



Legislation Details (With Text)

File #: 240219 **Version:** 2 **Name:**
Type: Ordinance **Status:** Passed
File created: 1/30/2024 **In control:** Council
On agenda: 3/7/2024 **Final action:** 3/7/2024

Title: Sponsor: Director of the Public Works Department
COMMITTEE SUBSTITUTE

Amending Ordinance No. 220478 by repealing and replacing Section 4 for the purpose of revising the tracts authorized for condemnation and directing the City Clerk to record this ordinance in the office of the Recorder of Deeds for Jackson County, Missouri.

Sponsors: Director of Public Works

Indexes:

Code sections:

Attachments: 1. Docket Memo, 2. Fact Sheet, 3. Photos, 4. Improvement Map, 5. Authenticated Ordinance 240219 CS, 6. 240219.Recorded Information 3.18.2024

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|-----------------------------|--------|
| 3/7/2024 | 2 | Council | Passed as Substituted | Pass |
| 3/6/2024 | 1 | Transportation, Infrastructure and Operations Committee | Adv and Do Pass as Cmte Sub | Pass |
| 2/22/2024 | 1 | Council | referred | |

[COMMITTEE SUBSTITUTE FOR]ORDINANCE NO. 240219

Sponsor: Director of the Public Works Department
COMMITTEE SUBSTITUTE

Amending Ordinance No. 220478 by repealing and replacing Section 4 for the purpose of revising the tracts authorized for condemnation and directing the City Clerk to record this ordinance in the office of the Recorder of Deeds for Jackson County, Missouri.

WHEREAS, Ordinance No. 220478 was adopted by Council on June 16, 2022, but since its adoption, plans of the original street project have been modified; and

WHEREAS, this ordinance replaces said Section 4, and will include the revised tracts and descriptions to be condemned; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Ordinance No. 220478 is hereby amended by repealing Section 4 and enacting a new Section 4 to read as follows:

Section 4. That said property interests are hereby authorized condemned and taken for public use and are described as follows:

Tract No. 6

Temporary Construction Easement No. 1 (3-year duration):

A tract of land situated in the Northeast Quarter of Northwest Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 26, said point being on the South right-of-way line of Front Street, as now established; thence South 87 degrees 34 minutes 32 seconds East 355.00 feet, along the South line of the Northwest Quarter of the Northwest Quarter of said Section 26 and said South right-of-way line, to a point being on the Southerly prolongation of the East line of a certain tract of land conveyed by Warranty Deed recorded in Doc. No. K-630470 in Book K-1352 at Page 1172; thence North 02 degrees 13 minutes 06 seconds East 100.00 feet, along said Southerly prolongation, to a point on the North right-of-way line of Front Street, as now established; thence South 87 degrees 34 minutes 32 seconds East 2,047.12 feet, along said North right-of-way line, to the Southwest corner of a certain tract of land deeded for street purposes, dated September 6, 1956, said point being on the Northwesterly right-of-way line of Front Street, as now established; thence North 51 degrees 31 minutes 37 seconds West 26.45 feet, along said Northwesterly right-of-way line, to the most Northerly corner of said certain tract of land deeded for street purposes, dated September 6, 1956, said point being on the Southwesterly right-of-way line North Chouteau Trafficway, as now established; thence North 27 degrees 36 minutes 13 seconds West 189.67 feet along said Southwesterly right-of-way line; thence North 36 degrees 17 minutes 22 seconds West 391.14 feet, along said Southwesterly right-of-way line, to the "true point of beginning"; thence South 30 degrees 52 minutes 18 seconds East 522.54 feet; thence South 53 degrees 45 minutes 59 seconds West 10.04 feet; thence North 31 degrees 17 minutes 01 seconds West 522.32 feet; thence North 54 degrees 15 minutes 42 seconds East 13.80 feet, to the "true point of beginning" of the tract herein described, containing 6,203 square feet or 0.1424 acres, more or less. Subject to all easements and restrictions of record.

Tract No. 8

Temporary Construction Easement No. 1 (3-year duration):

A tract of land situated in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the intersection of the North right-of-way line of Front Street, as now established, by Doc. No. B-110404 in Book B-4779 at Page 567 and the Northeasterly right-of-way line of North Chouteau Trafficway (Formerly Manchester Trafficway), as now established by Doc. No. 31779, dated September 24, 1965; thence North 35 degrees 40 minutes 15 seconds West 5.41 feet, along said Northeasterly right-of-way line, to the “point of beginning”; thence continuing North 35 degrees 40 minutes 15 seconds West 9.06 feet along said Northeasterly right-of-way line, thence South 87 degrees 34 minutes 22 seconds East 690.40 feet, to a point on the East line of a certain tract of land conveyed by Warranty Deed recorded in Doc. No. 2004K-0020935 and the West line of a spur track, 50.00 feet in width, as recorded in Doc. No. B-282451 in Book B-5133 at Page 426; thence South 02 degrees 16 minutes 24 seconds West 11.39 feet, along said East and West line, to a point on said North right-of-way line; thence North 87 degrees 34 minutes 22 seconds West 503.74 feet along said North right-of-way line; thence North 02 degrees 18 minutes 09 seconds East 4.26 feet; thence North 87 degrees 34 minutes 22 seconds West 181.09 feet, along a line parallel with said North right-of-way line, to the “point of beginning” of the tract herein described, containing 7,049 square feet or 0.1618 acres, more or less.

And

Temporary Construction Easement No. 2 (3-year duration):

A tract of land situated in the Northeast Quarter of the Northwest Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the intersection of the North right-of-way line of Front Street, as now established, by Doc. No. B-110404 in Book B-4779 at Page 567 and the Northeasterly right-of-way line of North Chouteau Trafficway (Formerly Manchester Trafficway), as now established by Doc. No. 31779, dated September 24, 1965; thence North 35 degrees 40 minutes 15 seconds West 148.49 feet, along said Northeasterly right-of-way line, to the “point of beginning”; thence continuing North 35 degrees 40 minutes 15 seconds West 154.54 feet, along said Northeasterly right-of-way line, to the Northwesterly corner of a certain tract of land conveyed by Warranty Deed recorded in Doc. No. 2004K-0020935; thence North 54 degrees 19 minutes 45 seconds East 17.73 feet along the Northwesterly line of said certain tract of land conveyed by Warranty Deed recorded in Doc. No. 2004K-0020935; Thence South 35 degrees 27 minutes 04 seconds East 156.60 feet; Thence South 61 degrees 10 minutes 46 seconds West 17.25 feet, to the “point of beginning” of the tract herein described, containing 2,712 square feet or 0.0623 acres, more or less.

Tract No. 9

Temporary Construction Easement No. 1 (3-year duration):

A tract of land situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing the Southeast corner of Tract "G", "EXECUTIVE PARK FIRST PLAT", a subdivision of land in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, said point being on the West right-of-way line of Southern Road, as now established; thence South 02 degrees 16 minutes 24 seconds West 627.47 feet, along said West right-of-way line, to the "point of beginning"; thence continuing South 02 degrees 16 minutes 24 seconds West 25.00 feet along said West right-of-way line; thence South 18 degrees 23 minutes 53 seconds West 49.44 feet to a point on the North right-of-way line of Front Street, as now established; thence North 87 degrees 34 minutes 22 seconds West 486.27 feet, along said North right-of-way line, to a point on the West line of a certain tract of land conveyed by Warranty Deed recorded in Doc. No. 1999K-0051255 and the East line of a spur track, 50.00 feet in width, as recorded in Doc. No. B-282451 in Book B-5133 at Page 426; thence North 02 degrees 16 minutes 24 seconds East 12.00 feet along said East and West line; thence South 87 degrees 34 minutes 22 seconds East 226.27 feet along a line 12.00 feet North of and parallel with said North right-of-way line; thence North 02 degrees 25 minutes 38 seconds East 10.00 feet, along a line perpendicular to said North right-of-way line, to a point being 20.00 feet North of and at right angles to said North right-of-way line; thence South 87 degrees 34 minutes 22 seconds East 80.00 feet along a line 20.00 feet North of and parallel with said North right-of-way line; thence South 02 degrees 25 minutes 38 seconds West 10.00 feet, along a line perpendicular to said North right-of-way line, to a point being 10.00 feet North of and at right angles to said North right-of-way line; thence South 87 degrees 34 minutes 22 seconds East 180.03 feet along a line 10.00 feet North of and parallel with said North right-of-way line; thence North 05 degrees 46 minutes 48 seconds East 60.61 feet; thence South 87 degrees 43 minutes 36 seconds East 10.00 feet, to the "point of beginning" of the tract herein described, containing 7,191 square feet or 0.1651 acres, more or less.

Tract No. 17

Temporary Construction Easement No. 1 (3-year duration):

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 27, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 27, said point being on the Westerly prolongation of the South right-of-way line of Front Street, as now established; thence South 87 degrees 40 minutes 21 seconds East 73.44 feet, along the North line of the Southwest Quarter of the Northeast

Quarter of said Section 27 and said South right-of-way line, to a point being the intersection of said South right-of-way line and the Southerly right-of-way line of Front Street, as now established, by Ordinance No. 26956 in Book K-79 at Page 313, said point also being the “point of beginning”; thence continuing South 87 degrees 40 minutes 21 seconds East 583.08 feet, along said North line and said South right-of-way line; thence South 02 degrees 19 minutes 39 seconds West 10.00 feet along a line perpendicular to said South right-of-way line; thence North 87 degrees 40 minutes 21 seconds West 619.16 feet, along a line 10.00 feet South of and parallel with said South right-of-way line, to a point on said Southerly right-of-way line; thence North 76 degrees 50 minutes 07 seconds East 37.44 feet, along said Southerly right-of-way line, to the “point of beginning” of the tract herein described, containing 6,011 square feet or 0.1380 acres, more or less.

Temporary Construction Easement No. 2 (3-year duration):

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 27, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 27, said point being on the South right-of-way line of Front Street, as now established; Thence South 87 degrees 40 minutes 21 seconds East 931.52 feet, along said Westerly prolongation and the North line of the Southwest Quarter of the Northeast Quarter of said Section 27 and said South right-of-way line, to the “point of beginning”; thence continuing South 87 degrees 40 minutes 21 seconds East 120.00 feet along said North line and said South right-of-way line; thence South 02 degrees 19 minutes 39 seconds West 30.00 feet along a line perpendicular to said South right-of-way line; thence North 87 degrees 40 minutes 21 seconds West 120.00 feet along a line 30.00 feet South of and parallel with said South right-of-way line; thence North 02 degrees 19 minutes 39 seconds East 30.00 feet, along a line perpendicular to said South right-of-way line, to the “point of beginning” of the tract herein described, containing 3,600 square feet or 0.0826 acres, more or less.

Tract No. 17B

Right-of-Way:

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 26; Thence South 02 degrees 12 minutes 35 seconds West 273.07 feet,

along said East line of the Southeast Quarter of the Northwest Quarter of said Section 26, to a point on the Southwesterly right-of-way line of North Chouteau Trafficway (formerly Manchester Trafficway), as now established, by Doc. No. 31779, dated September 24, 1965, said point also being the “point of beginning”; thence continuing South 02 degrees 12 minutes 35 West 23.19 feet, along said East line; thence North 28 degrees 05 minutes 53 seconds West 100.13 feet, to a point on the North line of the Kansas City Southern Railway Company Tract No. 17B; thence South 87 degrees 34 minutes 32 seconds East 13.45 feet along said North line; thence South 28 degrees 11 minutes 26 seconds East 73.29 feet to the “point of beginning” of the tract herein described containing 1009 square feet or 0.0232 acres, more or less.

Temporary Construction Easement No. 1 (3-year duration):

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence South 02 degrees 12 minutes 35 seconds West 296.26 feet, along the East line of the Southeast Quarter of the Northwest Quarter of said Section 26, to a point on the Southwesterly right-of-way line of North Chouteau Trafficway (formerly Manchester Trafficway), as now established, by Doc. No. 31779, dated September 24, 1965, said point also being the “Point of Beginning”; thence continuing South 02 degrees 12 minutes 35 West 17.05 feet, along said East line; thence North 27 degrees 31 minutes 23 seconds West 119.22 feet, to a point on the North line of the Kansas City Southern Railway Company Tract No. 17B; thence South 87 degrees 34 minutes 32 seconds East 8.60 feet along said North line; Thence South 28 degrees 05 minutes 53 seconds East 100.13 feet to the “Point of Beginning” of the tract herein described containing 876 square feet or 0.0201 acres, more or less.

Tract No. 18

Right-of-Way:

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 26, said point being on the South right-of-way line of Front Street, as now established; thence South 87 degrees 34 minutes 32 seconds East 2,469.06 feet, along said South right-of-way line and the North line of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of said Section 26, to the “Point of

Beginning”; Thence continuing South 87 degrees 34 minutes 32 East 12.99 feet, along said South right-of-way line, to the Southwesterly right-of-way line of North Chouteau Trafficway (Formerly Manchester Trafficway), as now established, by Doc. No. 31779, dated September 24, 1965; thence South 28 degrees 11 minutes 26 seconds East 244.01 feet, along said Southwesterly right-of-way line, to a point on the South line of the Kansas City Southern Railway Company Tract No. 18; thence North 87 degrees 34 minutes 32 seconds West 13.45 feet along said South line; thence North 28 degrees 05 minutes 53 seconds West 243.78 feet, to the “point of beginning” of the tract herein described containing 2,775 square feet or 0.0687 acres, more or less.

Temporary Construction Easement No. 1 (3-year duration):

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 26, said point being on the South right-of-way line of Front Street, as now established; thence South 87 degrees 34 minutes 32 seconds East 2,359.06 feet, along said South right-of-way line and the North line of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of said Section 26, to the “Point of Beginning”; Thence continuing South 87 degrees 34 minutes 32 East 110.00 feet, along said South right-of-way line, to a point that is 11.50 feet Southwesterly of the Southwesterly right-of-way line of North Chouteau Trafficway (formerly Manchester Trafficway), as now established, by Doc. No. 31779, dated September 24, 1965; thence South 28 degrees 05 minutes 53 seconds East 243.78 feet, to a point on the South line of the Kansas City Southern Railway Company Tract 18; thence North 87 degrees 34 minutes 32 seconds West 8.16 feet along said South line; thence North 27 degrees 31 minutes 29 seconds West 230.77 feet; Thence North 83 degrees 55 minutes 58 seconds West 110.22 feet; thence North 02 degrees 25 minutes 28 seconds East 3.04 feet to the “point of beginning” of the tract herein described containing 2,200 square feet or 0.0505 acres, more or less.

Tract No. 20

Temporary Construction Easement No. 1 (3-year duration):

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, also shown on the Certificate of Survey as Tract 1, recorded in Doc. No. K-798380 in Book S-2 at Page 117, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the intersection of the South right-of-way line of Front Street, as now established, by Doc. No. B-110404 in Book B-4779 at Page 567 and the Northeasterly right-of-way line of the jointly owned Kansas City Southern Railway Company and the Chicago, Milwaukee, St. Paul & Pacific Railroad, as shown on said Certificate of Survey recorded in Doc. No. K-798380 in Book S-2 at Page 117; thence South 35 degrees 39 minutes 53 seconds East 13.98 feet, along said Northeasterly right-of-way line and the Southwesterly line of said Tract 1, to a point being 11.00 feet South of and at right angles to said South right-of-way line, said point also being the "point of beginning"; thence South 87 degrees 34 minutes 22 East 435.12 feet, along a line 11.00 feet South of and parallel with said South right-of-way line, to a point on the East line of said Tract 1; thence South 02 degrees 25 minutes 34 seconds West 25.00 feet, along said East line, to a point being 36.00 feet South of and at right angles to said South right-of-way line; thence North 87 degrees 34 minutes 22 seconds West 415.53 feet, along a line 36.00 feet South of and parallel with said South right-of-way line, to a point on said Northeasterly right-of-way line and the Southwesterly line of said Tract 1; thence North 35 degrees 39 minutes 53 seconds West 31.77 feet, along said Northeasterly right-of-way line and said Southwesterly line, to the "point of beginning" of the tract herein described, containing 10,633 square feet or 0.2441 acres, more or less.

Tract No. 21

Temporary Construction Easement No. 1 (3-year duration):

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, also shown on the Certificate of Survey as Tract 2, recorded in Doc. No. K-798380 in Book S-2 at Page 117, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the intersection of the South right-of-way line of Front Street, as now established, by Doc. No. B-110404 in Book B-4779 at Page 567 and the Northeasterly right-of-way line of the jointly owned Kansas City Southern Railway Company and the Chicago, Milwaukee, St. Paul & Pacific Railroad, as shown on said Certificate of Survey recorded in Doc. No. K-798380 in Book S-2 at Page 117; thence South 87 degrees 34 minutes 22 East 504.59 feet, along said South right-of-way line and the North line of the Southwest Quarter of the Northeast Quarter of said Section 26, to a point on the North line of said Tract 2, said point also being the "point of beginning"; thence continuing South 87 degrees 34 minutes 22 East 128.29 feet, along said South right-of-way line and said North line, to the Northeast corner of said Tract 2, said point being for a railroad right-of-way, 33.50 feet in width, to Southern Development Company, as recorded in Doc. No. B-282451 in Book B-5133 at Page 426, said point being the beginning of a non-tangent curve concave to the East having a radius of 404.70 feet; Thence Southerly 25.08 feet, along the Westerly right-of-way line of said railroad right-of-way recorded in Doc. No. B-282451 in Book B-5133 at Page 426 and said curve to the left having a chord bearing of South 14 degrees 23 minutes 16 seconds East 25.07 feet, to a point being 24.00 feet South of and at right angles to said South right-of-way line; thence North 87

degrees 34 minutes 22 seconds West 135.46 feet along a line 24.00 feet South of and parallel with said South right-of-way line; thence South 02 degrees 25 minutes 34 seconds West 12.00 feet to a point being 36.00 feet South of and at right angles to said South right-of-way line; Thence North 87 degrees 34 minutes 22 seconds West 60.92 feet, along a line 36.00 feet South of and parallel with said South right-of-way line, to a point on the West line of said Tract 2; thence North 02 degrees 25 minutes 34 seconds East 25.00 feet, along said West line, to a point being 11.00 feet South of and at right angles to said South right-of-way line; thence South 87 degrees 34 minutes 22 seconds East 60.84 feet along a line 11.00 feet South of and parallel with said South right-of-way line; thence North 02 degrees 25 minutes 34 seconds East 11.00 feet, to the "point of beginning" of the tract herein described, containing 4,685 square feet or 0.1075 acres, more or less.

Tract No. 23

Temporary Construction Easement (3-year duration):

A tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 26; thence North 87 degrees 34 minutes 22 seconds West 369.90 feet along the North line of the Southeast Quarter of the Northeast Quarter of said Section 26 and the South Right-of-Way line of Front Street, as now established, to a point on the West line of a 200 foot x 500 foot tract to Kansas City Southern Railway Company for a wye track recorded in Doc. No. A- 786128 in Book B-3730 at Page 492, said point also being the Point of Beginning; thence South 00 degrees 10 minutes 28 seconds East 12.01 feet along said West line, to a point being 12.00 feet South of and at right angles to said South Right-of-Way line; thence North 87 degrees 34 minutes 22 seconds West 501.41 feet, along a line 12.00 feet South of and parallel with said South Right-of-Way line, to a point on the Easterly line of a certain tract of land conveyed by Warranty Deed recorded in Doc. No. 2005K-0033500, said point being on a non-tangent curve concave to the East having a radius of 484.28 feet; thence Northerly 12.88 feet. along said Easterly line and said curve to the right having a chord bearing of North 18 degrees 53 minutes 12 seconds West 12.88 feet, to a point on said South Right-of-Way line; thence South 87 degrees 34 minutes 22 seconds East 505.54 feet, along said South Right-of-Way line and the North line of the Southeast Quarter of the Northeast Quarter of said Section 26, to the Point of Beginning of the tract herein described, containing 6,042 square feet or 0.1387 acres, more or less. Subject to all easements and restrictions of record.

Tract No. 23A

Temporary Construction Easement No. 1 (3-year duration):

A tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 26,

Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 26; thence North 87 degrees 34 minutes 22 seconds West 169.69 feet, along the North line of the Southeast Quarter of the Northeast Quarter of said Section 26 and the South Right-of-Way line of Front Street, as now established, to a point on the East line of a 200 foot x 500 foot tract to Kansas City Southern Railway Company for a wye track recorded in Doc. No. A- 786128 in BookB-3730 at Page 492, said point also being the Point of Beginning; thence South 00 degrees 10 minutes 28 seconds East 10.01 feet to a point being 10.00 feet South of and at right angles to said South Right-of-Way line; thence North 87 degrees 34 minutes 22 seconds West 125.86 feet along a line 10.00 feet South of and parallel with said South Right-of-Way line; thence South 02 degrees 25 minutes 38 seconds West 10.00 feet to a point being 20.00 feet South of and at right angles to said South Right-of-Way line; thence North 87 degrees 34 minutes 22 seconds West 73.89 feet, along a line 20.00 feet South of and parallel with said South Right-of-Way line, to a point on the West line of said 200 foot x 500 foot tract to Kansas City Southern Railway Company for a wye track recorded in Doc. No. A-786128 in Book B-3730 at Page 492; thence North 00 degrees 10 minutes 28 seconds West 20.02 feet, along said West line, to a point on said South Right-of-Way line; thence South 87 degrees 34 minutes 22 seconds East 200.21 feet, along said South Right-of-Way line and the North line of the Southeast Quarter of the Northeast Quarter of said Section 26, to the Point of Beginning of the tract herein described, containing 2,743 square feet or 0.0630 acres, more or less. Subject to all easements and restrictions of record.

Temporary Construction Easement No. 2 (3-year duration):

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 26, Township 50 North, Range 33 West of the 5th Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the intersection of the South Right-of-Way line of Front Street, as now established, by Doc. No. B-110404 in Book B-4779 at Page 567 and the Northeasterly Right-of-Way line of the jointly owned Kansas City Southern Railway Company and the Chicago, Milwaukee, St. Paul & Pacific Railroad, as shown on the Certificate of Survey recorded in Doc. No. K-798380 in Book S-2 at Page 117; thence South 87 degrees 34 minutes 22 seconds East 632.88 feet, along said South Right-of-Way line and the North line of the Southwest Quarter of the Northeast Quarter of said Section 26, to the Northwest corner of a railroad Right-of-Way, 33.50 feet in width, to Southern Development Company, as recorded in Doc. No. B-282451 in Book B-5133 at Page 426, said point also being the Point of Beginning; thence continuing South 87 degrees 34 minutes 22 seconds East 34.80 feet, along said South Right-of-Way line and said North line, to the Northeast corner of said railroad Right-of-Way, 33.50 feet in width, to

Southern Development Company, as recorded in Doc. No. B-282451 in Book B-5133 at Page 426, said point being the beginning of a non-tangent curve concave to the East having a radius of 371.20 feet; thence Southerly 25.30 feet, along the Easterly line of said railroad Right-of-Way and said curve to the left having a chord bearing of South 15 degrees 57 minutes 32 seconds East 25.29 feet, to a point being 24.00 feet South of and at right angles to said South Right-of-Way line; thence North 87 degrees 34 minutes 22 seconds West 35.53 feet, along a line 24.00 feet South of and parallel with said South Right-of-Way line, to a point on the Westerly line of said railroad Right-of-Way, 33.50 feet in width, to Southern Development Company, as recorded in Doc. No. B-282451 in Book B- 5133 at Page 426, said point being on a non-tangent curve concave to the East having a radius of 404.70 feet; thence Northerly 25.08 feet, along the Westerly line of said railroad Right-of-Way and said curve to the right having a chord bearing of North 14 degrees 23 minutes 16 seconds West 25.07 feet, to the Point of Beginning of the tract herein described, containing 844 square feet or 0.0194 acres, more or less. Subject to all easements and restrictions of record.

Tract No. 26

Temporary Construction Easement No. 1 (3-year duration):

A tract of land in the Southwest Quarter of the Northeast 1/4 of Section 26, Township 50 North, Range 33 West of the 5th P.M. being more particularly described as follows:

Commencing at the Northwest Corner of said Southwest Quarter; Thence South 02 degrees 12 minutes 35 seconds West, along the west line of said Southwest Quarter, a distance of 27.63 feet; Thence South 35 degrees 39 minutes 53 seconds East, a distance of 50.08 feet to the Point of Beginning of herein described tract; Thence North 21 degrees 41 minutes 19 seconds East, a distance of 29.70 feet; Thence South 35 degrees 39 minutes 53 seconds East, a distance of 507.48 feet; Thence South 54 degrees 46 minutes 27 seconds West, a distance of 25.00 feet; Thence North 35 degrees 39 minutes 55 seconds West, a distance of 491.27 feet to the Point of Beginning. Contains 12,485.51 square feet more or less.

Tract No. 40

Right of Way:

A tract of land in the Southwest Quarter of the Northeast 1/4 and the Southeast Quarter of the Northwest Quarter of Section 26, Township 50 North Range 33 West of the 5th Principal Meridian being more particularly described as follows:

(Note: The bearing system in the following description is based on grid north, Missouri Coordinate System of 1983/97).

Beginning at the Northwest Corner of said Southwest Quarter; thence South 87 degrees 34 minutes 19 seconds East, along the north line of said Southwest Quarter, a distance 41.98 feet to a point on the east Right-of-Way line of Chouteau Trafficway as it now exists; thence South 35 degrees 39 minutes 53 seconds East, along said east Right-of-Way line, a distance of 13.92 feet; thence South 21 degrees 39 minutes 04 seconds West,

a distance of 59.41 feet; thence North 35 degrees 39 minutes 53 seconds West, a distance of 85.19 feet to a point on the north line of said Northwest Quarter; thence South 87 degrees 34 minutes 30 seconds East, along said north line, a distance of 21.56 feet to the Point Of Beginning, of the tract herein described, containing 2,477.81 square feet more or less.

Temporary Construction Easement (3-year duration):

A tract of land in the Southwest Quarter of the Northeast 1/4 of Section 26, Township 50 North, Range 33 West of the 5th P.M. being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 02 degrees 12 minutes 35 seconds West, along the West Line of said Southwest Quarter, a distance of 27.63 feet; thence South 35 degrees 39 minutes 53 seconds East, a distance of 50.08 feet to the Point of Beginning of herein described tract; thence North 21 degrees 41 minutes 19 seconds East, a distance of 29.70 feet; thence South 35 degrees 39 minutes 53 seconds East, a distance of 507 .48 feet; thence South 54 degrees 46 minutes 27 seconds West, a distance of 25.00 feet; thence North 35 degrees 39 minutes 55 seconds West, a distance of 491.27 feet to the Point Of Beginning. Contains 12,485.51 square feet more or less.

Section B. That all references in Ordinance No. 220478 to Section 4 shall be regarded as referring to Section 4 as set forth herein.

Section C. That upon the effective date of this ordinance, the City Clerk is hereby directed to cause this ordinance to be recorded in the office of the Recorder of Deeds for Jackson County, Missouri.

Approved as to form:

Abigail Judah
Assistant City Attorney