY APPOINTMENT EXPIRES: 9.14.07

NOTARY PUBLIC

My Commission Expires: 9.14.07

AMY L. GRANT
1001 N. GRAND ST.
KANSAS CITY, MISSOURI 64108

APPROVED BY:

CITY PLAN COMMISSION

PUBLIC WORKS

APPROVED: JANUARY 3, 2008

Charles J. Myers

James W. Hill

CHAIRMAN: CHARLES J. MYERS

CITY ENGINEER: JAMES W. HILL, P.E.

Deborah D. DeLoach

William J. Hill

ALTERNATE SECRETARY: DEBORAH D. DELOACH

DIRECTOR: WILLIAM J. HILL, P.E.

CITY COLLUSION
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 442 ON MAY 28, 2008.

NOTARY: KATHY BARNES

Kathy Barnes

CITY CLERK: JULENE M. COCHRAN



SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEYING, AND RESOURCES STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND AND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

John Renner

JOHN RENNER

MISSOURI PLS. NO. 3002

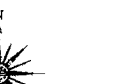
EXPIRES: 12-30-08

LAND SURVEYOR

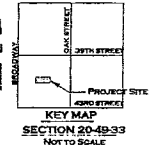
John Renner

1/23/07

Tony Arregui, Jackson County GIS

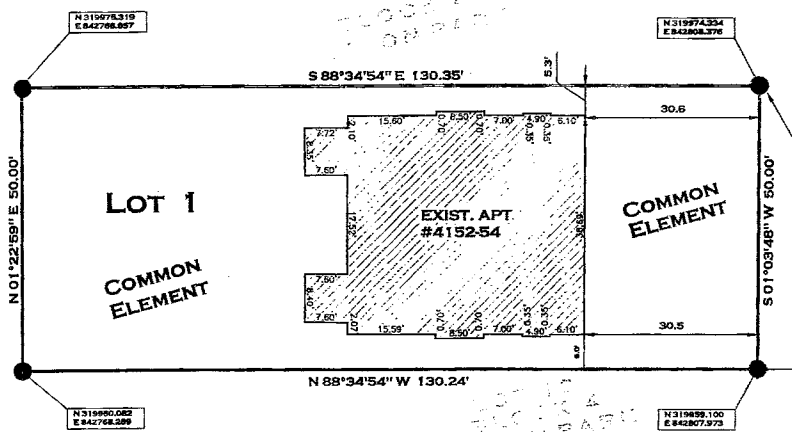


SCALE: 1" = 10'



SECTION 20-48-33
NOT TO SCALE

JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64113
816-333-9841
JOB NO. 402008
REVISED: 6/27/08



POINT OF BEGINNING

12' PLATTED ALLEY
N 01°22'59" E 50.00'
N 88°34'54" E 130.35'
N 01°09'48" W 50.00'
N 88°34'54" W 130.24'

LEGEND

Open Plat

As Required

Found Chiseled Cross Top of Stone Wall

Found Chiseled Cross 9" O/S

Found 1/2" Bar

State Plane Coordinates (Datums)

N 316214.88 E 842281.13

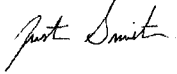
ATTACHMENTS

1. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Justin Smith
Planner