

ELECTRONICALLY RECORDED JACKSON COUNTY, MISSOURI

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INSTRUMENT NUMBER **2022E0070669**

Jackson County Recorder of Deeds

Exempt Document

This document has been recorded under exempt status pursuant to RSMo 59.310.4.

This certificate has been added to your document in compliance with the laws of the State of Missouri.



Diana Smith Recorder of Deeds

415 E. 12th Street, Room 104 Kansas City, MO 64106 112 W. Lexington, Suite 30 Independence, MO 64050

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CITY OF KANSAS CITY MISSOURI

CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED WITH JACKSON COUNTY, MISSOURI

DATE OF DOCUMENT:	July 21, 2022 Vacation
GRANTOR(S) NAME & ADDRESS:	City of Kansas City
GRANTEE(S) NAME & ADDRESS;	City of Karsas City 414 E 1245 Street 1 UCMO 64106
LEGAL DESCRIPTION: See Pages 1-3	or Exhibit of the subject document.
Missouri. I hereby, certify t IN TESTIMONY WHEREO	Is and is on file in the Office of the City Clerk, 25th floor, City Hall, Kansas City, hat this is a true and correct copy of the above ordinance. OF, I have set my hand and affixed the seal of the City on this 27 day of 2022.
Marilyn Sanders City Clerk By	1850 1850 1850 1850 1850 1850 1850 1850
RETURN ALL RECORDED	ODICINAL'S TO:

RETURN ALL RECORDED ORIGINALS TO: OFFICE OF THE CITY CLERK, 414 E. 12TH STREET, CITY HALL, 25TH FLOOR, KANSAS CITY MISSOURI 64106.



Kansas City

414 E. 12th Street Kansas City, MO 64106

Legislation Text

File #: 220590

ORDINANCE NO. 220590

Vacating about 0.24 acres of unused right-of-way on the north side of Front Street east of N. Cambridge Avenue, and directing the City Clerk to record certain documents. (CD-ROW-2022-00013).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 12th day of April, 2022, a petition was filed with the City Clerk of Kansas City by Rachelle Biondo for the vacation of a tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the northeast corner of Tract A. Executive Park Forty-Seventh Plat. recorded in Book K-39, Page 18, said point also being on the south line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said south line, a distance of 364.11 feet, to the southeast corner of said Lot 1, said point also being on the west right-of-way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said west right-of-way line, a distance of 33.91 feet, to the point of beginning; thence South 00°05'41" West, departing said west right-of-way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57,96 feet, to a

point on the east right-of-way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the westerly right-of-way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said easterly right-of-way line, along said westerly right-of-way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the point of beginning, containing 10,434.73 square feet, or 0.24 acres, more or less, giving the distinct description of the tract of land to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said tract of land has been obtained in writing, that said consent has 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 a tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the south line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said south line, a distance of 364.11 feet, to the southeast corner of said Lot 1, said point also being on the west right-of-way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said west right-of-way line, a distance of 33.91 feet, to the point of beginning; thence South 00°05'41" West, departing said west right-of-way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the east right-of-way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the westerly right-of-way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said easterly right-of-way line, along said westerly right-of-way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96

feet; thence North 33°05'38" East, a distance of 132.83 feet, to the point of beginning, containing 10,434.73 square feet, or 0.24 acres, more or less, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, subject to the following conditions:

- 1. The vacation shall not affect streetlight poles SFB 2001 and SFB 2002, their infrastructure, or the infrastructure of the telecom equipment mounted on SFB 2001.
- 2. The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
- The developer shall retain utility easements and protect facilities owned and operated by Evergy. If the applicant wishes for Evergy to relocate the facilities it will be at the applicant's expense.

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

Quints Haver

Marilyn Sanders, City Clerk

Date Passed

Approved as to form and legality:

Sarah Baxter

Assistant City Attorney

Approved by the City Plan Commission

Secretar

STATE OF MISSOURI)
COUNTY OF COUNTY
On the 27 day of 2023 before me, a Notary Public in and for said County, personally appeared 2021 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 Suptember 3, 20 22
KRISTY CHERI TYSON PUGH Notary Public - Notary Seal Notary Public - Notary Seal
Jackson County - State of Missouri Commission Number 14973498 My Commission Expires Sep 3, 2022 Notary Public within and for County, Missouri
IN RECORDER'S OFFICE
STATE OF MISSOURI)
COUNTY OF) ss.
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, ato'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.
eny, Missouri, inis day and year last aforesaid.
Recorder
Deputy Deputy

File #: 220590



CITY PLAN COMMISSION STAFF REPORT

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

July 5, 2022

PROJECT NAME Homkor Vacation

DOCKET #12 CD-ROW-2022-00013 REQUEST

Vacation

APPLICANT

Rachelle Biondo Rouse Frets White Goss

OWNER

Homkor of Missouri Inc.

Location 6900 E Front St.
Area 0.24 acres
Zoning UR
Council District 4th
County Jackson

SURROUNDING LAND USES

North: zoned UR, Warehousing
South: zoned M1-5, Vehicle Sales
East: zoned M1-5, I-435 HWY
West: zoned M1-5, Vehicle Sales

School District KCMO 110

MAJOR STREET PLAN

The City's Major Street Plan does not identify any streets at this location as Parks or Boulevards.

LAND USE PLAN

The Riverfront Industrial Area Plan recommends Light Industrial uses for the subject property.

APPROVAL PROCESS

City Plan Contrassion

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification was sent to 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

The subject property is currently undeveloped. It is at the Northwest corner of the intersection of I-435 HWY and E Front Street.

SUMMARY OF REQUEST

The applicant is seeking to vacate an unused and unimproved portion of the right of way to the north of East Front Street running along the property line.

KEY POINTS

 Vacating an unused and unimproved 0.24-acre portion of East Front Street.

PROFESSIONAL STAFF RECOMMENDATION

Docket #12 Recommendation: Approval with Conditions.

RELATED CASES

103333-URD-1 – Ord. No 911480, passed on December 19, 1991, rezoned 217.62 acres from M2-a and M-3 to URD and approved a site development plan for 2,800,000 – 3,300,000 square feet of office and warehouse space and 52.5 acres of storm water detention facilities.

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.

This right of way vacation is for a portion of an East Front Street that runs along the I-435 off-ramp to N Cambridge Avenue. All adjacent property owners will retain legal access to public 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.

Preserving the existing right of way, proposed for vacation, in its current condition does, not serve any current or future public purpose.

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

The vacation will not be in violation of 88-405.

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

The vacation will not disrupt any street network or physical connectivity.

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

The proposed vacation will 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.

No traffic will be routed through an alley as a result of this vacation.

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

This vacation will not vacate half the width of any street or alley.

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

The area being vacated is not on the Major Street Plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to Conditions as reflected in the attached Plan Conditions Report.

Respectfully Submitted,

Jared Clements, AICP

Planner



Plan Conditions

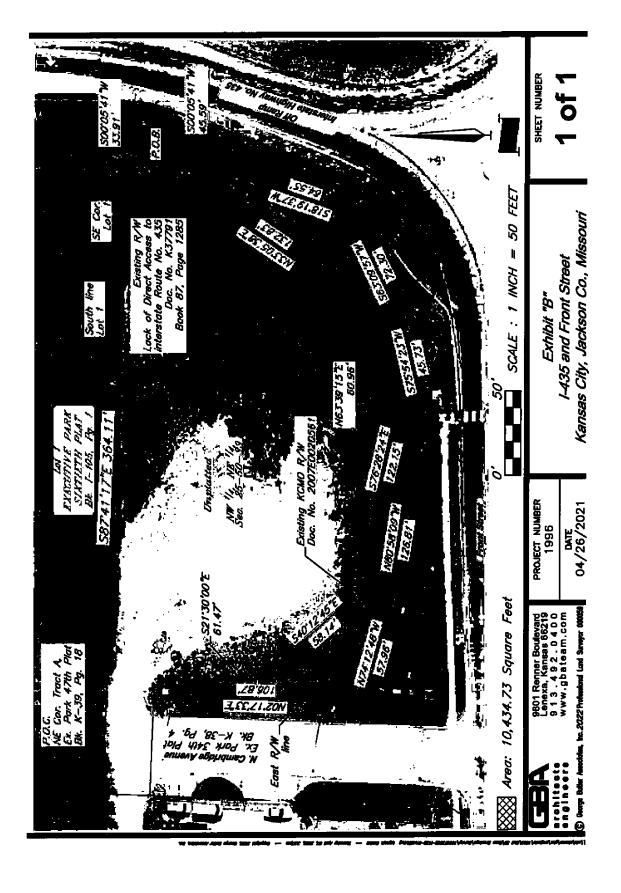
Report Date: June 30, 2022

Case Number: CD-ROW-2022-00013

Project:

Condition(s) by City Planning and Development Department. Contact Jared Clements at (816) 513-8826 / Jared.clements@kcmo.org with questions.

- 1. The vacation shall not affect streetlight poles SFB2001 & SFB 2002, their infrastructure, or the infrastructure of the telecom equipment mounted on SFB2001.
- 2. The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
- 3. The developer shall retain utility easement and protect facilities owned and operated by Evergy. If the applicant wishes for Evergy to relocate the facilities it will be at the applicant's expense.





CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department City Hail, 414 E. 12th Street, 15th Noor, Konsas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmp.gov/pignning</u>

Case No. CD-ROW-2022-00013

in the matter of the vacation of:

Right of Way located at the corner of Front Street and N. Cambridge Avenue

A tract of land in the Northwest Quarter of the Northwast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Konsas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the South line of Lot 1, Executive Park Sixtieth Plot, recorded in Book 1-105, Page 1; thence South 87'41'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00'05'41" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning, thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18'19'37" West, a distance of 64.55 feet; thence South 63'09'57" West, a distance of 72.30 feet; thence South 75'54'23" West, a distance of 45.73 feet; thence North 80'58'09" West, a distance of 126.81 feet; thence North 74'12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five calls: South 21'30'00" East, a distance of 61.47 feet; thence South 40'12'45" East, a distance of 58.14 feet; thence South 76'28'24" East, a distance of 122.15 feet; thence North 63'39'15" East, a distance of 50.96 feet; thence North 33"05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 ocres, more or less.

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

(33990 / 70901; 955377.)



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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

CONSENT OF CORPORATIONS

Case No. CD-ROW-2022-00013

Owner's name	Legal description of property	
Hornkor of Missouri, Inc. (print) Vice President Classic (sign) Secretary (if no corporate seat) (also to be notarized)	SEC-25 TWP-50 RNG-33PT NE 1/4 DAP: BEG AT TH SE COR OF EXECUTIVE PARK SIXTIETH PLAT TH N 87 DEG 42 MIN 53 SEC W 356.18' TH S 02 DEG 15 MIN 57 SEC W 30' MOL TH S 87 DEG 42 MIN 53 SEC E 60' MOL TH S 02 DEG 15 MIN 57 SEC W 210' MOL TO TH N LI OF FRONT STREET TH S 87 DEG 42 MIN 53 SEC E 243' MOL TH NELY 140' MOL TH N 08 DEG 02 MIN 46 SEC E 117' TO POB STEPHANIE L MUKAI Notary Public, Notary Seal State of Missouri Clay County Commission # 18228308 My Commission Expires 03-25-2023	
Corporate seal above		
(additional sheets attached as required)		
of How Log or Missouri foregoing instrument is the carpa signed and sealed in behalf of so) ss.) 22, before me, appeared <u>labelled</u> , to me me personally sworn, ald say that he/she is the (Vice) President <u>Nuc.</u> , a corporation, and that the seal affixed to the prate seal of sald corporation, and that sald instrument was ald corporation by authority of its Board of Directors, and said eknowledged said instrument to be the free act and deed of	
Subscribed and sworn to before me on this Lot day of May 2022.		
My Commission Expires: 3-25-2023	Notary Public in and for Said County and State Notary Public STEPHANIE L MURA! Notary Public, Notary Seal State of Missouri Clay County	
(33990 / 70901; 955377.)	Commission # 19229306 Commission Expires 03-25-2023	



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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

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	Address of owner
Homkor of Missouri, Inc.	6900 E. Front Street	P.O. Box 10750 Kansas City, O 64188
	SEC-25 TWP-50 RNG-33PT NE)
	1/4 DAF: BEG AT TH SE COR OF	
	EXECUTIVE PARK SIXTIETH PLAT	
	TH N 87 DEG 42 MIN 53 SEC W	
	356.18' TH \$ 02 DEG 15 MIN 57	
	SEC W 30' MOL TH S 87 DEG 42	
	MIN 53 SEC E 60' MOL TH S 02	
	DEG 15 MIN 57 SEC W 210'	
	MOL TO THIN LI OF FRONT	
	STREET TH \$ 87 DEG 42 MIN 53	
	SEC E 243' MOL TH NELY 140'	
1	MOL THIN 08 DEG 02 MIN 46	
	SEC E 117' TO POB	

(attach additional sheets if required)

HOMKOR OF MISSOURI, INC.

Patitioner C

STATE OF MISSOUR!) ss.

On this Library of May in the year 2022, before me, a Notary Public in and for said state, personally appeared Rebicon Clevenges. In 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.

prn to before me on this 2011 day of Muy 2022

STEPHANIE L MUKAI Notary Public, Notary Seal State of Missouri Clay County Commission # 19229306 My Commission Expires 03-25-2023

Notary Public in and for Said County and State

Notary Public

My Commission Expires: 3.25.2023

Case No. CD-ROW-2022-00013

(33990/70901; 955375.)



City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Konsas City, MO 64106-2775
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

L-ASE NO. 1.LEROW-2022-00013	CASE NO.	CD-ROW-2022-00013	
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CASE NO. CD-ROW-2022-00013	UTILITY CO. Spectrum Charler
Be it known that Homkor of Missouri, desires to petition the City of Kansas	nc., being owners of real estate abutting on the below described street, alley or pla City, Missouri to pass an ordinance vacating:
Right of Way located at the corner of	E. Front Street and N. Cambridge Avenue legally described as:
Jownship 50 Non Kansus City, Jac	in the Northwest Quarter of the Northeast Quarter of Section 25, h, Ronge 3.3 West of the Fifth Principal Meridian, in the City of son County, Missouri, being more particularly described as follows: he Northeast corner of tract A. Executive Park Forty-Seventh Piat,
recorded in Book Executive Park S East, along said said Lot 1, said No. 435, as now Fage 1285; then distance of 33,9 separting said W 18'19'37" West, a of 72,30 feet; th 80'58'09' West, a of 57.96 feet, to now established p 4; thence North a 106.87 feet, to a 435, as now esta Page 32; thence Right-of-Way the 61.47 feet, thonc 76'28'24" East, a of 60.96 feet; th	K-39, Page 18, said point also being on the South line of Lat 1, stieth Plat, recorded in Book 1-105, Page 1; thence South 87-11/17" South line, a distance of 364.11 feet, to the Southeast corner of point also being on the West Right-of-Way line of Interstate Route established per Document No. K37791, recorded in Book K-87, re South 00'05'41" West, along soid West Right-of-Way line, a feet, to the Paint of Beginning; thence South 00'05'41" West, a strance of 45.55 feet; thence South distance of 64.55 feet; thence South 83'09'57" West, a distance of 64.55 feet; thence South 83'09'57" West, a distance of 64.55 feet; thence South 83'09'57" West, a distance of point on the East Right-of-Way line of 45.73 feet; thence North distance of 126.81 feet; thence North 24'12'48" West, a distance of point on the East Right-of-Way line of M. Cambridge Avenue, as et Executive Fork Trity-Fourth Plat, recorded in Book K-38, Page 22'12'35" East, along soid Cost Right-of-Way line, a distance of point on the Westerly Right-of-Way line, along soid Westerly for the following five coles: South 21'30'00" East, a distance of 122.15 feet; thence North 63'39'15" Fast, a distance new North 33'05'18" East, a distance of 132.83 feet, to the Point aining 10,434.73 square feet, or 0.24 acres, more or less,
for the following purpose: Developme	nt of property located at the NEC of N. Cambridge Avenue and E. Front Street.
Our utility/agency has facilities or	interest within this right of way: No (form complete)
 will walve objections subjections 	nd will not waive objection under any conditions (describe below) at to the following conditions (describe below) ment and protect facilities
Please return this form to the domin	ons with applicant and/or City Staff Prior to returning this form. ant within 30 days. Representative

{33990 / 70901; 955443. }



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

Raturn this form to:	
Rachelle M. Biondo, Paralegal	
Applicant Name	Phone
Rouse Frets White Goss Gentile Rhodes, P.C.	
4510 Belleview, Suite 300	
Kansas City, MO 64111	rbiondo@rousepc.com
Address Address	Email



City Planning & Development Department
City Holl, 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-2022-00013	UTILITY CO	Spire

Be it known that Homkor of Missouri, Inc., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of fond in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, soid point also being on the South line of Lot 1, Txecutive Park Stxtieth Plat, recorded in Book I-105, Page 1; thence South 8741'17' East, along said South line, a distance of 354.11 feet, to the Southeast corner of said Lot 1, said point also being on the Wast Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00'05'41' West, along said West Right-of-Way line, a distance of 33.91 feet, to the Paint of Beginning; thence South 00'05'41' West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18'19'37'' West, a distance of 64.55 feet; thence South 63'09'57'' West, a distance of 72.30 feet; thence South 75'54'23'' West, a distance of 45.73 feet; thence North 80'58'09'' West, a distance of 126.81 feet; thence North 74'12'48'' West, a distance of 57.86 feet, to a point on the East Right-of-Way line of N. Cambridge Avenua, us now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02'17'133'' East, along said East Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014F0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line, along said Westerly Right-of-Way line, along said Westerly Right-of-Way line, for the following five calls: South 21'30'00'' East, a distance of 61.47 feat; thence South 40'12'45'' East, a distance of 58.14 feet; thence South 63'9'15'' Fast, a distance of 60.96 feet; thence North 63'39'15'' Fast, a distance of 60.96 feet; thence North 63'30'15'' Fast, a distance of 60.96 feet; thence North 63'30'15'' Fast, a distance of 60.96 feet; thence North 63'30'15'' Fast, a distance of 60.96 feet; thence North 63'30'15'' Fast, a distance of 60.96 feet; thence North 63'30'15'' Fast, a distance of 60.96 feet; thence North 63'30'15'' Fast, a

for	r the following purpose: Development of property locate	d at the NEC of N. Cambri	idge Avenue and E. Front Street	ł ,
1.	Our utility/agency has facilities or interest within this rigi Yes (proceed to #2)	ht of way: No (form complete)		
2.	Our utility/agency: has no objections objects to the vacation and will not waive object will waive objections subject to the following concept and protect for Relocate facilities Other.	onditions (describe below cilities		
•	Please discuss objections or conditions with applicant a Please return this form to the applicant within 30 days.	ınd/or Cily Staff Prior to rei	iuming this form.	
J	ohnny Strauss - ROW Representative for Spire Energy	Johnny Strauss	4/29/2022	
	Authorized Representative		Date	

(33990 / 70901; 955443,)



City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2775
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gav/planning

CASENIO	CD 2014 2000 00012	MINTY CO	KCHO Eles Department
CASE NO.	CD-ROW-2022-00013	UTILITY CO.	KCMO fire Department

Be it known that Homkor of Missouri, Inc., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of fond in the Northwest Overler of the Northeast Overler of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of fract A, Executive Park Forly-Seventh Plat, recorded in Book K-39, Page 18, said point also being an the South line of Lot 1, Fixecutive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 8741'17' East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being an the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00'05'41' West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00'05'41' West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18"19"37" Wast, a distance of 64.55 feet; thence South 63"09" Seet; thence South 75"54"23' West, a distance of 45.73 feet; thence North 80"38"09" West, a distance of 128.81 feet; thence North 74"12"48" West, a distance of 15".96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenua, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02"1"33" East, along said East Right-of-Way line, a distance of 105.87 feet, to a point on the Westerly Right-of-Way line, a distance of 105.87 feet, to a point on the Westerly Right-of-Way line, along said Wasterly Right-of-Way line for the following five coils: South 21"30"00" East, a distance of 60.98 feet; thence South 40"12"45" East, a distance of 58.14 feet; thence South 76"28"24" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

1.	Our utility/agency has facilities or interest within this right of way: Yes (proceed to #2) No (form co	omplete)
2.	Our utility/agency: has no objections	y conditions (describe below) be below)
•	Please discuss objections or conditions with applicant and/or City Staff Please return this form to the applicant within 30 days.	Prior to returning this form.
	M Schroeder	4/29/2022
	Authorized Representative	Date



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-2022-00013

UTILITY CO. KCMO Public Works / Streetlighting Services

Be it known that Homkor of Missouri, Inc., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of land in the Northwest Ovarter of the Northeast Ovarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast carner of Tract A. Executive Park Forty-Seventh Plot, recorded in Book K-39, Page 18, soid point also being an the South line of Lot 1, Executive Park Sixtleth Plot, recorded in Book I-105, Page 1; thence South 8741'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of soid Lot 1, said point also being on the West Right-O-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00'05'11" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00'05'41" West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18'19'37" West, a distance of 64.55 feet; thence South 63'09'57" West, a distance of 64.55 feet; thence South 63'09'57" West, a distance of 126.81 feet; thence North 74'12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Combridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02'17'33" East, along soid East Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, a distance of 61.47 feet, to a point on the Westerty Right-of-Way line of Interstate Route No. 435, a distance of 122.15 feet; thence North 63'39'15" East, a distance of 60.96 feet; thence South 40'12'45" East, a distance of 58.14 feet; thence South 76'28'24" East, a distance of 122.15 feet; thence North 63'39'15" East, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

١,	Q(Yes (proceed to #2) D No (form complete)
	DE Yes (proceed to #2)
2.	Our utility/agency:
	□ has no objections
	 objects to the vacation and will not waive objection under any conditions (describe below)
	M will waive objections subject to the following conditions (describe below) Output Describe below Describe below Output Describe below Desc
	□ Retain utility easement and protect facilities
	□ Relocate facilities
	Domer As long ac STECTHIAN PARS (STB 2001 & STB 2004) and 75
	Other. As long ar streetlight poles (SFB2001 & SFB2002) and H's infastructure and the infastructure of the telecom equipment mounted on
	the street light pole (SFB2001) are not to be affected, at any point before, during, and After the construction development of this property. Poles are located on N. cambridge Ave. right-of-way
	THE STREET II GAT POLE (ST BOOK) WIE NOT TO BE ATTECTED, AT any point before,
	during, and after the construction development of this property, Poles
	are Vicited on N. cambridge Ave. right-of-way
	Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
	Please return this form to the applicant within 30 days.
	m + m
	Celder Moncada April 21, 2002
	Authorized Representative Date

{33990 / 70901; 955443. }



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 (<u>www.kamo.gov/alanning</u>

CASE NO. CD-ROW-2022-00013

UTILITY CO. KCMO Public Works / Streets and Traffic Division

Be it known that Homkor of Missouri, Inc., being owners of real estate abuilting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Right of Way located at the comer of E. Front Street and N. Cambridge Avenue legally described as:

A truck of land in the Northwest Quarter of the Northeast Ouacter of Section 25, lawnship 50 North, Range 53 West of the Fifth Principal Meridian, in the City of ransas City, Jackson County, Missouri, being more particularly described as follows:

Goromenting at the Northeast corner of Tract A, Executive Park Furty-Seventh Pat, recorded in Book K-39, Pago 18, soid point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Hook 1, 10b, Page 1; thence South B-411-1 tast, along said South Bre, a distance of 364.11 feet, to the Southcost corner of soid Lot 1, soid point also being on the Nest Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-67, Page 1986; thence South 00'05'41" Heat, along soid West Right-of-Way line, a citation of 33.91 feet, to the Point of Engineery Itemae South 00'05'41" West, departing soid West Right of Way line, a citation of 45.59 feet; thence South 1819'37" West, a distance of 64.55 feet; thence South 1819'37" West, a distance of 64.55 feet; thence North 1411'18" West, a distance of 72.30 feet; thence South 15'54'23" West, a distance of 45.73 feet; thence North 1411'18" West, a cistance of 5.486 feet, to a point un the Fast Right-of-May line of N. Combining electron of 15.86 feet, to a point on the Fast Right-of-May line of North 160'05' West, a distance of 176.67 feet, he a point on the Westerly Right of Way line, a distance of 166.67 feet, he a point on the Westerly Right of Way line, along said Westerly Right-of-Way line for the following five calks: South 21'30'00" Cast, a distance of 61.47 feet; thence South 40'12'45" East, a distance of 58.14 feet; thence South 16'20'18" Fust, a distance of 13.83 feet, to the Point of Reginning, containing 10.43'1.73 square feet, or 0.74 acres, more or less.

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

1. Our utility/agency has facilities or interest within this right of way:

	Z	Yes (proceed to #2)		No (form complete)	
2.	Ourut 128 D D	will waive objections subj	ect to the following cond ement and protect faciliti		scribe below) —
•		discuss objections or condi return this form to the appli	• •	or City Staff Prior to returning) this form.
		961 6	RN		5/9/22
		Authorized	Representative		Date

{33990 / 70901; 955443. }



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

(816) 502-4706 Phone
TION
rbiondo@rousepc.com
Email



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.kcmp.gov/planning

CASE NO. CD-ROW-202	22-OUO	13
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UTILITY CC	AT&T

Be it known that Hornkor of Missourl, Inc., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of land in the Northwest Overter of the Northeast Overter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the South line of Lot 7, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 8741'17' East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Paght-of-Way line of Interslate Route No. 435, as now established per Occurrent No. K37791, recorded in Book K-87, Fage 1285; thence South 00'05'41'' West, along said West Pight-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00'05'41'' West, departing said West Pight-of-Way line, a distance of 45.59 feet; thence South 18'19'37'' West, a distance of 46.55 feet; thence South 55'98'' West, a distance of 45.73 feet; thence North 80'58'09'' West, a distance of 126.81 feet; thence North 74'12'48'' West, a distance of 72.30 feet; (hence South 755423" West, a distance of 45.73 feet; (hence North 80'58'09" West, a distance of 126.81 feet; (hence North 74'12'48" West, a distance of 57.96 feet, to a point on the East Right—of—Way line of N. Combridge Avenue, as now established per Executive Park Thirty—Fourth Plat, recorded in Book K-38, Page 4; (hence North 02'17'33" East, along said East Right—of—Way line, a distance of 106.87 feet, to a point on the Westerly Right—of—Way line of Interstate Route No. 435, as now established per Document No. 2014E0017190, recorded in Book 40, Page 32: theore departing said Easterly Right—of—Way line plans said Westerly. 433, as now established per Liocument No. 2014&0017150, recorded in Book 40, Page 32; thence departing said Easterly Right—of—Way line, along said Westerly Right—of—Way line for the following five calls: South 21°30°00° East, a distance of 61.47 feet; thence South 40°12'45° East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15° East, a distance of 60.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

foi	the follo	wing purpose: Developmer	nt of property located a	t the NEC of N. Cambrid	ge Avenue and E. Front Street.
1.		lity/agency has facilities or I Yes (proceed to #2)		f way: No (form complete)	
2.		☐Relocate facilities		litions (describe below) es	(describe below)
,	Please :	discuss objections or condition to the application of the application of the applications of the applicati		or City Staff Prior to retur	ning this form.
-	SHAN		Paragraphy a		5/23/2022
		// Aumonzea	Representative		Date

(33990 / 70901; 955443.)



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 613-2846 | Fax (616) 513-2858 | www.tcmp.com/olonolog

CASE NO. CD-ROW-2022-00013

UTRITY CO	KCMO I	l'oler.	lecvicer Dept.
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05/24/2022

Be it known that Homkor of Missouri, Inc., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Konsos City, Missouri to pass an ordinance vacating:

Right of Way located at the corner of E. Front Street and N. Combridge Avenue legally described as:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Tomoship 30 North, Range 33 West of the FITh Principal Meridian, in the City, of Kansas City, Jackson County, Massauri, being more particularly described as follows:

Therefore any all this distributions section to that A. Commisse there was the leaves to see the first the set will exist other being on the Shells the set in Conversion of the Supplementary of the A. Consider South A. Consider South Sou

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

1.	Our utility/agency has facilities or interest within this right of way:
	Yes (proceed to #2) No (form complete)
2	Our utility/agency:
	D hat no objections
	chjects to the vacation and will not waive objection under any conditions (describe below)
	The way objection is subject to the totowing conditions transfer halotet
	· Control United agreement and protect to certical
	Likelocate rocinies
	Distor NO Streetures located within the Cagement

Pleaser Secus abjections or conditions with applicant and/or City Staff Prior to returning this form.

Places eturn this form to the applicant within 30 days.

Authorized/Representative

(33990 / 70901; \$55443.)



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor, Kaneas City, MO 64106-2795 Phone (816) 613-2846 | Fax (816) 613-2838 | www.kcmo.gov/planning

Return this form to:	
Rochelle M. Biondo, Paralegal Applicant Name	1814) 502-4704 Phone
Rouse Frets White Goss Gentile Rhodes, P.C. 4510 Refleview, Suite 300 Kansas City, MO 44111	
Address	rbiondo@rousepc.com Email
	TO THE REAL PROPERTY AND THE PROPERTY AN



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.kema.gov/planning

•	110110 (010) 010 2010 1 2x (010) 010-2000 2	THE PARTY OF THE P	
CASE NO. CD-RC	DW-2022-00013	UTILITY CO	Everay
	lomkor of Missouri, Inc., being owners of the City of Kansas City, Missouri to pass		e below described street, alley or plat
Right of Way loca	rted at the corner of E. Front Street and	N. Cambridge Avenue leg	ally described as:
	A tract of land in the Northwest Qualifornship 50 North, Range 33. West of Kansas City, Jackson County, Missouri Commencing at the Northeast corner recorded in Book K-39, Page 18, so Executive Park Skitleth Plat, recorded East, along said South line, a distance oid Lot 1, said point also being an Ma. 435, as now established per Doct Page 1285; thence South 00'05'41" k Ultimate of 33.91 feet, to the Point a departing said West, a distance of 46.55 of 72.30 feet; thence South 75'54'23. 80'38'09" West, a distance of 126.81 of 57.96 feet, 10 d. point an the East now established per Executive Park 14; thence North 02'17'33" East, along 106.87 feet; thence departing said Easter Right-of-Way line for the tollowing the 61.47 feet; thence South 40'12'45" East, a 60'88 feet; thence North 33'05'38' of Beginning, containing 10,434.73 square of Beginning, containing 10,434.73 square of Beginning, containing 10,434.73 square page 125.15"	I the Filth Principal Meridiar I, being more particularly de of Tract A. Executive Park in Book 1-105. Page 1; three of \$154. The West Right-of-Way line ument No. K3791, recorder West, along said West Right-of Beginning; thence South 63799's "West, a distance of 45.69 feet; thence South 6379's "West, a distance of 45.73 feet; thence North 7412'41 Right-of-Way line of N. Chidy-Fourth Plat, recorded in seid East Right-of-Way line of Intel (Right-of-Way line of Intel (Right-of-Way line of Intel (Right-of-Way line, along in Right-of-Way line, along in Right-of-Way line, along in Right-of-Way line, along in Right-of-Way line, along in Collection of S38'15 feet; thence North 6373'15 "East, a distance of 68.73'14 feet leet; thence North 6373'15" East, a distance of 132.8.3" East, a distance of 132.8.3"	n, in the City of secreted as follows: Forty-Seventh Plot. South line of Lot 1, eence South 8741'17" outheast corner of of interstate Route of in Book K-87,
for the following p	urpose: Development of property locate	ed at the NEC of N. Cambr	idge Avenue and E. Front Street.
	ncy has facilities or Interest within this ripoceed to #2)	ght of way: D No (form complete)	
□ object § ⁄ will wo	o objections is to the vacation and will not waive ob live objections subject to the following of Relocate facilities	conditions (describe below acilities	ns (describe below)) r <u>'s expe</u> nse, but not at Evergy's expense
	objections or conditions with applicant his form to the applicant within 30 days.		turning this form.
	Rob Henson		5/27/2022

Authorized Representative



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

Refurn this form to:	
Rachelle M. Biondo, Paralegal	[816] 502-4706
Applicant Name	Phone
Rouse Frets White Goss Gentile Rhodes, P.C. 4510 Belleview, Suite 300	
Kansas City, MO 64111	rbiondo@rousepc.com
Address	Email

Legal Description:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat. recorded in Book K-39, Page 18, said point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87'41'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63'09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet: thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02*17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five calls: South 21'30'00" East, a distance of 61.47 feet; thence South 40'12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96 feet; thence North 33"05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.



Michael D. Lay Missouri Professional Land Surveyor No. 2013000044

CRQ.	
architects	
engineers	

9801 Renner Boulevard Lenexa, Kansas 66219 9 1 3 . 4 9 2 . 0 4 0 0 www.gbateam.com

© George Butter Associates, Inc. 2021 Professional Land Surveyor 000059

PROJECT NUMBER 1996 DATE 04/26/2021

Exhibit "A" I-435 and Front Street Kansas City, Jackson Co. MO sheet NUMBER

1 of 1