Legislation Details (With Text)

File #:	260445	**Version:** 3	**Name:**		
Type:	Ordinance		**Status:**	Held	
File created:	5/6/2026		**In control:**	Finance, Governance and Public Safety Committee	
On agenda:	11/10/2026		**Final action:**		

Title: Sponsor: City Manager's Office
COMMITTEE SUBSTITUTE

Vacating the sidewalk right-of-way in proposed District MPD generally located within the area known as the Country Club Plaza; directing the City Clerk to record certain documents CD-ROW-2025-00037); appropriating $5,000.00 from the Unappropriated Fund Balance of the Development Services Fund (2210) for the purposes of public communication; and recognizing this ordinance as having an accelerated effective date.

FINANCE COMMITTEE "Advance and Do Pass as a Committee Substitute"
Held on Docket 10.8.2026

Sponsors: City Manager's Office, Andrea Bough, Quinton Lucas

Indexes:

Code sections:

Attachments: 1. Docket Memo 260445, 2. Ordinance 260445_Plaza Sidewalk Vacation

Date	Ver.	Action By	Action	Result
11/5/2026	3	Council		
10/22/2026	3	Council	Held on Docket	
10/8/2026	3	Council	Held on Docket	
9/10/2026	3	Council	Held on Docket	
8/13/2026	3	Council	Held on Docket	
7/9/2026	3	Council	Held on Docket	
7/2/2026	3	Council	Held on Docket	
6/11/2026	3	Council	Held on Docket	
5/21/2026	1	Council	Held on Docket	
5/19/2026	2	Finance, Governance and Public Safety Committee	Adv and Do Pass as Cmte Sub	
5/12/2026	1	Finance, Governance and Public Safety Committee	Hold on Agenda	
5/7/2026	1	Council	referred	

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260445

Sponsor: City Manager's Office
COMMITTEE SUBSTITUTE

Vacating the sidewalk right-of-way in proposed District MPD generally located within the area known as the Country Club Plaza; directing the City Clerk to record certain documents CD-ROW-2025-00037); appropriating $5,000.00 from the Unappropriated Fund Balance of the Development Services Fund (2210) for the purposes of public communication; and recognizing this ordinance as having an accelerated effective date.

FINANCE COMMITTEE "Advance and Do Pass as a Committee Substitute"
Held on Docket 10.8.2026

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 13th day of October, 2025, a petition was filed with the City Clerk of Kansas City by James McClure for the vacation of:

A SIDEWALK VACATION SURROUNDING ALL THAT PART OF LOT 1, WORNALL PARK RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JULY 17, 1986, AS DOCUMENT NO. K-724383, IN PLAT BOOK 36 AT PAGE 88, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST MOST CORNER OF SAID DESCRIED TRACT THEREIN, THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 216.52 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH TERRACE, SAID POINT BEING A FOUND IRON PIPE WITH A CAP LYING SOUTH 0.17 FEET AND EAST 1.47 FEET FROM SAID POINT; THENCE RUNNING NORTH 87 DEGREES 39 MINUTES 24 SECONDS WEST A DISTANCE OF 10.72 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 280.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 18.31 FEET WITH AN ARC LENGTH OF 35.13 FEET AND A CHORD BEARING OF SOUTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 13.04 FEET AND A CHORD BEARING OF NORTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 255.17 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A

RADIUS OF 14.39 FEET WITH AN ARC LENGTH OF 16.72 FEET AND A CHORD BEARING OF NORTH 59 DEGREES 10 MINUTES 43 SECONDS EAST WITH A CHORD DISTANCE OF 15.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.44 FEET WITH AN ARC LENGTH OF 50.70 FEET AND A CHORD BEARING OF NORTH 25 DEGREES 52 MINUTES 44 SECONDS EAST WITH A CHORD DISTANCE OF 48.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 349.16 FEET WITH AN ARC LENGTH OF 213.63 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 15 MINUTES 46 SECONDS EAST WITH A CHORD LENGTH OF 210.31 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 23 SECONDS WEST A DISTANCE OF 12.99 FEET TO A POINT ALONG THE NORTHERN RIGHT OF WAY LINE OF WORNALL ROAD, THENCE ALONG SAID NORTHERN PUBLIC ROAD AND RUNNING ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 303.37 FEET WITH AN ARC LENGTH OF 206.14 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 15 MINUTES 34 SECONDS WEST WITH A CHORD DISTANCE OF 202.20 FEET; THENCE SOUTH 19 DEGREES 05 MINUTES 08 SECONDS A DISTANCE OF 3.34 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG AS SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.50 FEET WITH AN ARC LENGTH OF 48.65 FEET AND A CHORD BEARING OF SOUTH 33 DEGREES 21 MINUTES 25 SECONDS WITH A CHORD DISTANCE OF 47.35 FEET; THENCE SOUTH 10 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 9.42 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 287.78 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 11,099 SQUARE FEET OR 0.25 ACRES, MORE OR LESS

AND

A SIDEWALK EASEMENT FOR USE WITH COURT OF PENGUINS - BLOCK 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING 16.71 FEET SOUTH EAST FROM THE SOUTH EASTERN MOST CORNER OF THE DESCRIBED TRACT OF LAND, THENCE ALONG THE FOLLOWING DESCRIBED COURSES: NORTH 26 DEGREES 17 MINUTES 10 SECONDS EAST A DISTANCE OF 50.06 FEET; THENCE NORTH 23 DEGREES 32 MINUTES 25 SECONDS EAST A DISTANCE OF 38.04 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 359.27 FEET, AN ARC LENGTH OF 109.72 FEET, A CHORD BEARING OF NORTH 10 DEGREES 44 MINUTES 37 SECONDS EAST AND A CHORD LENGTH OF 109.30 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.30 FEET, AN ARC LENGTH OF 24.07 FEET, A CHORD BEARING OF NORTH 42 DEGREES 40 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 21.66 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 229.89 FEET TO A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.32 FEET, AN ARC LENGTH OF 11.92 FEET, A CHORD BEARING OF NORTH 68 DEGREES 01 MINUTE 31 SECONDS WEST AND A CHORD LENGTH OF 17.32 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.02 FEET, AN ARC LENGTH OF 16.59 FEET WITH A CHORD BEARING OF NORTH 68 DEGREES 57 MINUTES 53 SECONDS WEST AND A CHORD LENGTH OF 16.24 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 88 DEGREES 36 MINUTES 11

powered by Legistar™

SECONDS WEST A DISTANCE OF 18.87 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 14.81 FEET, AN ARC LENGTH OF 19.24 FEET, WITH A CHORD BEARING OF SOUTH 54 DEGREES 55 MINUTES 42 SECONDS WEST AND A CHORD DISTANCE OF 17.92 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH SOUTH 17 DEGREES 17 MINUTES 04 SECONDS WEST A DISTANCE OF 119.35 FEET; THENCE SOUTH 17 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 25.85 FEET; THENCE SOUTH 26 DEGREES 53 MINUTES 25 SECONDS WEST A DISTANCE OF 49.06 FEET, THENCE SOUTH 37 DEGREES 35 MINUTES 29 SECONDS WEST A DISTANCE OF 8.29 FEET TO A CURVE; THENCE ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 7.92 FEET, AN ARC LENGTH OF 13.79 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 39 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 12.11 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.86 FEET, AN ARC LENGTH OF 50.88 FEET, A CHORD BEARING OF SOUTH 41 DEGREES 53 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 46.72 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 13.17 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7.07 FEET, AN ARC LENGTH OF14.10 FEET, A CHORD BEARING OF NORTH 35 DEGREES 01 MINUTE 36 SECONDS WEST AND A CHORD LENGTH OF 11.88 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 30 DEGREES 17 MINUTES 07 SECONDS WEST A DISTANCE OF 9.71 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 49 SECONDS EAST A DISTANCE OF 260.72 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.21 FEET, AN ARC LENGTH OF 24.69 FEET, A CHORD BEARING OF NORTH 55 DEGREES 41 MINUTES 17 SECONDS EAST AND A CHORD LENGTH OF 23.02 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 16.71 FEET TO A FOUND NAIL IN CONCRETE, SAID POINTS ALSO BEING THE SOUTH WEST MOST CORNER OF THE DESCRIBED TRACT THEREIN; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND RUNNING NORTH 26 DEGREES 54 MINUTES 59 SECONDS EAST A DISTANCE OF 58.25 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET, AN ARC LENGTH OF 126.39 FEET, A CHORD BEARING OF NORTH 14 DEGREES 45 MINUTES 23 SECONDS EAST AN A CHORD LENGTH OF 126.39 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 12.89 FEET TO A POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE WEST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND THE SOUTH RIGHT OF WAY LINE OF NICHOLES ROAD; THENCE FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NORTH 87 DEGREES 36 MINUTES 06 SECONDS WEST A DISTANCE OF 277.48 FEET TO A POINT, SAID POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF NICHOLES ROAD AND THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE FOLLOWING THE EAST RIGHT-OF-WAY LINE OF SAID STREET SOUTH 17 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 187.41 FEET TO A CURVE, THE BEGINNING OF SAID CURVE BEING A FOUND CROSS MARKING THE SOUTH WEST MOST CORNER OF SAID TRACT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 10.96 FEET, A CHORD BEARING OF 35 DEGREES 08 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 9.50 FEET TO A POINT, SAID POINT ALSO BEING A FOUND CROSS ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET SOUTH 87

DEGREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 268.28 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT CONTAINS 16,303 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WEST OF BROADWAY STREET, EAST OF PENNSYLVANIA AVENUE, SOUTH OF 47TH STREET AND NORTH OF NICHOLS ROAD & ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE RUNNING SOUTH ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 296.36 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD, A VARIABLE WIDTH PUBLIC ROAD; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 462.21 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, A 60 FOOT PUBLIC ROAD; THENCE NORTH ALONG SAID PUBLIC RIGHT-OF-WAY NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 302.07 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 46TH STREET, A VARIABLE WIDTH PUBLIC ROAD; THENCE EAST ALONG SAID PUBLIC RIGHT-OF-WAY SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 302.07 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS A DISTANCE OF 85.97 FEET TO THE POINT OF BEGINNING. FROM SAID LAST POINT OF TRACT DESCRIBED THE FOLLOWING PROPOSED SIDEWALK EASEMENT: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 14.00 FEET; THENCE SOUTH02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 299.37 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND HAVING A CHORD BEARING OF SOUTH 47 DEGREES 27 MINUTES 58 SECONDS WEST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 461.21 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 17.28 FEET AND HAVING A CHORD BEARING OF NORTH 42 DEGREES 31 MINUTES 25 SECONDS WEST WITH A CHORD LENGTH OF 15.56 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 278.25 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 12.04 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 5.49 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 27 MINUTES 31 SECONDS EAST WITH A CHORD DISTANCE OF 28.27 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A

powered by Legistar™

DISTANCE OF 442.60 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 47 SECONDS EAST A DISTANCE OF 1.27 FEET TO A NON-TANGENTAL CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND HAVING A RADIUS OF18.60 FEET WITH AN ARC LENGTH OF 32.45 FEET AND HAVING A CHORD BEARING OF SOUTH 87 DEGREES 34 MINUTES 13 SECONDS WITH A CHORD LENGTH OF 28.49 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 14.91 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 18,331 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

AND

A TRACT OF LAND LYING AROUND ALL FRONT OF STREETS ABUTTING ALL THAT PART OF LOTS 93 THROUGH 99 AND LOTS 102 THROUGH 113 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926 AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, AND THAT PART OF 46TH STREET TERRACE RIGHT OF WAY VACATED BY ORDINANCE NUMBER 971461, APPROVED OCTOBER 16, 1997, LYING BELOW AN ELEVATION OF 158.00 FEET, KANSAS CITY, MISSOURI DATUM & LOT 114 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926, AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, SAID EXHIBIT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE RUNNING SOUTH ALONG SAID ROAD SOUTH 02 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 321.37 FEET; THENCE SOUTH 10 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 3.09 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 33 SECONDS WEST A DISTANCE OF 14.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.10 FEET, AN ARC LENGTH OF 22.93 FEET WITH A CHORD BEARING OF SOUTH 41 DEGREES 40 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 20.79 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 28 MINUTES 13 SECONDS EAST A DISTANCE OF 473.08 FEET; THENCE SOUTH 57 DEGREES 51 MINUTES 53 SECONDS EAST A DISTANCE OF 10.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 9.64 FEET, AN ARC LENGTH OF 19.45 FEET WITH A CHORD BEARING OF NORTH 64 DEGREES 20 MINUTES EAST AND A CHORD DISTANCE OF 16.32 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 23 MINUTES 16 SECONDS EAST A DISTANCE OF 170.57 FEET; THENCE NORTH 86 DEGREES 15 MINUTES 46 SECONDS WEST A DISTANCE OF 9.77 FEET; THENCE RUNNING ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD AND RUNNING SOUTH 02 DEGREES 20 MINUTES 03 SECONDS WEST A DISTANCE OF 159.39 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WEST 47TH STREET; THENCE ALONG SAID NORTHERN LINE AND RUNNING NORTH 87 DEGREES 29 MINUTES 39 SECONDS WEST A DISTANCE OF 488.62 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN LINE AND RUNNING NORTH 02 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 339.89 FEET; THENCE NORTH 86 DEGREES 16 MINUTES 11 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 12,532 SQUARE FEET OR 0.29 ACRES, MORE OR

powered by Legistar™

LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 65, 66, 69, 70, 71, 72 AND 73, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, TOGETHER WITH THE VACATED NORTH 9.25 FEET OF PUBLIC COURT LYING SOUTH OF AND ADJOINING LOTS 66 AND 73, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID TRACT AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 197.58 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.60 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 26 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 12.58 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 45 SECONDS WEST A DISTANCE OF 251.42 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 12.06 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.90 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 14 MINUTES 48 SECONDS WEST WITH A CHORD DISTANCE OF 15.90 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 12 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 6.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.33 FEET WITH AN ARC LENGTH OF 67.88 FEET AND A CHORD BEARING OF NORTH 52 DEGREES 18 MINUTES 33 SECONDS EAST WITH A CHORD DISTANCE OF 53.71 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 259.91 FEET; THENCE SOUTH 08 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 4.15 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE ALONG SAID RIGHT OF WAY LINE AND RUNNING NORTH 87 DEGREES 19 MINUTES 09 SECONDS WEST A DISTANCE OF 275.09 FEET TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF WYANDOTTE STREET AND RUNNING SOUTH 09 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 139.81 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 179.70 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 32 SECONDS A DISTANCE OF 76.31 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 59 SECONDS WEST A DISTANCE OF 75.03 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 17 SECONDS EAST A DISTANCE OF 66.50 FEET; THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 102.44 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 09 DEGREES 29 MINUTES 18 SECONDS WEST A DISTANCE OF 139.41 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 162.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET WITH AN ARC LENGTH OF 36.93 FEET AND A CHORD BEARING OF NORTH 73 DEGREES 21 MINUTES 41 SECONDS EAST WITH A CHORD DISTANCE OF 36.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 26.18 FEET TO THE POINT OF

powered by Legistar™

BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 15,119 SQUARE FEET OR 0.34 ACRES, MORE OR LESS

AND

AN EASEMENT DESCRIBED ALONG ALL OR PARTS OF LOT 28 AND 45 THRU 56, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED OCTOBER 23, 1911, AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF NICHOLS ROAD, AS NOW ESTABLISHED, ON THE NORTH BY THE WEST RIGHT-OF-WAY LINE OF CENTRAL STREET, AS NOW ESTABLISHED, ON THE EAST; BY THE NORTH RIGHT-OF-WAY LINE OF WARD PARKWAY, AS NOW ESTABLISHED, ON THE SOUTH; AND BY THE EAST RIGHT-OF-WAY LINE OF WORNALL ROAD AS NOW ESTABLISHED, ON THE WEST; SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST MOST CORNER OF THE DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, THENCE RUNNING SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.76 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 188.74 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.75 FEET WITH AN ARC LENGTH OF 18.74 FEET AND A CHORD BEARING OF NORTH 41 DEGREES 46 MINUTES 01 SECONDS EAST WITH A CHORD DISTANCE OF 17.50 FEET; THENCE NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.22 FEET WITH AN ARC LENGTH OF 16.08 FEET AND A CHORD BEARING OF SOUTH 57 DEGREES 31 MINUTES 39 SECONDS EAST WITH A CHORD DISTANCE OF 14.47 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 182.53 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.78 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF CENTRAL STREET, SAID POINT ALSO BEING A FOUND CUT CROSS IN THE SIDEWALK; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 176.73 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, SAID POINT ALSO BEING A FOUND NAIL IN CONCRETE LYING NORTH 0.45 FEET AND WEST 1.15 FEET OF THE POINT THEREIN DESCRIBED; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 182.76 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 9,802 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

powered by Legistar™

A SIDEWALK VACATION SURROUNDING LOT 79, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 22, 1928, AS DOCUMENT NO. 3951 17, IN PLAT BOOK 23 AT PAGE 85, SAID VACATION TRACT DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #1' AND BEING ALONG THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 77 DEGREES 32 MINUTES 54 SECONDS WEST A DISTANCE OF 14.05 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 131.85 FEET; THENCE NORTH 66 DEGREES 20 MINUTES 40 SECONDS WEST A DISTANCE OF 9.32 FEET; THENCE NORTH 12 DEGRESS 26 MINUTES 52 SECONDS WEST A DISTANCE OF 40.93 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 28.27 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 33 DEGREES | SECONDS EAST AND A CHORD DISTANCE OF 25.46 FEET; THENCE NORTH 77 DEGREES 33 MINUTES II SECONDS EAST A DISTANCE OF 95.05 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 35 SECONDS EAST A DISTANCE OF 12.79 FEET TO A POINT OF NON-TANGENTAL CURVATURE, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE FOLLOWING SAID RIGIHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 667.73 FEET WITH AN ARC LENGTH OF 125.00 FEET AND A CHORD BEARING OF SOUTH 70 DEGREES 54 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 104.85 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 162.66 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY RUNNING SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 176.42 FEET TO THE POINT OF BEGINNING. THENCE DESCRIBED THE FOLLOWING DESCRIBED SECOND PART OF SAID SIDEWALK VACATION: BEGINNING AT A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET, SAID POINT BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #2' AND RUNNING NORTH 77 DEGREES 32 MINUTES 54 SECONDS EAST A DISTANCE OF 14.66 FEET; THENCE NORTH 12 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 178.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.74 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 20 MINUTES 38 SECONDS WEST WITH A CHORD DISTANCE OF 14.17 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 4.62 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 188.82 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE COMBINED DESCRIBED VACATIONS CONTAINING 9,701 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION DESCRIBED ALONG ALL OR PARTS OF LOTS 38 THRU 44 AND 57 THRU 64, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED SEPTEMBER 26, 1911 AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77,

powered by Legistar™

AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID VACATION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE SOUTH EAST MOST CORNER OF THE TRACT OF LAND DESCRIBED; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 10.67 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF SOUTH 32 DEGREES 34 MINUTES 53 SECONDS WEST WITH A CHORD DISTANCE OF 62.26 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 233.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.71 FEET AND A CHORD BEARING OF NORTH 50 DEGREES 00 MINUTES 41 SECONDS WEST WITH A CHORD LENGTH OF 31.71 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 19.32 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 43 SECONDS EAST A DISTANCE OF 7.78 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 49 SECONDS EAST A DISTANCE OF 267.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 36 MINUTES 23 SECONDS EAST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 7.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 166.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 23.55 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 55 MINUTES 27 SECONDS EAST WITH A CHORD DISTANCE OF 21.90 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 2.76 FEET TO A POINT ALONG THE SOUTH LINE OF WEST 47TH STREET; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.27 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 297.47 TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF NICHOLES ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND RUNNING NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 240.20 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 34 MINUTES 53 SECONDS EAST WITH A CHORD DISTANCE OF 62.26 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 8,866 SQUARE FEET OR 0.20 ACRES, MORE OR LESS

AND

LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING, PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED MARCH 26, 1929, AS DOCUMENT NO. 407685, IN PLAT BOOK 23 AT PAGE 95. A TRACT OF LAND LYING ALONG ALL FRONTS OF STREETS ABUTTING A TRACT OF LAND BEING LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT OF LAND BEING A PROPOSED SIDEWALK EASEMENT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WESTERN MOST CORNER OF LOT 11, SAID POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY, THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 77 DEGREES, 36 MINUTES 56 SECONDS WEST A DISTANCE OF 26.41 FEET; THENCE LEAVING SAID WARD PARKWAY AND RUNNING NORTH 17 DEGREES 09 MINUTES 41 SECONDS EAST A DISTANCE OF 180.52 FEET TO A POINT; THENCE ALONG A NON -TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 29.28 FEET, AN ARC LENGTH OF 35.01 FEET WITH A CHORD BEARING OF NORTH 56 DEGREES 02 MINUTES 50 SECONDS EAST AND A CHORD LENGTH OF 32.96 FEET, THENCE SOUTH 87 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 237.87 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.56 FEET, A CHORD LENGTH OF 40.15 FEET WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 14 SECONDS EAST AND A CHORD LENGTH OF 36.15 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 79.47 FEET; THENCE SOUTH 77 DEGREES 36 MINUTES 56 SECONDS WEST A DISTANCE OF 31.50 FEET; THENCE IN A NORTH EASTERLY DIRECTION ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, AN ARC LENGTH OF 32.74 FEET WITH A CHORD BEARING OF NORTH 40 DEGREES 05 MINUTES 54 SECONDS EAST AND A CHORD LENGTH OF 30.45 FEET; THENCE ALONG THE WESTERN PUBLIC RIGHT-OF-WAY OF PENNSYLVANIA AVENUE AND RUNNING NORTH 02 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 58.72 FEET (RECORD DISTANCE OF 50.80 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15 DEGREES, AN ARC LENGTH OF 23.56 FEET WITH A CHORD BEARING OF 42 DEGREES 24 MINUTES 55 SECONDS WEST AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 48TH STREET AND RUNNING NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 247.21 FEET (RECORD DISTANCE 236.15 FEET); THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET AND RUNNING SOUTH17 DEGREES 16 MINUTES 05 SECONDS WEST A DISTANCE OF 170.65 FEET (RECORD DISTANCE OF 170.78 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 12.53 FEET WITH A CHORD BEARING OF 42 DEGREES 33 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 10.37 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 7,949 SQUARE FEET OR 0.18 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING ALL THAT PART OF THE NORTHEAST

powered by Legistar™

QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, INCLUDING PART OF LOTS 13, 14, 15, 16 AND 20 AND ALL OF LOTS 21 THROUGH 28, BOTH INCLUSIVE, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO, 539873, IN PLAT BOOK 13 AT PAGE 42 AND INCLUDING PART OF VACATED JEFFERSON STREET ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST MOST CORNER OF SAID TRACT AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF WEST 47TH STREET AND RUNNING NORTH 02 DEGREES 36 MINUTES 5! SECONDS EAST A DISTANCE OF 14.63 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS WEST A DISTANCE OF 133.91 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET WITH AN ARC LENGTH OF 22.86 FEET AND A CHORD BEARING OF SOUTH 46 DEGREES 16 MINUTES 13 SECONDS WEST WITH A CHORD DISTANCE OF 20.71 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 55 SECONDS WEST A DISTANCE OF 434.33 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 13.07 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 55 SECONDS EAST A DISTANCE OF 434.01 FEET TO A POINT; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 135.16 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 7,787 SQUARE FEET OR 0.179 ACRES, MORE OR LESS.

AND

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 33 EAST, INCLUDING PART OF LOTS AND 16, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO. 539873, IN PLAT BOOK 13 AT PAGE 42; INCLUDING PART OF THE VACATED ALLEY LYING BETWEEN SAID LOTS AND 16 AND INCLUDING PART OF VACATED PENNSYLVANIA AVENUE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID PROPOSED EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, ALSO SAID POINT BEING A FOUND CROSS MARKING THE NORTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF SAID STREET, SOUTH 02 DEGREES 13 MINUTES 58 SECONDS WEST A DISTANCE OF 146.33 FEET TO A POINT MARKING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD TO A POINT, SAID POINT ALSO BEING A FOUND CROSS MARKING THE SOUTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE FOLLOWING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD, SOUTH 87 DEGREES 36 MINUTES 06 SECONDS EAST A DISTANCE OF 247.75 FEET TO A POINT, SAID POINT ALSO BEING THE WESTERN RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID WESTERN RIGHT OF WAY NORTH 02 DEGREES 29 MINUTES 1 2 SECONDS EAST A DISTANCE OF 146.02 FEET TO A FOUND CROSS MARKING THE NORTHEAST CORNER OF THE DESCRIBED TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE FOLLOWING DESCRIBED COURSES: SOUTH 87 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 13.85 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 145.41 FEET TO A POINT

powered by Legistar™

OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 14.19 FEET, AN ARC DISTANCE OF 6.81 FEET WITH A CHORD BEARING OF SOUTH 15 DEGREES 59 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 6.75 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.29 FEET, AN ARC LENGTH OF 22.63 FEET WITH A CHORD BEARING OF SOUTH 54 DEGREES 45 MINUTES 41 SECONDS WEST AND A CHORD DISTANCE OF 22.24 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS WEST A DISTANCE OF 222.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 15.83 FEET, AN ARC DISTANCE OF 8.04 FEET WITH A CHORD BEARING OF SOUTH 77 DEGREES 59 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 7.95 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 20.16 FEET, AN ARC DISTANCE OF 51.64 FEET WITH A CHORD BEARING OF NORTH 51 DEGREES 35 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 40.76 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 304.26 FEET, AN ARC DISTANCE OF 62.34 FEET WITH A CHORD BEARING OF NORTH 08 DEGREES 47 MINUTES 23 SECONDS EAST AND A CHORD DISTANCE OF 56.13 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 87.58 FEET; THENCE SOUTH 87 DEGREES 3 MINUTES 50 SECONDS EAST A DISTANCE OF 13.57 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT OF LAND CONTAINS 9,723 SQ. FT. OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 1, 2 AND 3, AND ALL THOSE PARTS OF LOTS 4, 5, 6, 7 AND 8, BLOCK 3, AND LOT OR BLOCK B, ELMDALE, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JUNE 9, 1903, AS DOCUMENT NO. 450349, IN PLAT BOOK 12 AT PAGE 15, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST MOST CORNER OF SAID DESCRIBED PLAT, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET AND RUNNING NORTH OI DEGREES 08 MINUTES 47 SECONDS WEST A DISTANCE OF 16.52 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 223.02 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET WITH AN ARC LENGTH OF 26.52 FEET AND A CHORD BEARING OF SOUTH 40 DEGREES 10 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 22.19 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 368.09 FEET; THENCE NORTH 77 DEGREES 44 MINUTES 16 SECONDS EAST A DISTANCE OF 15.11 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 339.24 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 36.59 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 10 MINUTES 37 SECONDS EAST WITH A CHORD DISTANCE OF 31.70 PEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH

powered by Legistar™

STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 196.31 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 9,575 SQUARE FEET 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 78, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED OCTOBER 22, 1928, AS DOCUMENT NO. 395117 IN PLAT BOOK 23, AT PAGE 85. EXCLUDING THE INTERIOR OF SAID TRACT OF LAND, THIS VACATION TRACT IS DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING ALONG THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD AND THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 66 DEGREES 31 MINUTES 23 SECONDS WEST A DISTANCE OF 15.07 FEET TO THE POINT OF BEGINNING OF SAID SIDEWALK VACATION; THENCE RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 221.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 18.33 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 04 MINUTES 25 SECONDS EAST WITH A CHORD DISTANCE OF 15.87 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 349.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.12 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 49 MINUTES 22 SECONDS EAST WITH A CHORD DISTANCE OF 12.20 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 112.68 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 16.07 FEET AND A CHORD BEARING OF SOUTH 29 DEGREES 36 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 14.68 FEET; THENCE SOUTH 71 DEGREES 27 MINUTES 57 SECONDS WEST A DISTANCE OF 56.35 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 590.61 FEET WITH AN ARC LENGTH OF 114.97 FEET AND A CHORD BEARING OF SOUTH 71 DEGREES 58 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 114.79 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 167.45 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.71 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 26 MINUTES 50 SECONDS WEST WITH A CHORD LENGTH OF 14.14 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 15,593 SQUARE FEET OR 0.35 ACRES, MORE OR LESS

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THAT LIES WEST OF BROADWAY STREET, NOW KNOWN AS WORNALL ROAD, EAST OF PENNSYLVANIA AVENUE, SOUTH OF NICHOLS ROAD AND NORTH OF WARD PARKWAY, SAID VACATION

powered by Legistar™

TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNERS OF SAID TRACT OF LAND, SAID POINT BEING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY AND THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, THENCE ALONG SAID NORTHERN RIGHT-OF-WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 0.59 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 26.18 FEET WITH AN ARC LENGTH OF 29.14 FEET WITH A CHORD BEARING OF NORTH 05 DEGREES 01 MINUTES 22 SECONDS WEST WITH A CHORD DISTANCE OF 27.66 FEET; THENCE NORTH 26 DEGREE 52 MINUTES 07 SECONDS EAST A DISTANCE OF 157.27 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 372.66 FEET WITH AN ARC LENGTH OF 158.20 FEET AND A CHORD BEARING OF NORTH 14 DEGREES 42 MINUTES 38 SECONDS EAST WITH A CHORD LENGTH OF 157.02 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 15.73 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.87 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 02 SECONDS EAST A DISTANCE OF 456.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.84 FEET AND WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 51 SECONDS EAST WITH A CHORD LENGTH OF 16.96 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 186.74 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 9.49 FEET; THENCE NORTH ALONG THE WESTERN RIGHT-OF -WAY OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 185.84 FEET TO A POINT, SAID POINT BEING THE SOUTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID ROAD AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE AND RUNNING SOUTH 02 DEGREES 32 MINUTES 56 SECONDS WEST A DISTANCE OF 12.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET WITH AN ARC LENGTH OF164.69 FEET AND A CHORD BEARING OF SOUTH14 DEGREES 42 MINUTES 32 SECONDS WEST AND A CHORD DISTANCE OF 163.46 FEET; THENCE SOUTH 26 DEGREES 52 MINUTES 07 SECONDS WEST A DISTANCE OF 180.41 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 14,245 SQUARE FEET OR 0.32 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 74, 75, 76 AND 77, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, SAID VACATION TRACTS OUTER BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ALONG THE SOUTHWEST CORNER OF SAID TRACT THEREIN DESCRIBED, SAID POINT BEING ALONG A POINT OF CURVATURE, THENCE RUNNING NORTH 28 DEGREES 15 MINUTES 12 SECONDS WEST A DISTANCE OF 7.34 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED VACATION; THENCE ALONG THE

powered by Legistar™

OUTER PERIMETER THE FOLLOWING VACATION ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 356.03 FEET WITH AN ARC LENGTH OF 213.96 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 31 MINUTES 49 SECONDS EAST WITH A CHORD DISTANCE OF 210.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 54.93 FEET AND A CHORD BEARING OF SOUTH 81 DEGREES 09 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 41.73 FEET: THENCE SOUTH 09 DEGREES 37 MINUTES 18 SECONDS EAST A DISTANCE OF 169.90 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 35.68 FEET AND A CHORD BEARING OF SOUTH 41 DEGREES 29 MINUTES 13 SECONDS WEST WITH A CHORD LENGTH OF 31.13 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET WITH AN ARC LENGTH OF 33.84 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 49 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 61 DEGREES 44 MINUTES 48 SECONDS EAST A DISTANCE OF 27.07 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 46, 186 SQUARE FEET OR 1.06 ACRES, MORE OR LESS;

giving the distinct description of the sidewalk right-of-way 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 sidewalk right-of-way 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 SIDEWALK VACATION SURROUNDING ALL THAT PART OF LOT 1, WORNALL PARK RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JULY 17, 1986, AS DOCUMENT NO. K-724383, IN PLAT BOOK 36 AT PAGE 88, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST MOST CORNER OF SAID DESCRIED TRACT THEREIN, THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 216.52 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH TERRACE, SAID POINT BEING A FOUND IRON PIPE WITH A CAP LYING SOUTH 0.17 FEET AND EAST 1.47 FEET FROM SAID POINT; THENCE RUNNING NORTH 87 DEGREES 39 MINUTES 24 SECONDS WEST A DISTANCE OF 10.72 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 280.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 18.31 FEET WITH AN ARC LENGTH OF 35.13 FEET AND A CHORD BEARING OF SOUTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 13.04 FEET AND A CHORD BEARING OF NORTH 69 DEGREES 57 MINUTES 14

powered by Legistar™

SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 255.17 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.39 FEET WITH AN ARC LENGTH OF 16.72 FEET AND A CHORD BEARING OF NORTH 59 DEGREES 10 MINUTES 43 SECONDS EAST WITH A CHORD DISTANCE OF 15.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.44 FEET WITH AN ARC LENGTH OF 50.70 FEET AND A CHORD BEARING OF NORTH 25 DEGREES 52 MINUTES 44 SECONDS EAST WITH A CHORD DISTANCE OF 48.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 349.16 FEET WITH AN ARC LENGTH OF 213.63 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 15 MINUTES 46 SECONDS EAST WITH A CHORD LENGTH OF 210.31 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 23 SECONDS WEST A DISTANCE OF 12.99 FEET TO A POINT ALONG THE NORTHERN RIGHT OF WAY LINE OF WORNALL ROAD, THENCE ALONG SAID NORTHERN PUBLIC ROAD AND RUNNING ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 303.37 FEET WITH AN ARC LENGTH OF 206.14 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 15 MINUTES 34 SECONDS WEST WITH A CHORD DISTANCE OF 202.20 FEET; THENCE SOUTH 19 DEGREES 05 MINUTES 08 SECONDS A DISTANCE OF 3.34 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG AS SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.50 FEET WITH AN ARC LENGTH OF 48.65 FEET AND A CHORD BEARING OF SOUTH 33 DEGREES 21 MINUTES 25 SECONDS WITH A CHORD DISTANCE OF 47.35 FEET; THENCE SOUTH 10 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 9.42 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 287.78 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 11,099 SQUARE FEET OR 0.25 ACRES, MORE OR LESS

AND

A SIDEWALK EASEMENT FOR USE WITH COURT OF PENGUINS - BLOCK 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING 16.71 FEET SOUTH EAST FROM THE SOUTH EASTERN MOST CORNER OF THE DESCRIBED TRACT OF LAND, THENCE ALONG THE FOLLOWING DESCRIBED COURSES: NORTH 26 DEGREES 17 MINUTES 10 SECONDS EAST A DISTANCE OF 50.06 FEET; THENCE NORTH 23 DEGREES 32 MINUTES 25 SECONDS EAST A DISTANCE OF 38.04 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 359.27 FEET, AN ARC LENGTH OF 109.72 FEET, A CHORD BEARING OF NORTH 10 DEGREES 44 MINUTES 37 SECONDS EAST AND A CHORD LENGTH OF 109.30 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.30 FEET, AN ARC LENGTH OF 24.07 FEET, A CHORD BEARING OF NORTH 42 DEGREES 40 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 21.66 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 229.89 FEET TO A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.32 FEET, AN ARC LENGTH OF 11.92 FEET, A CHORD BEARING OF NORTH 68 DEGREES 01 MINUTE 31 SECONDS WEST AND A CHORD LENGTH OF 17.32 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.02 FEET, AN ARC LENGTH OF 16.59 FEET WITH A CHORD BEARING OF NORTH 68 DEGREES 57 MINUTES 53 SECONDS WEST AND A CHORD LENGTH OF 16.24 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 88 DEGREES 36 MINUTES 11 SECONDS WEST A DISTANCE OF 18.87 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 14.81 FEET, AN ARC LENGTH OF 19.24 FEET, WITH A CHORD BEARING OF SOUTH 54 DEGREES 55 MINUTES 42 SECONDS WEST AND A CHORD DISTANCE OF 17.92 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH SOUTH 17 DEGREES 17

MINUTES 04 SECONDS WEST A DISTANCE OF 119.35 FEET; THENCE SOUTH 17 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 25.85 FEET; THENCE SOUTH 26 DEGREES 53 MINUTES 25 SECONDS WEST A DISTANCE OF 49.06 FEET, THENCE SOUTH 37 DEGREES 35 MINUTES 29 SECONDS WEST A DISTANCE OF 8.29 FEET TO A CURVE; THENCE ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 7.92 FEET, AN ARC LENGTH OF 13.79 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 39 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 12.11 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.86 FEET, AN ARC LENGTH OF 50.88 FEET, A CHORD BEARING OF SOUTH 41 DEGREES 53 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 46.72 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 13.17 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7.07 FEET, AN ARC LENGTH OF14.10 FEET, A CHORD BEARING OF NORTH 35 DEGREES 01 MINUTE 36 SECONDS WEST AND A CHORD LENGTH OF 11.88 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 30 DEGREES 17 MINUTES 07 SECONDS WEST A DISTANCE OF 9.71 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 49 SECONDS EAST A DISTANCE OF 260.72 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.21 FEET, AN ARC LENGTH OF 24.69 FEET, A CHORD BEARING OF NORTH 55 DEGREES 41 MINUTES 17 SECONDS EAST AND A CHORD LENGTH OF 23.02 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 16.71 FEET TO A FOUND NAIL IN CONCRETE, SAID POINTS ALSO BEING THE SOUTH WEST MOST CORNER OF THE DESCRIBED TRACT THEREIN; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND RUNNING NORTH 26 DEGREES 54 MINUTES 59 SECONDS EAST A DISTANCE OF 58.25 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET, AN ARC LENGTH OF 126.39 FEET, A CHORD BEARING OF NORTH 14 DEGREES 45 MINUTES 23 SECONDS EAST AN A CHORD LENGTH OF 126.39 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 12.89 FEET TO A POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE WEST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND THE SOUTH RIGHT OF WAY LINE OF NICHOLES ROAD; THENCE FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NORTH 87 DEGREES 36 MINUTES 06 SECONDS WEST A DISTANCE OF 277.48 FEET TO A POINT, SAID POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF NICHOLES ROAD AND THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE FOLLOWING THE EAST RIGHT-OF-WAY LINE OF SAID STREET SOUTH 17 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 187.41 FEET TO A CURVE, THE BEGINNING OF SAID CURVE BEING A FOUND CROSS MARKING THE SOUTH WEST MOST CORNER OF SAID TRACT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 10.96 FEET, A CHORD BEARING OF 35 DEGREES 08 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 9.50 FEET TO A POINT, SAID POINT ALSO BEING A FOUND CROSS ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET SOUTH 87 DEGREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 268.28 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT CONTAINS 16,303 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WEST OF BROADWAY STREET, EAST OF PENNSYLVANIA AVENUE, SOUTH OF 47TH STREET AND NORTH OF NICHOLS ROAD & ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP

49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE RUNNING SOUTH ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 296.36 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD, A VARIABLE WIDTH PUBLIC ROAD; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 462.21 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, A 60 FOOT PUBLIC ROAD; THENCE NORTH ALONG SAID PUBLIC RIGHT-OF-WAY NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 302.07 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 46TH STREET, A VARIABLE WIDTH PUBLIC ROAD; THENCE EAST ALONG SAID PUBLIC RIGHT-OF-WAY SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 302.07 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS A DISTANCE OF 85.97 FEET TO THE POINT OF BEGINNING. FROM SAID LAST POINT OF TRACT DESCRIBED THE FOLLOWING PROPOSED SIDEWALK EASEMENT: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 14.00 FEET; THENCE SOUTH02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 299.37 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND HAVING A CHORD BEARING OF SOUTH 47 DEGREES 27 MINUTES 58 SECONDS WEST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 461.21 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 17.28 FEET AND HAVING A CHORD BEARING OF NORTH 42 DEGREES 31 MINUTES 25 SECONDS WEST WITH A CHORD LENGTH OF 15.56 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 278.25 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 12.04 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 5.49 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 27 MINUTES 31 SECONDS EAST WITH A CHORD DISTANCE OF 28.27 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 442.60 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 47 SECONDS EAST A DISTANCE OF 1.27 FEET TO A NON-TANGENTAL CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND HAVING A RADIUS OF18.60 FEET WITH AN ARC LENGTH OF 32.45 FEET AND HAVING A CHORD BEARING OF SOUTH 87 DEGREES 34 MINUTES 13 SECONDS WITH A CHORD LENGTH OF 28.49 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 14.91 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 18,331 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

AND

A TRACT OF LAND LYING AROUND ALL FRONT OF STREETS ABUTTING ALL THAT PART OF LOTS 93 THROUGH 99 AND LOTS 102 THROUGH 113 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926 AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, AND THAT PART OF 46TH STREET TERRACE RIGHT OF WAY VACATED BY ORDINANCE NUMBER 971461, APPROVED OCTOBER 16, 1997, LYING BELOW AN ELEVATION OF 158.00 FEET, KANSAS

powered by Legistar™

CITY, MISSOURI DATUM & LOT 114 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926, AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, SAID EXHIBIT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE RUNNING SOUTH ALONG SAID ROAD SOUTH 02 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 321.37 FEET; THENCE SOUTH 10 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 3.09 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 33 SECONDS WEST A DISTANCE OF 14.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.10 FEET, AN ARC LENGTH OF 22.93 FEET WITH A CHORD BEARING OF SOUTH 41 DEGREES 40 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 20.79 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 28 MINUTES 13 SECONDS EAST A DISTANCE OF 473.08 FEET; THENCE SOUTH 57 DEGREES 51 MINUTES 53 SECONDS EAST A DISTANCE OF 10.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 9.64 FEET, AN ARC LENGTH OF 19.45 FEET WITH A CHORD BEARING OF NORTH 64 DEGREES 20 MINUTES EAST AND A CHORD DISTANCE OF 16.32 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 23 MINUTES 16 SECONDS EAST A DISTANCE OF 170.57 FEET; THENCE NORTH 86 DEGREES 15 MINUTES 46 SECONDS WEST A DISTANCE OF 9.77 FEET; THENCE RUNNING ALONG THE WESTERN RIGHT-OF -WAY LINE OF BROADWAY BOULEVARD AND RUNNING SOUTH 02 DEGREES 20 MINUTES 03 SECONDS WEST A DISTANCE OF 159.39 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WEST 47TH STREET; THENCE ALONG SAID NORTHERN LINE AND RUNNING NORTH 87 DEGREES 29 MINUTES 39 SECONDS WEST A DISTANCE OF 488.62 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN LINE AND RUNNING NORTH 02 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 339.89 FEET; THENCE NORTH 86 DEGREES 16 MINUTES 11 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 12,532 SQUARE FEET OR 0.29 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 65, 66, 69, 70, 71, 72 AND 73, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, TOGETHER WITH THE VACATED NORTH 9.25 FEET OF PUBLIC COURT LYING SOUTH OF AND ADJOINING LOTS 66 AND 73, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID TRACT AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 197.58 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.60 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 26 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 12.58 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 45 SECONDS WEST A DISTANCE OF 251.42 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 12.06 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.90 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 14 MINUTES 48 SECONDS WEST WITH A CHORD DISTANCE OF 15.90 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 12 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 6.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.33 FEET WITH AN ARC LENGTH OF 67.88 FEET AND A CHORD BEARING OF NORTH 52 DEGREES 18 MINUTES 33 SECONDS EAST WITH A CHORD DISTANCE OF 53.71 FEET TO A POINT OF NON-

powered by Legistar™

TANGENCY; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 259.91 FEET; THENCE SOUTH 08 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 4.15 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE ALONG SAID RIGHT OF WAY LINE AND RUNNING NORTH 87 DEGREES 19 MINUTES 09 SECONDS WEST A DISTANCE OF 275.09 FEET TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF WYANDOTTE STREET AND RUNNING SOUTH 09 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 139.81 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 179.70 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 32 SECONDS A DISTANCE OF 76.31 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 59 SECONDS WEST A DISTANCE OF 75.03 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 17 SECONDS EAST A DISTANCE OF 66.50 FEET; THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 102.44 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 09 DEGREES 29 MINUTES 18 SECONDS WEST A DISTANCE OF 139.41 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 162.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET WITH AN ARC LENGTH OF 36.93 FEET AND A CHORD BEARING OF NORTH 73 DEGREES 21 MINUTES 41 SECONDS EAST WITH A CHORD DISTANCE OF 36.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 26.18 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 15,119 SQUARE FEET OR 0.34 ACRES, MORE OR LESS

AND

AN EASEMENT DESCRIBED ALONG ALL OR PARTS OF LOT 28 AND 45 THRU 56, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED OCTOBER 23, 1911, AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF NICHOLS ROAD, AS NOW ESTABLISHED, ON THE NORTH BY THE WEST RIGHT-OF-WAY LINE OF CENTRAL STREET, AS NOW ESTABLISHED, ON THE EAST; BY THE NORTH RIGHT-OF-WAY LINE OF WARD PARKWAY, AS NOW ESTABLISHED, ON THE SOUTH; AND BY THE EAST RIGHT-OF-WAY LINE OF WORNALL ROAD AS NOW ESTABLISHED, ON THE WEST; SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST MOST CORNER OF THE DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, THENCE RUNNING SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.76 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 188.74 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.75 FEET WITH AN ARC LENGTH OF 18.74 FEET AND A CHORD BEARING OF NORTH 41 DEGREES 46 MINUTES 01 SECONDS EAST WITH A CHORD DISTANCE OF 17.50 FEET; THENCE NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.22 FEET WITH AN ARC LENGTH OF 16.08 FEET AND A CHORD BEARING OF SOUTH 57 DEGREES 31 MINUTES 39 SECONDS EAST WITH A CHORD DISTANCE OF 14.47 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 182.53 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.78 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF CENTRAL STREET, SAID POINT ALSO BEING A FOUND CUT CROSS IN THE SIDEWALK; THENCE ALONG

SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 176.73 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, SAID POINT ALSO BEING A FOUND NAIL IN CONCRETE LYING NORTH 0.45 FEET AND WEST 1.15 FEET OF THE POINT THEREIN DESCRIBED; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 182.76 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 9,802 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 79, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 22, 1928, AS DOCUMENT NO. 3951 17, IN PLAT BOOK 23 AT PAGE 85, SAID VACATION TRACT DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #1' AND BEING ALONG THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 77 DEGREES 32 MINUTES 54 SECONDS WEST A DISTANCE OF 14.05 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 131.85 FEET; THENCE NORTH 66 DEGREES 20 MINUTES 40 SECONDS WEST A DISTANCE OF 9.32 FEET; THENCE NORTH 12 DEGRESS 26 MINUTES 52 SECONDS WEST A DISTANCE OF 40.93 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 28.27 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 33 DEGREES | SECONDS EAST AND A CHORD DISTANCE OF 25.46 FEET; THENCE NORTH 77 DEGREES 33 MINUTES II SECONDS EAST A DISTANCE OF 95.05 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 35 SECONDS EAST A DISTANCE OF 12.79 FEET TO A POINT OF NON-TANGENTAL CURVATURE, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE FOLLOWING SAID RIGIHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 667.73 FEET WITH AN ARC LENGTH OF 125.00 FEET AND A CHORD BEARING OF SOUTH 70 DEGREES 54 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 104.85 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 162.66 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY RUNNING SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 176.42 FEET TO THE POINT OF BEGINNING. THENCE DESCRIBED THE FOLLOWING DESCRIBED SECOND PART OF SAID SIDEWALK VACATION: BEGINNING AT A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET, SAID POINT BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #2' AND RUNNING NORTH 77 DEGREES 32 MINUTES 54 SECONDS EAST A DISTANCE OF 14.66 FEET; THENCE NORTH 12 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 178.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.74 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 20 MINUTES 38 SECONDS WEST WITH A CHORD DISTANCE OF 14.17 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 4.62 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 188.82 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE COMBINED DESCRIBED VACATIONS CONTAINING 9,701 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

powered by Legistar™

AND

A SIDEWALK VACATION DESCRIBED ALONG ALL OR PARTS OF LOTS 38 THRU 44 AND 57 THRU 64, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED SEPTEMBER 26, 1911 AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID VACATION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE SOUTH EAST MOST CORNER OF THE TRACT OF LAND DESCRIBED; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 10.67 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF SOUTH 32 DEGREES 34 MINUTES 53 SECONDS WEST WITH A CHORD DISTANCE OF 62.26 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 233.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.71 FEET AND A CHORD BEARING OF NORTH 50 DEGREES 00 MINUTES 41 SECONDS WEST WITH A CHORD LENGTH OF 31.71 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 19.32 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 43 SECONDS EAST A DISTANCE OF 7.78 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 49 SECONDS EAST A DISTANCE OF 267.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 36 MINUTES 23 SECONDS EAST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 7.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 166.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 23.55 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 55 MINUTES 27 SECONDS EAST WITH A CHORD DISTANCE OF 21.90 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 2.76 FEET TO A POINT ALONG THE SOUTH LINE OF WEST 47TH STREET; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.27 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 297.47 TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF NICHOLES ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND RUNNING NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 240.20 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 34 MINUTES 53 SECONDS EAST WITH A CHORD DISTANCE OF 62.26 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 8,866 SQUARE FEET OR 0.20 ACRES, MORE OR LESS

powered by Legistar™

AND

LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING, PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED MARCH 26, 1929, AS DOCUMENT NO. 407685, IN PLAT BOOK 23 AT PAGE 95. A TRACT OF LAND LYING ALONG ALL FRONTS OF STREETS ABUTTING A TRACT OF LAND BEING LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT OF LAND BEING A PROPOSED SIDEWALK EASEMENT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WESTERN MOST CORNER OF LOT 11, SAID POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY, THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 77 DEGREES, 36 MINUTES 56 SECONDS WEST A DISTANCE OF 26.41 FEET; THENCE LEAVING SAID WARD PARKWAY AND RUNNING NORTH 17 DEGREES 09 MINUTES 41 SECONDS EAST A DISTANCE OF 180.52 FEET TO A POINT; THENCE ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 29.28 FEET, AN ARC LENGTH OF 35.01 FEET WITH A CHORD BEARING OF NORTH 56 DEGREES 02 MINUTES 50 SECONDS EAST AND A CHORD LENGTH OF 32.96 FEET, THENCE SOUTH 87 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 237.87 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.56 FEET, A CHORD LENGTH OF 40.15 FEET WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 14 SECONDS EAST AND A CHORD LENGTH OF 36.15 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 79.47 FEET; THENCE SOUTH 77 DEGREES 36 MINUTES 56 SECONDS WEST A DISTANCE OF 31.50 FEET; THENCE IN A NORTH EASTERLY DIRECTION ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, AN ARC LENGTH OF 32.74 FEET WITH A CHORD BEARING OF NORTH 40 DEGREES 05 MINUTES 54 SECONDS EAST AND A CHORD LENGTH OF 30.45 FEET; THENCE ALONG THE WESTERN PUBLIC RIGHT-OF-WAY OF PENNSYLVANIA AVENUE AND RUNNING NORTH 02 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 58.72 FEET (RECORD DISTANCE OF 50.80 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15 DEGREES, AN ARC LENGTH OF 23.56 FEET WITH A CHORD BEARING OF 42 DEGREES 24 MINUTES 55 SECONDS WEST AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 48TH STREET AND RUNNING NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 247.21 FEET (RECORD DISTANCE 236.15 FEET); THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET AND RUNNING SOUTH17 DEGREES 16 MINUTES 05 SECONDS WEST A DISTANCE OF 170.65 FEET (RECORD DISTANCE OF 170.78 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 12.53 FEET WITH A CHORD BEARING OF 42 DEGREES 33 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 10.37 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 7,949 SQUARE FEET OR 0.18 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, INCLUDING PART OF LOTS 13, 14, 15, 16 AND 20 AND ALL OF LOTS 21 THROUGH 28, BOTH INCLUSIVE, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO, 539873, IN PLAT BOOK 13 AT PAGE 42 AND INCLUDING PART OF VACATED JEFFERSON STREET ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST MOST CORNER

powered by Legistar™

OF SAID TRACT AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF WEST 47TH STREET AND RUNNING NORTH 02 DEGREES 36 MINUTES 5! SECONDS EAST A DISTANCE OF 14.63 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS WEST A DISTANCE OF 133.91 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET WITH AN ARC LENGTH OF 22.86 FEET AND A CHORD BEARING OF SOUTH 46 DEGREES 16 MINUTES 13 SECONDS WEST WITH A CHORD DISTANCE OF 20.71 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 55 SECONDS WEST A DISTANCE OF 434.33 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 13.07 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 55 SECONDS EAST A DISTANCE OF 434.01 FEET TO A POINT; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 135.16 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 7,787 SQUARE FEET OR 0.179 ACRES, MORE OR LESS.

AND

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 33 EAST, INCLUDING PART OF LOTS AND 16, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO. 539873, IN PLAT BOOK 13 AT PAGE 42; INCLUDING PART OF THE VACATED ALLEY LYING BETWEEN SAID LOTS AND 16 AND INCLUDING PART OF VACATED PENNSYLVANIA AVENUE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID PROPOSED EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, ALSO SAID POINT BEING A FOUND CROSS MARKING THE NORTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF SAID STREET, SOUTH 02 DEGREES 13 MINUTES 58 SECONDS WEST A DISTANCE OF 146.33 FEET TO A POINT MARKING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD TO A POINT, SAID POINT ALSO BEING A FOUND CROSS MARKING THE SOUTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE FOLLOWING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD, SOUTH 87 DEGREES 36 MINUTES 06 SECONDS EAST A DISTANCE OF 247.75 FEET TO A POINT, SAID POINT ALSO BEING THE WESTERN RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID WESTERN RIGHT OF WAY NORTH 02 DEGREES 29 MINUTES 1 2 SECONDS EAST A DISTANCE OF 146.02 FEET TO A FOUND CROSS MARKING THE NORTHEAST CORNER OF THE DESCRIBED TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE FOLLOWING DESCRIBED COURSES: SOUTH 87 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 13.85 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 145.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 14.19 FEET, AN ARC DISTANCE OF 6.81 FEET WITH A CHORD BEARING OF SOUTH 15 DEGREES 59 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 6.75 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.29 FEET, AN ARC LENGTH OF 22.63 FEET WITH A CHORD BEARING OF SOUTH 54 DEGREES 45 MINUTES 41 SECONDS WEST AND A CHORD DISTANCE OF 22.24 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS WEST A DISTANCE OF 222.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 15.83 FEET, AN ARC DISTANCE OF 8.04 FEET WITH A CHORD BEARING OF SOUTH 77 DEGREES 59 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 7.95 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 20.16 FEET, AN ARC DISTANCE OF 51.64 FEET WITH A CHORD

BEARING OF NORTH 51 DEGREES 35 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 40.76 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 304.26 FEET, AN ARC DISTANCE OF 62.34 FEET WITH A CHORD BEARING OF NORTH 08 DEGREES 47 MINUTES 23 SECONDS EAST AND A CHORD DISTANCE OF 56.13 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 87.58 FEET; THENCE SOUTH 87 DEGREES 3 MINUTES 50 SECONDS EAST A DISTANCE OF 13.57 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT OF LAND CONTAINS 9,723 SQ. FT. OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 1, 2 AND 3, AND ALL THOSE PARTS OF LOTS 4, 5, 6, 7 AND 8, BLOCK 3, AND LOT OR BLOCK B, ELMDALE, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JUNE 9, 1903, AS DOCUMENT NO. 450349, IN PLAT BOOK 12 AT PAGE 15, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST MOST CORNER OF SAID DESCRIBED PLAT, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET AND RUNNING NORTH OI DEGREES 08 MINUTES 47 SECONDS WEST A DISTANCE OF 16.52 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 223.02 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET WITH AN ARC LENGTH OF 26.52 FEET AND A CHORD BEARING OF SOUTH 40 DEGREES 10 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 22.19 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 368.09 FEET; THENCE NORTH 77 DEGREES 44 MINUTES 16 SECONDS EAST A DISTANCE OF 15.11 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 339.24 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 36.59 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 10 MINUTES 37 SECONDS EAST WITH A CHORD DISTANCE OF 31.70 PEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 196.31 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 9,575 SQUARE FEET 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 78, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED OCTOBER 22, 1928, AS DOCUMENT NO. 395117 IN PLAT BOOK 23, AT PAGE 85. EXCLUDING THE INTERIOR OF SAID TRACT OF LAND, THIS VACATION TRACT IS DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING ALONG THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD AND THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 66 DEGREES 31 MINUTES 23 SECONDS WEST A DISTANCE OF 15.07 FEET TO THE POINT OF BEGINNING OF SAID SIDEWALK VACATION; THENCE RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 221.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 18.33 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 04 MINUTES 25 SECONDS EAST WITH A CHORD DISTANCE OF 15.87 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 349.96

powered by Legistar™

FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.12 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 49 MINUTES 22 SECONDS EAST WITH A CHORD DISTANCE OF 12.20 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 112.68 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 16.07 FEET AND A CHORD BEARING OF SOUTH 29 DEGREES 36 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 14.68 FEET; THENCE SOUTH 71 DEGREES 27 MINUTES 57 SECONDS WEST A DISTANCE OF 56.35 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 590.61 FEET WITH AN ARC LENGTH OF 114.97 FEET AND A CHORD BEARING OF SOUTH 71 DEGREES 58 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 114.79 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 167.45 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.71 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 26 MINUTES 50 SECONDS WEST WITH A CHORD LENGTH OF 14.14 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 15,593 SQUARE FEET OR 0.35 ACRES, MORE OR LESS

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THAT LIES WEST OF BROADWAY STREET, NOW KNOWN AS WORNALL ROAD, EAST OF PENNSYLVANIA AVENUE, SOUTH OF NICHOLS ROAD AND NORTH OF WARD PARKWAY, SAID VACATION TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNERS OF SAID TRACT OF LAND, SAID POINT BEING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY AND THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, THENCE ALONG SAID NORTHERN RIGHT-OF-WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 0.59 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 26.18 FEET WITH AN ARC LENGTH OF 29.14 FEET WITH A CHORD BEARING OF NORTH 05 DEGREES 01 MINUTES 22 SECONDS WEST WITH A CHORD DISTANCE OF 27.66 FEET; THENCE NORTH 26 DEGREE 52 MINUTES 07 SECONDS EAST A DISTANCE OF 157.27 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 372.66 FEET WITH AN ARC LENGTH OF 158.20 FEET AND A CHORD BEARING OF NORTH 14 DEGREES 42 MINUTES 38 SECONDS EAST WITH A CHORD LENGTH OF 157.02 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 15.73 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.87 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 02 SECONDS EAST A DISTANCE OF 456.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.84 FEET AND WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 51 SECONDS EAST WITH A CHORD LENGTH OF 16.96 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 186.74 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 9.49 FEET; THENCE NORTH ALONG THE WESTERN RIGHT-OF-WAY OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 185.84 FEET TO A POINT, SAID POINT BEING THE SOUTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID ROAD AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE AND RUNNING SOUTH 02

powered by Legistar™

DEGREES 32 MINUTES 56 SECONDS WEST A DISTANCE OF 12.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET WITH AN ARC LENGTH OF164.69 FEET AND A CHORD BEARING OF SOUTH14 DEGREES 42 MINUTES 32 SECONDS WEST AND A CHORD DISTANCE OF 163.46 FEET; THENCE SOUTH 26 DEGREES 52 MINUTES 07 SECONDS WEST A DISTANCE OF 180.41 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 14,245 SQUARE FEET OR 0.32 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 74, 75, 76 AND 77, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, SAID VACATION TRACTS OUTER BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ALONG THE SOUTHWEST CORNER OF SAID TRACT THEREIN DESCRIBED, SAID POINT BEING ALONG A POINT OF CURVATURE, THENCE RUNNING NORTH 28 DEGREES 15 MINUTES 12 SECONDS WEST A DISTANCE OF 7.34 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED VACATION; THENCE ALONG THE OUTER PERIMETER THE FOLLOWING VACATION ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 356.03 FEET WITH AN ARC LENGTH OF 213.96 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 31 MINUTES 49 SECONDS EAST WITH A CHORD DISTANCE OF 210.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 54.93 FEET AND A CHORD BEARING OF SOUTH 81 DEGREES 09 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 41.73 FEET: THENCE SOUTH 09 DEGREES 37 MINUTES 18 SECONDS EAST A DISTANCE OF 169.90 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 35.68 FEET AND A CHORD BEARING OF SOUTH 41 DEGREES 29 MINUTES 13 SECONDS WEST WITH A CHORD LENGTH OF 31.13 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET WITH AN ARC LENGTH OF 33.84 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 49 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 61 DEGREES 44 MINUTES 48 SECONDS EAST A DISTANCE OF 27.07 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 46, 186 SQUARE FEET OR 1.06 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, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by AT&T.

2. The applicant shall retain all utility easements and protect facilities required by Evergy.

powered by Legistar™

3. Existing traffic signal equipment along sidewalks must remain accessible to the City of Kansas City Missouri at all times.

4. The applicant shall retain all utility easements and protect facilities required by Kansas City, Missouri Water Services Department.

5. The applicant shall retain all utility easements and protect facilities required by Spectrum Charter.

6. The applicant shall retain all utility easements and protect facilities required by Spire.

7. The City and applicant will enter into an easement agreement which provides for the following general terms:

   a. Grant of an easement to provide public pedestrian access on a 24/7 basis, subject to temporary closure for emergencies, construction, maintenance, special events, and similar activities.

   b. Provision prohibiting checkpoints or controlled access that would impede the 24/7 public pedestrian access easement, to be recorded with the vacation. The pedestrian network of the Country Club Plaza is intended to continue to function as part of the greater Kansas City pedestrian network.

   c. Reservation of utility easements and protection of facilities for the benefit of Water Services and private utilities.

   d. Reservation of an easement to provide City access for traffic signal equipment and standard streetlighting.

   e. Requirement that the City and the landowner coordinate regarding the timing of City public infrastructure improvements, and that any repair or replacement of private improvements within the vacated right-of-way resulting from work to public infrastructure be reimbursed by the City in an amount not to exceed the cost to repair or replace such improvements to City public works improvement standards.

   f. Requirement that the City and the landowner each designate a point of contact.

   g. Requirement that the landowner maintain the private improvements located within the vacated right-of-way.

   h. Provision that decorative streetlights be owned and maintained by the landowner.

   i. Requirement that the landowner comply with all federal, state, and local laws in the improvement, maintenance, and operation of the vacated right-of-way, including compliance with the Americans with Disabilities Act (ADA).

   j. Requirement that the landowner make publicly available its Code of Conduct.

   k. Good Neighbor provision, requiring that the landowner's operating procedures for

enforcement of its Code of Conduct be implemented in a manner that reduces potential negative impacts on adjacent properties.

l. Provision that the easement agreement run with the land and be binding upon successors and assigns.

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.

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 13th day of October, 2025, a petition was filed with the City Clerk of Kansas City by James McClure for the vacation of:

A SIDEWALK VACATION SURROUNDING ALL THAT PART OF LOT 1, WORNALL PARK RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JULY 17, 1986, AS DOCUMENT NO. K-724383, IN PLAT BOOK 36 AT PAGE 88, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST MOST CORNER OF SAID DESCRIED TRACT THEREIN, THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 216.52 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH TERRACE, SAID POINT BEING A FOUND IRON PIPE WITH A CAP LYING SOUTH 0.17 FEET AND EAST 1.47 FEET FROM SAID POINT; THENCE RUNNING NORTH 87 DEGREES 39 MINUTES 24 SECONDS WEST A DISTANCE OF 10.72 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 280.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 18.31 FEET WITH AN ARC LENGTH OF 35.13 FEET AND A CHORD BEARING OF SOUTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 13.04 FEET AND A CHORD BEARING OF NORTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 255.17 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.39 FEET WITH AN ARC LENGTH OF 16.72 FEET AND A CHORD BEARING OF NORTH 59 DEGREES 10 MINUTES 43 SECONDS EAST WITH A CHORD DISTANCE OF 15.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.44 FEET WITH AN ARC LENGTH OF 50.70 FEET AND A CHORD BEARING OF NORTH 25 DEGREES 52 MINUTES 44 SECONDS EAST WITH A CHORD DISTANCE OF 48.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 349.16 FEET WITH AN ARC LENGTH OF 213.63 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 15 MINUTES 46 SECONDS EAST WITH A CHORD LENGTH OF 210.31 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 23 SECONDS WEST A DISTANCE OF 12.99 FEET TO A POINT ALONG THE NORTHERN RIGHT OF WAY LINE OF WORNALL ROAD, THENCE ALONG SAID NORTHERN PUBLIC ROAD AND RUNNING ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A

powered by Legistar™

RADIUS OF 303.37 FEET WITH AN ARC LENGTH OF 206.14 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 15 MINUTES 34 SECONDS WEST WITH A CHORD DISTANCE OF 202.20 FEET; THENCE SOUTH 19 DEGREES 05 MINUTES 08 SECONDS A DISTANCE OF 3.34 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG AS SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.50 FEET WITH AN ARC LENGTH OF 48.65 FEET AND A CHORD BEARING OF SOUTH 33 DEGREES 21 MINUTES 25 SECONDS WITH A CHORD DISTANCE OF 47.35 FEET; THENCE SOUTH 10 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 9.42 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 287.78 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 11,099 SQUARE FEET OR 0.25 ACRES, MORE OR LESS

AND

A SIDEWALK EASEMENT FOR USE WITH COURT OF PENGUINS - BLOCK 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING 16.71 FEET SOUTH EAST FROM THE SOUTH EASTERN MOST CORNER OF THE DESCRIBED TRACT OF LAND, THENCE ALONG THE FOLLOWING DESCRIBED COURSES: NORTH 26 DEGREES 17 MINUTES 10 SECONDS EAST A DISTANCE OF 50.06 FEET; THENCE NORTH 23 DEGREES 32 MINUTES 25 SECONDS EAST A DISTANCE OF 38.04 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 359.27 FEET, AN ARC LENGTH OF 109.72 FEET, A CHORD BEARING OF NORTH 10 DEGREES 44 MINUTES 37 SECONDS EAST AND A CHORD LENGTH OF 109.30 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.30 FEET, AN ARC LENGTH OF 24.07 FEET, A CHORD BEARING OF NORTH 42 DEGREES 40 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 21.66 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 229.89 FEET TO A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.32 FEET, AN ARC LENGTH OF 11.92 FEET, A CHORD BEARING OF NORTH 68 DEGREES 01 MINUTE 31 SECONDS WEST AND A CHORD LENGTH OF 17.32 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.02 FEET, AN ARC LENGTH OF 16.59 FEET WITH A CHORD BEARING OF NORTH 68 DEGREES 57 MINUTES 53 SECONDS WEST AND A CHORD LENGTH OF 16.24 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 88 DEGREES 36 MINUTES 11 SECONDS WEST A DISTANCE OF 18.87 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 14.81 FEET, AN ARC LENGTH OF 19.24 FEET, WITH A CHORD BEARING OF SOUTH 54 DEGREES 55 MINUTES 42 SECONDS WEST AND A CHORD DISTANCE OF 17.92 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH SOUTH 17 DEGREES 17 MINUTES 04 SECONDS WEST A DISTANCE OF 119.35 FEET; THENCE SOUTH 17 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 25.85 FEET; THENCE SOUTH 26 DEGREES 53 MINUTES 25 SECONDS WEST A DISTANCE OF 49.06 FEET, THENCE SOUTH 37 DEGREES 35 MINUTES 29 SECONDS WEST A DISTANCE OF 8.29 FEET TO A CURVE; THENCE ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 7.92 FEET, AN ARC LENGTH OF 13.79 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 39 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 12.11 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.86 FEET, AN ARC

LENGTH OF 50.88 FEET, A CHORD BEARING OF SOUTH 41 DEGREES 53 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 46.72 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 13.17 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7.07 FEET, AN ARC LENGTH OF14.10 FEET, A CHORD BEARING OF NORTH 35 DEGREES 01 MINUTE 36 SECONDS WEST AND A CHORD LENGTH OF 11.88 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 30 DEGREES 17 MINUTES 07 SECONDS WEST A DISTANCE OF 9.71 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 49 SECONDS EAST A DISTANCE OF 260.72 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.21 FEET, AN ARC LENGTH OF 24.69 FEET, A CHORD BEARING OF NORTH 55 DEGREES 41 MINUTES 17 SECONDS EAST AND A CHORD LENGTH OF 23.02 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 16.71 FEET TO A FOUND NAIL IN CONCRETE, SAID POINTS ALSO BEING THE SOUTH WEST MOST CORNER OF THE DESCRIBED TRACT THEREIN; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND RUNNING NORTH 26 DEGREES 54 MINUTES 59 SECONDS EAST A DISTANCE OF 58.25 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET, AN ARC LENGTH OF 126.39 FEET, A CHORD BEARING OF NORTH 14 DEGREES 45 MINUTES 23 SECONDS EAST AN A CHORD LENGTH OF 126.39 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 12.89 FEET TO A POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE WEST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND THE SOUTH RIGHT OF WAY LINE OF NICHOLES ROAD; THENCE FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NORTH 87 DEGREES 36 MINUTES 06 SECONDS WEST A DISTANCE OF 277.48 FEET TO A POINT, SAID POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF NICHOLES ROAD AND THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE FOLLOWING THE EAST RIGHT-OF-WAY LINE OF SAID STREET SOUTH 17 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 187.41 FEET TO A CURVE, THE BEGINNING OF SAID CURVE BEING A FOUND CROSS MARKING THE SOUTH WEST MOST CORNER OF SAID TRACT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 10.96 FEET, A CHORD BEARING OF 35 DEGREES 08 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 9.50 FEET TO A POINT, SAID POINT ALSO BEING A FOUND CROSS ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET SOUTH 87 DEGREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 268.28 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT CONTAINS 16,303 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WEST OF BROADWAY STREET, EAST OF PENNSYLVANIA AVENUE, SOUTH OF 47TH STREET AND NORTH OF NICHOLS ROAD & ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF

powered by Legistar™

BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE RUNNING SOUTH ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 296.36 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD, A VARIABLE WIDTH PUBLIC ROAD; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 462.21 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, A 60 FOOT PUBLIC ROAD; THENCE NORTH ALONG SAID PUBLIC RIGHT-OF-WAY NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 302.07 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 46TH STREET, A VARIABLE WIDTH PUBLIC ROAD; THENCE EAST ALONG SAID PUBLIC RIGHT-OF-WAY SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 302.07 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS A DISTANCE OF 85.97 FEET TO THE POINT OF BEGINNING. FROM SAID LAST POINT OF TRACT DESCRIBED THE FOLLOWING PROPOSED SIDEWALK EASEMENT: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 14.00 FEET; THENCE SOUTH02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 299.37 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND HAVING A CHORD BEARING OF SOUTH 47 DEGREES 27 MINUTES 58 SECONDS WEST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 461.21 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 17.28 FEET AND HAVING A CHORD BEARING OF NORTH 42 DEGREES 31 MINUTES 25 SECONDS WEST WITH A CHORD LENGTH OF 15.56 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 278.25 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 12.04 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 5.49 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 27 MINUTES 31 SECONDS EAST WITH A CHORD DISTANCE OF 28.27 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 442.60 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 47 SECONDS EAST A DISTANCE OF 1.27 FEET TO A NON-TANGENTAL CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND HAVING A RADIUS OF18.60 FEET WITH AN ARC LENGTH OF 32.45 FEET AND HAVING A CHORD BEARING OF SOUTH 87 DEGREES 34 MINUTES 13 SECONDS WITH A CHORD LENGTH OF 28.49 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 14.91 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 18,331 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

AND

A TRACT OF LAND LYING AROUND ALL FRONT OF STREETS ABUTTING ALL THAT PART OF LOTS 93 THROUGH 99 AND LOTS 102 THROUGH 113 OF LA SOLANA, A

powered by Legistar™

SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926 AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, AND THAT PART OF 46TH STREET TERRACE RIGHT OF WAY VACATED BY ORDINANCE NUMBER 971461, APPROVED OCTOBER 16, 1997, LYING BELOW AN ELEVATION OF 158.00 FEET, KANSAS CITY, MISSOURI DATUM & LOT 114 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926, AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, SAID EXHIBIT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE RUNNING SOUTH ALONG SAID ROAD SOUTH 02 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 321.37 FEET; THENCE SOUTH 10 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 3.09 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 33 SECONDS WEST A DISTANCE OF 14.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.10 FEET, AN ARC LENGTH OF 22.93 FEET WITH A CHORD BEARING OF SOUTH 41 DEGREES 40 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 20.79 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 28 MINUTES 13 SECONDS EAST A DISTANCE OF 473.08 FEET; THENCE SOUTH 57 DEGREES 51 MINUTES 53 SECONDS EAST A DISTANCE OF 10.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 9.64 FEET, AN ARC LENGTH OF 19.45 FEET WITH A CHORD BEARING OF NORTH 64 DEGREES 20 MINUTES EAST AND A CHORD DISTANCE OF 16.32 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 23 MINUTES 16 SECONDS EAST A DISTANCE OF 170.57 FEET; THENCE NORTH 86 DEGREES 15 MINUTES 46 SECONDS WEST A DISTANCE OF 9.77 FEET; THENCE RUNNING ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD AND RUNNING SOUTH 02 DEGREES 20 MINUTES 03 SECONDS WEST A DISTANCE OF 159.39 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WEST 47TH STREET; THENCE ALONG SAID NORTHERN LINE AND RUNNING NORTH 87 DEGREES 29 MINUTES 39 SECONDS WEST A DISTANCE OF 488.62 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN LINE AND RUNNING NORTH 02 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 339.89 FEET; THENCE NORTH 86 DEGREES 16 MINUTES 11 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 12,532 SQUARE FEET OR 0.29 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 65, 66, 69, 70, 71, 72 AND 73, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, TOGETHER WITH THE VACATED NORTH 9.25 FEET OF PUBLIC COURT LYING SOUTH OF AND ADJOINING LOTS 66 AND 73, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID TRACT AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 197.58 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A

powered by Legistar™

RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.60 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 26 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 12.58 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 45 SECONDS WEST A DISTANCE OF 251.42 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 12.06 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.90 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 14 MINUTES 48 SECONDS WEST WITH A CHORD DISTANCE OF 15.90 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 12 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 6.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.33 FEET WITH AN ARC LENGTH OF 67.88 FEET AND A CHORD BEARING OF NORTH 52 DEGREES 18 MINUTES 33 SECONDS EAST WITH A CHORD DISTANCE OF 53.71 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 259.91 FEET; THENCE SOUTH 08 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 4.15 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE ALONG SAID RIGHT OF WAY LINE AND RUNNING NORTH 87 DEGREES 19 MINUTES 09 SECONDS WEST A DISTANCE OF 275.09 FEET TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF WYANDOTTE STREET AND RUNNING SOUTH 09 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 139.81 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 179.70 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 32 SECONDS A DISTANCE OF 76.31 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 59 SECONDS WEST A DISTANCE OF 75.03 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 17 SECONDS EAST A DISTANCE OF 66.50 FEET; THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 102.44 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 09 DEGREES 29 MINUTES 18 SECONDS WEST A DISTANCE OF 139.41 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 162.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET WITH AN ARC LENGTH OF 36.93 FEET AND A CHORD BEARING OF NORTH 73 DEGREES 21 MINUTES 41 SECONDS EAST WITH A CHORD DISTANCE OF 36.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 26.18 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 15,119 SQUARE FEET OR 0.34 ACRES, MORE OR LESS

AND

AN EASEMENT DESCRIBED ALONG ALL OR PARTS OF LOT 28 AND 45 THRU 56, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED OCTOBER 23, 1911, AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF NICHOLS ROAD, AS NOW ESTABLISHED, ON THE NORTH BY THE

powered by Legistar™

WEST RIGHT-OF-WAY LINE OF CENTRAL STREET, AS NOW ESTABLISHED, ON THE EAST; BY THE NORTH RIGHT-OF-WAY LINE OF WARD PARKWAY, AS NOW ESTABLISHED, ON THE SOUTH; AND BY THE EAST RIGHT-OF-WAY LINE OF WORNALL ROAD AS NOW ESTABLISHED, ON THE WEST; SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST MOST CORNER OF THE DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, THENCE RUNNING SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.76 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 188.74 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.75 FEET WITH AN ARC LENGTH OF 18.74 FEET AND A CHORD BEARING OF NORTH 41 DEGREES 46 MINUTES 01 SECONDS EAST WITH A CHORD DISTANCE OF 17.50 FEET; THENCE NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.22 FEET WITH AN ARC LENGTH OF 16.08 FEET AND A CHORD BEARING OF SOUTH 57 DEGREES 31 MINUTES 39 SECONDS EAST WITH A CHORD DISTANCE OF 14.47 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 182.53 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.78 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF CENTRAL STREET, SAID POINT ALSO BEING A FOUND CUT CROSS IN THE SIDEWALK; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 176.73 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, SAID POINT ALSO BEING A FOUND NAIL IN CONCRETE LYING NORTH 0.45 FEET AND WEST 1.15 FEET OF THE POINT THEREIN DESCRIBED; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 182.76 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 9,802 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 79, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 22, 1928, AS DOCUMENT NO. 3951 17, IN PLAT BOOK 23 AT PAGE 85, SAID VACATION TRACT DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #1' AND BEING ALONG THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 77 DEGREES 32 MINUTES 54 SECONDS WEST A DISTANCE OF 14.05 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 131.85 FEET; THENCE NORTH 66 DEGREES 20 MINUTES 40 SECONDS WEST A DISTANCE OF 9.32 FEET; THENCE NORTH 12 DEGRESS 26 MINUTES 52 SECONDS WEST A DISTANCE OF 40.93 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS

powered by Legistar™

OF 18.00 FEET WITH AN ARC LENGTH OF 28.27 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 33 DEGREES | SECONDS EAST AND A CHORD DISTANCE OF 25.46 FEET; THENCE NORTH 77 DEGREES 33 MINUTES II SECONDS EAST A DISTANCE OF 95.05 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 35 SECONDS EAST A DISTANCE OF 12.79 FEET TO A POINT OF NON-TANGENTAL CURVATURE, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE FOLLOWING SAID RIGIHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 667.73 FEET WITH AN ARC LENGTH OF 125.00 FEET AND A CHORD BEARING OF SOUTH 70 DEGREES 54 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 104.85 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 162.66 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY RUNNING SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 176.42 FEET TO THE POINT OF BEGINNING. THENCE DESCRIBED THE FOLLOWING DESCRIBED SECOND PART OF SAID SIDEWALK VACATION: BEGINNING AT A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET, SAID POINT BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #2' AND RUNNING NORTH 77 DEGREES 32 MINUTES 54 SECONDS EAST A DISTANCE OF 14.66 FEET; THENCE NORTH 12 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 178.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.74 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 20 MINUTES 38 SECONDS WEST WITH A CHORD DISTANCE OF 14.17 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 4.62 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 188.82 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE COMBINED DESCRIBED VACATIONS CONTAINING 9,701 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION DESCRIBED ALONG ALL OR PARTS OF LOTS 38 THRU 44 AND 57 THRU 64, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED SEPTEMBER 26, 1911 AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID VACATION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE SOUTH EAST MOST CORNER OF THE TRACT OF LAND DESCRIBED; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 10.67 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF SOUTH 32 DEGREES 34 MINUTES 53 SECONDS WEST WITH A CHORD DISTANCE OF 62.26 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 233.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.71 FEET AND A CHORD BEARING OF NORTH 50 DEGREES 00 MINUTES 41

powered by Legistar™

SECONDS WEST WITH A CHORD LENGTH OF 31.71 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 19.32 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 43 SECONDS EAST A DISTANCE OF 7.78 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 49 SECONDS EAST A DISTANCE OF 267.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 36 MINUTES 23 SECONDS EAST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 7.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 166.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 23.55 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 55 MINUTES 27 SECONDS EAST WITH A CHORD DISTANCE OF 21.90 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 2.76 FEET TO A POINT ALONG THE SOUTH LINE OF WEST 47TH STREET; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.27 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 297.47 TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF NICHOLES ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND RUNNING NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 240.20 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 34 MINUTES 53 SECONDS EAST WITH A CHORD DISTANCE OF 62.26 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 8,866 SQUARE FEET OR 0.20 ACRES, MORE OR LESS

AND

LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING, PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED MARCH 26, 1929, AS DOCUMENT NO. 407685, IN PLAT BOOK 23 AT PAGE 95. A TRACT OF LAND LYING ALONG ALL FRONTS OF STREETS ABUTTING A TRACT OF LAND BEING LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT OF LAND BEING A PROPOSED SIDEWALK EASEMENT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WESTERN MOST CORNER OF LOT 11, SAID POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY LINE OF

WARD PARKWAY, THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 77 DEGREES, 36 MINUTES 56 SECONDS WEST A DISTANCE OF 26.41 FEET; THENCE LEAVING SAID WARD PARKWAY AND RUNNING NORTH 17 DEGREES 09 MINUTES 41 SECONDS EAST A DISTANCE OF 180.52 FEET TO A POINT; THENCE ALONG A NON -TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 29.28 FEET, AN ARC LENGTH OF 35.01 FEET WITH A CHORD BEARING OF NORTH 56 DEGREES 02 MINUTES 50 SECONDS EAST AND A CHORD LENGTH OF 32.96 FEET, THENCE SOUTH 87 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 237.87 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.56 FEET, A CHORD LENGTH OF 40.15 FEET WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 14 SECONDS EAST AND A CHORD LENGTH OF 36.15 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 79.47 FEET; THENCE SOUTH 77 DEGREES 36 MINUTES 56 SECONDS WEST A DISTANCE OF 31.50 FEET; THENCE IN A NORTH EASTERLY DIRECTION ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, AN ARC LENGTH OF 32.74 FEET WITH A CHORD BEARING OF NORTH 40 DEGREES 05 MINUTES 54 SECONDS EAST AND A CHORD LENGTH OF 30.45 FEET; THENCE ALONG THE WESTERN PUBLIC RIGHT-OF-WAY OF PENNSYLVANIA AVENUE AND RUNNING NORTH 02 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 58.72 FEET (RECORD DISTANCE OF 50.80 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15 DEGREES, AN ARC LENGTH OF 23.56 FEET WITH A CHORD BEARING OF 42 DEGREES 24 MINUTES 55 SECONDS WEST AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 48TH STREET AND RUNNING NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 247.21 FEET (RECORD DISTANCE 236.15 FEET); THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET AND RUNNING SOUTH17 DEGREES 16 MINUTES 05 SECONDS WEST A DISTANCE OF 170.65 FEET (RECORD DISTANCE OF 170.78 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 12.53 FEET WITH A CHORD BEARING OF 42 DEGREES 33 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 10.37 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 7,949 SQUARE FEET OR 0.18 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, INCLUDING PART OF LOTS 13, 14, 15, 16 AND 20 AND ALL OF LOTS 21 THROUGH 28, BOTH INCLUSIVE, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO, 539873, IN PLAT BOOK 13 AT PAGE 42 AND INCLUDING PART OF VACATED JEFFERSON STREET ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST MOST CORNER OF SAID TRACT AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF WEST 47TH STREET AND RUNNING NORTH 02 DEGREES 36 MINUTES 5! SECONDS EAST A DISTANCE OF 14.63 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS WEST A DISTANCE OF 133.91 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET WITH AN ARC LENGTH OF 22.86 FEET AND A CHORD BEARING OF SOUTH 46 DEGREES 16

powered by Legistar™

MINUTES 13 SECONDS WEST WITH A CHORD DISTANCE OF 20.71 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 55 SECONDS WEST A DISTANCE OF 434.33 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 13.07 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 55 SECONDS EAST A DISTANCE OF 434.01 FEET TO A POINT; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 135.16 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 7,787 SQUARE FEET OR 0.179 ACRES, MORE OR LESS.

AND

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 33 EAST, INCLUDING PART OF LOTS AND 16, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO. 539873, IN PLAT BOOK 13 AT PAGE 42; INCLUDING PART OF THE VACATED ALLEY LYING BETWEEN SAID LOTS AND 16 AND INCLUDING PART OF VACATED PENNSYLVANIA AVENUE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID PROPOSED EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, ALSO SAID POINT BEING A FOUND CROSS MARKING THE NORTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF SAID STREET, SOUTH 02 DEGREES 13 MINUTES 58 SECONDS WEST A DISTANCE OF 146.33 FEET TO A POINT MARKING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD TO A POINT, SAID POINT ALSO BEING A FOUND CROSS MARKING THE SOUTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE FOLLOWING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD, SOUTH 87 DEGREES 36 MINUTES 06 SECONDS EAST A DISTANCE OF 247.75 FEET TO A POINT, SAID POINT ALSO BEING THE WESTERN RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID WESTERN RIGHT OF WAY NORTH 02 DEGREES 29 MINUTES 1 2 SECONDS EAST A DISTANCE OF 146.02 FEET TO A FOUND CROSS MARKING THE NORTHEAST CORNER OF THE DESCRIBED TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE FOLLOWING DESCRIBED COURSES: SOUTH 87 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 13.85 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 145.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 14.19 FEET, AN ARC DISTANCE OF 6.81 FEET WITH A CHORD BEARING OF SOUTH 15 DEGREES 59 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 6.75 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.29 FEET, AN ARC LENGTH OF 22.63 FEET WITH A CHORD BEARING OF SOUTH 54 DEGREES 45 MINUTES 41 SECONDS WEST AND A CHORD DISTANCE OF 22.24 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS WEST A DISTANCE OF 222.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 15.83 FEET, AN ARC DISTANCE OF 8.04 FEET WITH A CHORD BEARING OF SOUTH 77 DEGREES 59 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 7.95 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A

powered by Legistar™

NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 20.16 FEET, AN ARC DISTANCE OF 51.64 FEET WITH A CHORD BEARING OF NORTH 51 DEGREES 35 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 40.76 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 304.26 FEET, AN ARC DISTANCE OF 62.34 FEET WITH A CHORD BEARING OF NORTH 08 DEGREES 47 MINUTES 23 SECONDS EAST AND A CHORD DISTANCE OF 56.13 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 87.58 FEET; THENCE SOUTH 87 DEGREES 3 MINUTES 50 SECONDS EAST A DISTANCE OF 13.57 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT OF LAND CONTAINS 9,723 SQ. FT. OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 1, 2 AND 3, AND ALL THOSE PARTS OF LOTS 4, 5, 6, 7 AND 8, BLOCK 3, AND LOT OR BLOCK B, ELMDALE, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JUNE 9, 1903, AS DOCUMENT NO. 450349, IN PLAT BOOK 12 AT PAGE 15, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST MOST CORNER OF SAID DESCRIBED PLAT, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET AND RUNNING NORTH OI DEGREES 08 MINUTES 47 SECONDS WEST A DISTANCE OF 16.52 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 223.02 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET WITH AN ARC LENGTH OF 26.52 FEET AND A CHORD BEARING OF SOUTH 40 DEGREES 10 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 22.19 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 368.09 FEET; THENCE NORTH 77 DEGREES 44 MINUTES 16 SECONDS EAST A DISTANCE OF 15.11 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 339.24 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 36.59 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 10 MINUTES 37 SECONDS EAST WITH A CHORD DISTANCE OF 31.70 PEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 196.31 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 9,575 SQUARE FEET 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 78, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED OCTOBER 22, 1928, AS DOCUMENT NO. 395117 IN PLAT BOOK 23, AT PAGE 85. EXCLUDING THE INTERIOR OF SAID TRACT OF LAND, THIS VACATION TRACT IS DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT

ALSO BEING ALONG THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD AND THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 66 DEGREES 31 MINUTES 23 SECONDS WEST A DISTANCE OF 15.07 FEET TO THE POINT OF BEGINNING OF SAID SIDEWALK VACATION; THENCE RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 221.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 18.33 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 04 MINUTES 25 SECONDS EAST WITH A CHORD DISTANCE OF 15.87 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 349.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.12 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 49 MINUTES 22 SECONDS EAST WITH A CHORD DISTANCE OF 12.20 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 112.68 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 16.07 FEET AND A CHORD BEARING OF SOUTH 29 DEGREES 36 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 14.68 FEET; THENCE SOUTH 71 DEGREES 27 MINUTES 57 SECONDS WEST A DISTANCE OF 56.35 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 590.61 FEET WITH AN ARC LENGTH OF 114.97 FEET AND A CHORD BEARING OF SOUTH 71 DEGREES 58 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 114.79 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 167.45 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.71 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 26 MINUTES 50 SECONDS WEST WITH A CHORD LENGTH OF 14.14 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 15,593 SQUARE FEET OR 0.35 ACRES, MORE OR LESS

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THAT LIES WEST OF BROADWAY STREET, NOW KNOWN AS WORNALL ROAD, EAST OF PENNSYLVANIA AVENUE, SOUTH OF NICHOLS ROAD AND NORTH OF WARD PARKWAY, SAID VACATION TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNERS OF SAID TRACT OF LAND, SAID POINT BEING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY AND THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, THENCE ALONG SAID NORTHERN RIGHT-OF-WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 0.59 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 26.18 FEET WITH AN ARC LENGTH OF 29.14 FEET WITH A CHORD BEARING OF NORTH 05 DEGREES 01 MINUTES 22 SECONDS WEST WITH A CHORD DISTANCE OF 27.66 FEET; THENCE NORTH 26 DEGREE 52 MINUTES 07 SECONDS EAST A DISTANCE OF 157.27 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 372.66 FEET WITH AN ARC LENGTH OF 158.20 FEET AND A CHORD BEARING OF NORTH 14 DEGREES 42 MINUTES 38 SECONDS EAST WITH A CHORD LENGTH OF 157.02 FEET; THENCE

NORTH 02 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 15.73 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.87 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 02 SECONDS EAST A DISTANCE OF 456.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.84 FEET AND WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 51 SECONDS EAST WITH A CHORD LENGTH OF 16.96 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 186.74 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 9.49 FEET; THENCE NORTH ALONG THE WESTERN RIGHT-OF -WAY OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 185.84 FEET TO A POINT, SAID POINT BEING THE SOUTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID ROAD AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE AND RUNNING SOUTH 02 DEGREES 32 MINUTES 56 SECONDS WEST A DISTANCE OF 12.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET WITH AN ARC LENGTH OF164.69 FEET AND A CHORD BEARING OF SOUTH14 DEGREES 42 MINUTES 32 SECONDS WEST AND A CHORD DISTANCE OF 163.46 FEET; THENCE SOUTH 26 DEGREES 52 MINUTES 07 SECONDS WEST A DISTANCE OF 180.41 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 14,245 SQUARE FEET OR 0.32 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 74, 75, 76 AND 77, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, SAID VACATION TRACTS OUTER BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ALONG THE SOUTHWEST CORNER OF SAID TRACT THEREIN DESCRIBED, SAID POINT BEING ALONG A POINT OF CURVATURE, THENCE RUNNING NORTH 28 DEGREES 15 MINUTES 12 SECONDS WEST A DISTANCE OF 7.34 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED VACATION; THENCE ALONG THE OUTER PERIMETER THE FOLLOWING VACATION ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 356.03 FEET WITH AN ARC LENGTH OF 213.96 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 31 MINUTES 49 SECONDS EAST WITH A CHORD DISTANCE OF 210.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 54.93 FEET AND A CHORD BEARING OF SOUTH 81 DEGREES 09 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 41.73 FEET: THENCE SOUTH 09 DEGREES 37 MINUTES 18 SECONDS EAST A DISTANCE OF 169.90 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 35.68 FEET AND A CHORD BEARING OF SOUTH 41 DEGREES 29 MINUTES 13 SECONDS WEST WITH A CHORD LENGTH OF 31.13 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.31 FEET TO A POINT

powered by Legistar™

OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET WITH AN ARC LENGTH OF 33.84 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 49 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 61 DEGREES 44 MINUTES 48 SECONDS EAST A DISTANCE OF 27.07 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 46, 186 SQUARE FEET OR 1.06 ACRES, MORE OR LESS;

giving the distinct description of the sidewalk right-of-way 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 sidewalk right-of-way 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 SIDEWALK VACATION SURROUNDING ALL THAT PART OF LOT 1, WORNALL PARK RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JULY 17, 1986, AS DOCUMENT NO. K-724383, IN PLAT BOOK 36 AT PAGE 88, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST MOST CORNER OF SAID DESCRIED TRACT THEREIN, THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 216.52 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH TERRACE, SAID POINT BEING A FOUND IRON PIPE WITH A CAP LYING SOUTH 0.17 FEET AND EAST 1.47 FEET FROM SAID POINT; THENCE RUNNING NORTH 87 DEGREES 39 MINUTES 24 SECONDS WEST A DISTANCE OF 10.72 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 280.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 18.31 FEET WITH AN ARC LENGTH OF 35.13 FEET AND A CHORD BEARING OF SOUTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 13.04 FEET AND A CHORD BEARING OF NORTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 255.17 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.39 FEET WITH AN ARC LENGTH OF 16.72 FEET AND A CHORD BEARING OF NORTH 59 DEGREES 10 MINUTES 43 SECONDS EAST WITH A CHORD DISTANCE OF 15.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.44 FEET WITH AN ARC LENGTH OF 50.70 FEET AND A CHORD BEARING OF NORTH 25 DEGREES 52 MINUTES 44 SECONDS EAST WITH A CHORD DISTANCE OF 48.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 349.16 FEET WITH AN ARC LENGTH OF 213.63 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 15 MINUTES 46 SECONDS EAST WITH A CHORD LENGTH OF 210.31 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 23 SECONDS WEST A DISTANCE OF 12.99 FEET TO A POINT ALONG THE NORTHERN RIGHT OF WAY LINE OF WORNALL ROAD, THENCE ALONG SAID NORTHERN PUBLIC ROAD AND RUNNING ALONG A

powered by Legistar™

NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 303.37 FEET WITH AN ARC LENGTH OF 206.14 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 15 MINUTES 34 SECONDS WEST WITH A CHORD DISTANCE OF 202.20 FEET; THENCE SOUTH 19 DEGREES 05 MINUTES 08 SECONDS A DISTANCE OF 3.34 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG AS SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.50 FEET WITH AN ARC LENGTH OF 48.65 FEET AND A CHORD BEARING OF SOUTH 33 DEGREES 21 MINUTES 25 SECONDS WITH A CHORD DISTANCE OF 47.35 FEET; THENCE SOUTH 10 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 9.42 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 287.78 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 11,099 SQUARE FEET OR 0.25 ACRES, MORE OR LESS

AND

A SIDEWALK EASEMENT FOR USE WITH COURT OF PENGUINS - BLOCK 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING 16.71 FEET SOUTH EAST FROM THE SOUTH EASTERN MOST CORNER OF THE DESCRIBED TRACT OF LAND, THENCE ALONG THE FOLLOWING DESCRIBED COURSES: NORTH 26 DEGREES 17 MINUTES 10 SECONDS EAST A DISTANCE OF 50.06 FEET; THENCE NORTH 23 DEGREES 32 MINUTES 25 SECONDS EAST A DISTANCE OF 38.04 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 359.27 FEET, AN ARC LENGTH OF 109.72 FEET, A CHORD BEARING OF NORTH 10 DEGREES 44 MINUTES 37 SECONDS EAST AND A CHORD LENGTH OF 109.30 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.30 FEET, AN ARC LENGTH OF 24.07 FEET, A CHORD BEARING OF NORTH 42 DEGREES 40 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 21.66 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 229.89 FEET TO A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.32 FEET, AN ARC LENGTH OF 11.92 FEET, A CHORD BEARING OF NORTH 68 DEGREES 01 MINUTE 31 SECONDS WEST AND A CHORD LENGTH OF 17.32 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.02 FEET, AN ARC LENGTH OF 16.59 FEET WITH A CHORD BEARING OF NORTH 68 DEGREES 57 MINUTES 53 SECONDS WEST AND A CHORD LENGTH OF 16.24 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 88 DEGREES 36 MINUTES 11 SECONDS WEST A DISTANCE OF 18.87 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 14.81 FEET, AN ARC LENGTH OF 19.24 FEET, WITH A CHORD BEARING OF SOUTH 54 DEGREES 55 MINUTES 42 SECONDS WEST AND A CHORD DISTANCE OF 17.92 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH SOUTH 17 DEGREES 17 MINUTES 04 SECONDS WEST A DISTANCE OF 119.35 FEET; THENCE SOUTH 17 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 25.85 FEET; THENCE SOUTH 26 DEGREES 53 MINUTES 25 SECONDS WEST A DISTANCE OF 49.06 FEET, THENCE SOUTH 37 DEGREES 35 MINUTES 29 SECONDS WEST A DISTANCE OF 8.29 FEET TO A CURVE; THENCE ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 7.92 FEET, AN ARC LENGTH OF 13.79 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 39 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 12.11 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.86 FEET, AN ARC LENGTH OF 50.88 FEET, A CHORD BEARING OF SOUTH 41 DEGREES 53 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 46.72 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 13.17 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7.07 FEET, AN ARC LENGTH OF14.10 FEET, A CHORD BEARING OF NORTH 35 DEGREES 01 MINUTE 36 SECONDS WEST AND A CHORD LENGTH OF 11.88 FEET; THENCE

powered by Legistar™

LEAVING SAID CURVE AND RUNNING NORTH 30 DEGREES 17 MINUTES 07 SECONDS WEST A DISTANCE OF 9.71 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 49 SECONDS EAST A DISTANCE OF 260.72 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.21 FEET, AN ARC LENGTH OF 24.69 FEET, A CHORD BEARING OF NORTH 55 DEGREES 41 MINUTES 17 SECONDS EAST AND A CHORD LENGTH OF 23.02 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 16.71 FEET TO A FOUND NAIL IN CONCRETE, SAID POINTS ALSO BEING THE SOUTH WEST MOST CORNER OF THE DESCRIBED TRACT THEREIN; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND RUNNING NORTH 26 DEGREES 54 MINUTES 59 SECONDS EAST A DISTANCE OF 58.25 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET, AN ARC LENGTH OF 126.39 FEET, A CHORD BEARING OF NORTH 14 DEGREES 45 MINUTES 23 SECONDS EAST AN A CHORD LENGTH OF 126.39 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 12.89 FEET TO A POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE WEST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND THE SOUTH RIGHT OF WAY LINE OF NICHOLES ROAD; THENCE FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NORTH 87 DEGREES 36 MINUTES 06 SECONDS WEST A DISTANCE OF 277.48 FEET TO A POINT, SAID POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF NICHOLES ROAD AND THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE FOLLOWING THE EAST RIGHT-OF-WAY LINE OF SAID STREET SOUTH 17 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 187.41 FEET TO A CURVE, THE BEGINNING OF SAID CURVE BEING A FOUND CROSS MARKING THE SOUTH WEST MOST CORNER OF SAID TRACT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 10.96 FEET, A CHORD BEARING OF 35 DEGREES 08 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 9.50 FEET TO A POINT, SAID POINT ALSO BEING A FOUND CROSS ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET SOUTH 87 DEGREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 268.28 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT CONTAINS 16,303 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WEST OF BROADWAY STREET, EAST OF PENNSYLVANIA AVENUE, SOUTH OF 47TH STREET AND NORTH OF NICHOLS ROAD & ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE RUNNING SOUTH ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 296.36 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD, A VARIABLE WIDTH PUBLIC ROAD; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 462.21 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, A 60 FOOT PUBLIC ROAD; THENCE NORTH ALONG SAID PUBLIC RIGHT-OF-WAY NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 302.07 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 46TH STREET, A VARIABLE WIDTH PUBLIC ROAD; THENCE EAST ALONG SAID PUBLIC RIGHT-OF-WAY SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 302.07 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH

87 DEGREES 34 MINUTES 13 SECONDS A DISTANCE OF 85.97 FEET TO THE POINT OF BEGINNING. FROM SAID LAST POINT OF TRACT DESCRIBED THE FOLLOWING PROPOSED SIDEWALK EASEMENT: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 14.00 FEET; THENCE SOUTH02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 299.37 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND HAVING A CHORD BEARING OF SOUTH 47 DEGREES 27 MINUTES 58 SECONDS WEST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 461.21 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 17.28 FEET AND HAVING A CHORD BEARING OF NORTH 42 DEGREES 31 MINUTES 25 SECONDS WEST WITH A CHORD LENGTH OF 15.56 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 278.25 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 12.04 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 5.49 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 27 MINUTES 31 SECONDS EAST WITH A CHORD DISTANCE OF 28.27 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 442.60 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 47 SECONDS EAST A DISTANCE OF 1.27 FEET TO A NON-TANGENTAL CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND HAVING A RADIUS OF18.60 FEET WITH AN ARC LENGTH OF 32.45 FEET AND HAVING A CHORD BEARING OF SOUTH 87 DEGREES 34 MINUTES 13 SECONDS WITH A CHORD LENGTH OF 28.49 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 14.91 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 18,331 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

AND

A TRACT OF LAND LYING AROUND ALL FRONT OF STREETS ABUTTING ALL THAT PART OF LOTS 93 THROUGH 99 AND LOTS 102 THROUGH 113 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926 AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, AND THAT PART OF 46TH STREET TERRACE RIGHT OF WAY VACATED BY ORDINANCE NUMBER 971461, APPROVED OCTOBER 16, 1997, LYING BELOW AN ELEVATION OF 158.00 FEET, KANSAS CITY, MISSOURI DATUM & LOT 114 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926, AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, SAID EXHIBIT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE RUNNING SOUTH ALONG SAID ROAD SOUTH 02 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 321.37 FEET; THENCE SOUTH 10 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 3.09 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 33 SECONDS WEST A DISTANCE OF 14.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.10 FEET, AN ARC LENGTH OF 22.93 FEET WITH A CHORD BEARING OF SOUTH 41 DEGREES 40 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 20.79 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 28 MINUTES 13 SECONDS EAST A DISTANCE OF 473.08 FEET; THENCE SOUTH 57 DEGREES 51 MINUTES 53 SECONDS EAST A DISTANCE OF 10.10 FEET TO A POINT OF CURVATURE; THENCE

powered by Legistar™

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 9.64 FEET, AN ARC LENGTH OF 19.45 FEET WITH A CHORD BEARING OF NORTH 64 DEGREES 20 MINUTES EAST AND A CHORD DISTANCE OF 16.32 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 23 MINUTES 16 SECONDS EAST A DISTANCE OF 170.57 FEET; THENCE NORTH 86 DEGREES 15 MINUTES 46 SECONDS WEST A DISTANCE OF 9.77 FEET; THENCE RUNNING ALONG THE WESTERN RIGHT-OF -WAY LINE OF BROADWAY BOULEVARD AND RUNNING SOUTH 02 DEGREES 20 MINUTES 03 SECONDS WEST A DISTANCE OF 159.39 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WEST 47TH STREET; THENCE ALONG SAID NORTHERN LINE AND RUNNING NORTH 87 DEGREES 29 MINUTES 39 SECONDS WEST A DISTANCE OF 488.62 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN LINE AND RUNNING NORTH 02 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 339.89 FEET; THENCE NORTH 86 DEGREES 16 MINUTES 11 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 12,532 SQUARE FEET OR 0.29 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 65, 66, 69, 70, 71, 72 AND 73, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, TOGETHER WITH THE VACATED NORTH 9.25 FEET OF PUBLIC COURT LYING SOUTH OF AND ADJOINING LOTS 66 AND 73, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID TRACT AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 197.58 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.60 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 26 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 12.58 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 45 SECONDS WEST A DISTANCE OF 251.42 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 12.06 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.90 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 14 MINUTES 48 SECONDS WEST WITH A CHORD DISTANCE OF 15.90 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 12 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 6.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.33 FEET WITH AN ARC LENGTH OF 67.88 FEET AND A CHORD BEARING OF NORTH 52 DEGREES 18 MINUTES 33 SECONDS EAST WITH A CHORD DISTANCE OF 53.71 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 259.91 FEET; THENCE SOUTH 08 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 4.15 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE ALONG SAID RIGHT OF WAY LINE AND RUNNING NORTH 87 DEGREES 19 MINUTES 09 SECONDS WEST A DISTANCE OF 275.09 FEET TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF WYANDOTTE STREET AND RUNNING SOUTH 09 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 139.81 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 179.70 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 32 SECONDS A DISTANCE OF 76.31 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 59 SECONDS WEST A DISTANCE OF 75.03 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 17 SECONDS EAST A DISTANCE OF 66.50 FEET; THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 102.44 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 09 DEGREES 29 MINUTES 18 SECONDS WEST A

powered by Legistar™

DISTANCE OF 139.41 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 162.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET WITH AN ARC LENGTH OF 36.93 FEET AND A CHORD BEARING OF NORTH 73 DEGREES 21 MINUTES 41 SECONDS EAST WITH A CHORD DISTANCE OF 36.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 26.18 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 15,119 SQUARE FEET OR 0.34 ACRES, MORE OR LESS

AND

AN EASEMENT DESCRIBED ALONG ALL OR PARTS OF LOT 28 AND 45 THRU 56, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED OCTOBER 23, 1911, AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF NICHOLS ROAD, AS NOW ESTABLISHED, ON THE NORTH BY THE WEST RIGHT-OF-WAY LINE OF CENTRAL STREET, AS NOW ESTABLISHED, ON THE EAST; BY THE NORTH RIGHT-OF-WAY LINE OF WARD PARKWAY, AS NOW ESTABLISHED, ON THE SOUTH; AND BY THE EAST RIGHT-OF-WAY LINE OF WORNALL ROAD AS NOW ESTABLISHED, ON THE WEST; SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST MOST CORNER OF THE DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, THENCE RUNNING SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.76 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 188.74 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.75 FEET WITH AN ARC LENGTH OF 18.74 FEET AND A CHORD BEARING OF NORTH 41 DEGREES 46 MINUTES 01 SECONDS EAST WITH A CHORD DISTANCE OF 17.50 FEET; THENCE NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.22 FEET WITH AN ARC LENGTH OF 16.08 FEET AND A CHORD BEARING OF SOUTH 57 DEGREES 31 MINUTES 39 SECONDS EAST WITH A CHORD DISTANCE OF 14.47 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 182.53 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.78 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF CENTRAL STREET, SAID POINT ALSO BEING A FOUND CUT CROSS IN THE SIDEWALK; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 176.73 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, SAID POINT ALSO BEING A FOUND NAIL IN CONCRETE LYING NORTH 0.45 FEET AND WEST 1.15 FEET OF THE POINT THEREIN DESCRIBED; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 182.76 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 9,802 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

powered by Legistar™

A SIDEWALK VACATION SURROUNDING LOT 79, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 22, 1928, AS DOCUMENT NO. 3951 17, IN PLAT BOOK 23 AT PAGE 85, SAID VACATION TRACT DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #1' AND BEING ALONG THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 77 DEGREES 32 MINUTES 54 SECONDS WEST A DISTANCE OF 14.05 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 131.85 FEET; THENCE NORTH 66 DEGREES 20 MINUTES 40 SECONDS WEST A DISTANCE OF 9.32 FEET; THENCE NORTH 12 DEGRESS 26 MINUTES 52 SECONDS WEST A DISTANCE OF 40.93 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 28.27 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 33 DEGREES | SECONDS EAST AND A CHORD DISTANCE OF 25.46 FEET; THENCE NORTH 77 DEGREES 33 MINUTES II SECONDS EAST A DISTANCE OF 95.05 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 35 SECONDS EAST A DISTANCE OF 12.79 FEET TO A POINT OF NON-TANGENTAL CURVATURE, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE FOLLOWING SAID RIGIHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 667.73 FEET WITH AN ARC LENGTH OF 125.00 FEET AND A CHORD BEARING OF SOUTH 70 DEGREES 54 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 104.85 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 162.66 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY RUNNING SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 176.42 FEET TO THE POINT OF BEGINNING. THENCE DESCRIBED THE FOLLOWING DESCRIBED SECOND PART OF SAID SIDEWALK VACATION: BEGINNING AT A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET, SAID POINT BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #2' AND RUNNING NORTH 77 DEGREES 32 MINUTES 54 SECONDS EAST A DISTANCE OF 14.66 FEET; THENCE NORTH 12 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 178.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.74 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 20 MINUTES 38 SECONDS WEST WITH A CHORD DISTANCE OF 14.17 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 4.62 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 188.82 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE COMBINED DESCRIBED VACATIONS CONTAINING 9,701 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION DESCRIBED ALONG ALL OR PARTS OF LOTS 38 THRU 44 AND 57 THRU 64, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED SEPTEMBER 26, 1911 AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID VACATION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE SOUTH EAST MOST CORNER OF THE TRACT OF LAND DESCRIBED; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 10.67 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET

powered by Legistar™

WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF SOUTH 32 DEGREES 34 MINUTES 53 SECONDS WEST WITH A CHORD DISTANCE OF 62.26 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 233.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.71 FEET AND A CHORD BEARING OF NORTH 50 DEGREES 00 MINUTES 41 SECONDS WEST WITH A CHORD LENGTH OF 31.71 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 19.32 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 43 SECONDS EAST A DISTANCE OF 7.78 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 49 SECONDS EAST A DISTANCE OF 267.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 36 MINUTES 23 SECONDS EAST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 7.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 166.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 23.55 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 55 MINUTES 27 SECONDS EAST WITH A CHORD DISTANCE OF 21.90 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 2.76 FEET TO A POINT ALONG THE SOUTH LINE OF WEST 47TH STREET; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.27 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 297.47 TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF NICHOLES ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND RUNNING NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 240.20 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 34 MINUTES 53 SECONDS EAST WITH A CHORD DISTANCE OF 62.26 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 8,866 SQUARE FEET OR 0.20 ACRES, MORE OR LESS

AND

LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING, PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED MARCH 26, 1929, AS DOCUMENT NO. 407685, IN PLAT BOOK 23 AT PAGE 95. A TRACT OF LAND LYING ALONG ALL FRONTS OF STREETS ABUTTING A TRACT OF LAND BEING LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT OF LAND BEING A PROPOSED SIDEWALK EASEMENT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WESTERN MOST CORNER OF LOT 11, SAID POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY, THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 77 DEGREES, 36 MINUTES 56 SECONDS

WEST A DISTANCE OF 26.41 FEET; THENCE LEAVING SAID WARD PARKWAY AND RUNNING NORTH 17 DEGREES 09 MINUTES 41 SECONDS EAST A DISTANCE OF 180.52 FEET TO A POINT; THENCE ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 29.28 FEET, AN ARC LENGTH OF 35.01 FEET WITH A CHORD BEARING OF NORTH 56 DEGREES 02 MINUTES 50 SECONDS EAST AND A CHORD LENGTH OF 32.96 FEET, THENCE SOUTH 87 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 237.87 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.56 FEET, A CHORD LENGTH OF 40.15 FEET WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 14 SECONDS EAST AND A CHORD LENGTH OF 36.15 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 79.47 FEET; THENCE SOUTH 77 DEGREES 36 MINUTES 56 SECONDS WEST A DISTANCE OF 31.50 FEET; THENCE IN A NORTH EASTERLY DIRECTION ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, AN ARC LENGTH OF 32.74 FEET WITH A CHORD BEARING OF NORTH 40 DEGREES 05 MINUTES 54 SECONDS EAST AND A CHORD LENGTH OF 30.45 FEET; THENCE ALONG THE WESTERN PUBLIC RIGHT-OF-WAY OF PENNSYLVANIA AVENUE AND RUNNING NORTH 02 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 58.72 FEET (RECORD DISTANCE OF 50.80 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15 DEGREES, AN ARC LENGTH OF 23.56 FEET WITH A CHORD BEARING OF 42 DEGREES 24 MINUTES 55 SECONDS WEST AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 48TH STREET AND RUNNING NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 247.21 FEET (RECORD DISTANCE 236.15 FEET); THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET AND RUNNING SOUTH17 DEGREES 16 MINUTES 05 SECONDS WEST A DISTANCE OF 170.65 FEET (RECORD DISTANCE OF 170.78 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 12.53 FEET WITH A CHORD BEARING OF 42 DEGREES 33 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 10.37 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 7,949 SQUARE FEET OR 0.18 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, INCLUDING PART OF LOTS 13, 14, 15, 16 AND 20 AND ALL OF LOTS 21 THROUGH 28, BOTH INCLUSIVE, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO, 539873, IN PLAT BOOK 13 AT PAGE 42 AND INCLUDING PART OF VACATED JEFFERSON STREET ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST MOST CORNER OF SAID TRACT AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF WEST 47TH STREET AND RUNNING NORTH 02 DEGREES 36 MINUTES 5! SECONDS EAST A DISTANCE OF 14.63 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS WEST A DISTANCE OF 133.91 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET WITH AN ARC LENGTH OF 22.86 FEET AND A CHORD BEARING OF SOUTH 46 DEGREES 16 MINUTES 13 SECONDS WEST WITH A CHORD DISTANCE OF 20.71 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 55 SECONDS WEST A DISTANCE OF 434.33 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 13.07 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 55 SECONDS EAST A DISTANCE OF 434.01 FEET TO A POINT; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 135.16 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 7,787 SQUARE FEET OR 0.179 ACRES, MORE OR LESS.

powered by Legistar™

AND

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 33 EAST, INCLUDING PART OF LOTS AND 16, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO. 539873, IN PLAT BOOK 13 AT PAGE 42; INCLUDING PART OF THE VACATED ALLEY LYING BETWEEN SAID LOTS AND 16 AND INCLUDING PART OF VACATED PENNSYLVANIA AVENUE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID PROPOSED EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, ALSO SAID POINT BEING A FOUND CROSS MARKING THE NORTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF SAID STREET, SOUTH 02 DEGREES 13 MINUTES 58 SECONDS WEST A DISTANCE OF 146.33 FEET TO A POINT MARKING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD TO A POINT, SAID POINT ALSO BEING A FOUND CROSS MARKING THE SOUTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE FOLLOWING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD, SOUTH 87 DEGREES 36 MINUTES 06 SECONDS EAST A DISTANCE OF 247.75 FEET TO A POINT, SAID POINT ALSO BEING THE WESTERN RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID WESTERN RIGHT OF WAY NORTH 02 DEGREES 29 MINUTES 1 2 SECONDS EAST A DISTANCE OF 146.02 FEET TO A FOUND CROSS MARKING THE NORTHEAST CORNER OF THE DESCRIBED TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE FOLLOWING DESCRIBED COURSES: SOUTH 87 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 13.85 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 145.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 14.19 FEET, AN ARC DISTANCE OF 6.81 FEET WITH A CHORD BEARING OF SOUTH 15 DEGREES 59 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 6.75 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.29 FEET, AN ARC LENGTH OF 22.63 FEET WITH A CHORD BEARING OF SOUTH 54 DEGREES 45 MINUTES 41 SECONDS WEST AND A CHORD DISTANCE OF 22.24 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS WEST A DISTANCE OF 222.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 15.83 FEET, AN ARC DISTANCE OF 8.04 FEET WITH A CHORD BEARING OF SOUTH 77 DEGREES 59 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 7.95 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE RIGHT HAVING A RADIUS OF 20.16 FEET, AN ARC DISTANCE OF 51.64 FEET WITH A CHORD BEARING OF NORTH 51 DEGREES 35 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 40.76 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 304.26 FEET, AN ARC DISTANCE OF 62.34 FEET WITH A CHORD BEARING OF NORTH 08 DEGREES 47 MINUTES 23 SECONDS EAST AND A CHORD DISTANCE OF 56.13 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 87.58 FEET; THENCE SOUTH 87 DEGREES 3 MINUTES 50 SECONDS EAST A DISTANCE OF 13.57 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT OF LAND CONTAINS 9,723 SQ. FT. OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 1, 2 AND 3, AND ALL THOSE PARTS OF LOTS 4, 5, 6, 7 AND 8, BLOCK 3, AND LOT OR BLOCK B, ELMDALE, A SUBDIVISION OF LAND IN KANSAS

powered by Legistar™

CITY, JACKSON COUNTY, MISSOURI, RECORDED JUNE 9, 1903, AS DOCUMENT NO. 450349, IN PLAT BOOK 12 AT PAGE 15, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST MOST CORNER OF SAID DESCRIBED PLAT, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET AND RUNNING NORTH OI DEGREES 08 MINUTES 47 SECONDS WEST A DISTANCE OF 16.52 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 223.02 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET WITH AN ARC LENGTH OF 26.52 FEET AND A CHORD BEARING OF SOUTH 40 DEGREES 10 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 22.19 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 368.09 FEET; THENCE NORTH 77 DEGREES 44 MINUTES 16 SECONDS EAST A DISTANCE OF 15.11 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 339.24 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 36.59 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 10 MINUTES 37 SECONDS EAST WITH A CHORD DISTANCE OF 31.70 PEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 196.31 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 9,575 SQUARE FEET 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 78, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED OCTOBER 22, 1928, AS DOCUMENT NO. 395117 IN PLAT BOOK 23, AT PAGE 85. EXCLUDING THE INTERIOR OF SAID TRACT OF LAND, THIS VACATION TRACT IS DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING ALONG THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD AND THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 66 DEGREES 31 MINUTES 23 SECONDS WEST A DISTANCE OF 15.07 FEET TO THE POINT OF BEGINNING OF SAID SIDEWALK VACATION; THENCE RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 221.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 18.33 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 04 MINUTES 25 SECONDS EAST WITH A CHORD DISTANCE OF 15.87 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 349.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.12 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 49 MINUTES 22 SECONDS EAST WITH A CHORD DISTANCE OF 12.20 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 112.68 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 16.07 FEET AND A CHORD BEARING OF SOUTH 29 DEGREES 36 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 14.68 FEET; THENCE SOUTH 71 DEGREES 27 MINUTES 57 SECONDS WEST A DISTANCE OF 56.35 FEET TO A POINT OF NON-TANGENTAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 590.61 FEET WITH AN ARC LENGTH OF 114.97 FEET AND A CHORD BEARING OF SOUTH 71 DEGREES 58 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 114.79 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 167.45 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET

powered by Legistar™

WITH AN ARC LENGTH OF 15.71 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 26 MINUTES 50 SECONDS WEST WITH A CHORD LENGTH OF 14.14 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 15,593 SQUARE FEET OR 0.35 ACRES, MORE OR LESS

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THAT LIES WEST OF BROADWAY STREET, NOW KNOWN AS WORNALL ROAD, EAST OF PENNSYLVANIA AVENUE, SOUTH OF NICHOLS ROAD AND NORTH OF WARD PARKWAY, SAID VACATION TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNERS OF SAID TRACT OF LAND, SAID POINT BEING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY AND THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, THENCE ALONG SAID NORTHERN RIGHT-OF-WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 0.59 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 26.18 FEET WITH AN ARC LENGTH OF 29.14 FEET WITH A CHORD BEARING OF NORTH 05 DEGREES 01 MINUTES 22 SECONDS WEST WITH A CHORD DISTANCE OF 27.66 FEET; THENCE NORTH 26 DEGREE 52 MINUTES 07 SECONDS EAST A DISTANCE OF 157.27 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 372.66 FEET WITH AN ARC LENGTH OF 158.20 FEET AND A CHORD BEARING OF NORTH 14 DEGREES 42 MINUTES 38 SECONDS EAST WITH A CHORD LENGTH OF 157.02 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 15.73 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.87 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 02 SECONDS EAST A DISTANCE OF 456.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.84 FEET AND WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 51 SECONDS EAST WITH A CHORD LENGTH OF 16.96 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 186.74 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 9.49 FEET; THENCE NORTH ALONG THE WESTERN RIGHT-OF-WAY OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 185.84 FEET TO A POINT, SAID POINT BEING THE SOUTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID ROAD AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE AND RUNNING SOUTH 02 DEGREES 32 MINUTES 56 SECONDS WEST A DISTANCE OF 12.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET WITH AN ARC LENGTH OF164.69 FEET AND A CHORD BEARING OF SOUTH14 DEGREES 42 MINUTES 32 SECONDS WEST AND A CHORD DISTANCE OF 163.46 FEET; THENCE SOUTH 26 DEGREES 52 MINUTES 07 SECONDS WEST A DISTANCE OF 180.41 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 14,245 SQUARE FEET OR 0.32 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 74, 75, 76 AND 77, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT

PAGE 54, SAID VACATION TRACTS OUTER BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ALONG THE SOUTHWEST CORNER OF SAID TRACT THEREIN DESCRIBED, SAID POINT BEING ALONG A POINT OF CURVATURE, THENCE RUNNING NORTH 28 DEGREES 15 MINUTES 12 SECONDS WEST A DISTANCE OF 7.34 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED VACATION; THENCE ALONG THE OUTER PERIMETER THE FOLLOWING VACATION ALONG A NON-TANGENTAL CURVE TO THE LEFT HAVING A RADIUS OF 356.03 FEET WITH AN ARC LENGTH OF 213.96 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 31 MINUTES 49 SECONDS EAST WITH A CHORD DISTANCE OF 210.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 54.93 FEET AND A CHORD BEARING OF SOUTH 81 DEGREES 09 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 41.73 FEET: THENCE SOUTH 09 DEGREES 37 MINUTES 18 SECONDS EAST A DISTANCE OF 169.90 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 35.68 FEET AND A CHORD BEARING OF SOUTH 41 DEGREES 29 MINUTES 13 SECONDS WEST WITH A CHORD LENGTH OF 31.13 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET WITH AN ARC LENGTH OF 33.84 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 49 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 61 DEGREES 44 MINUTES 48 SECONDS EAST A DISTANCE OF 27.07 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 46, 186 SQUARE FEET OR 1.06 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, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by AT&T.

2. The applicant shall retain all utility easements and protect facilities required by Evergy.

3. Existing traffic signal equipment along sidewalks must remain accessible to the City of Kansas City Missouri at all times.

4. The applicant shall retain all utility easements and protect facilities required by Kansas City, Missouri Water Services Department.

5. The applicant shall retain all utility easements and protect facilities required by Spectrum Charter.

6. The applicant shall retain all utility easements and protect facilities required by Spire.

7. The City and applicant will enter into an easement agreement which provides for the following general terms:

a. Grant of an easement to provide public pedestrian access on a 24/7 basis, subject to temporary closure for emergencies, construction, maintenance, special events, and similar activities.

b. Provision prohibiting checkpoints or controlled access that would impede the 24/7 public pedestrian access easement, to be recorded with the vacation. The pedestrian network of the Country Club Plaza is intended to continue to function as part of the greater Kansas City pedestrian network.

c. Reservation of utility easements and protection of facilities for the benefit of Water Services and private utilities.

d. Reservation of an easement to provide City access for traffic signal equipment and standard streetlighting.

e. Requirement that the City and the landowner coordinate regarding the timing of City public infrastructure improvements, and that any repair or replacement of private improvements within the vacated right-of-way resulting from work to public infrastructure be reimbursed by the City in an amount not to exceed the cost to repair or replace such improvements to City public works improvement standards.

f. Requirement that the City and the landowner each designate a point of contact.

g. Requirement that the landowner maintain the private improvements located within the vacated right-of-way.

h. Provision that decorative streetlights be owned and maintained by the landowner.

i. Requirement that the landowner comply with all federal, state, and local laws in the improvement, maintenance, and operation of the vacated right-of-way, including compliance with the Americans with Disabilities Act (ADA).

j. Requirement that the landowner make publicly available its Code of Conduct.

k. Good Neighbor provision, requiring that the landowner's operating procedures for enforcement of its Code of Conduct be implemented in a manner that reduces potential negative impacts on adjacent properties.

l. Provision that the easement agreement run with the land and be binding upon successors and assigns.

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.

powered by Legistar™

Section 6. That the sum of $5,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Development Services Fund, Fund No. 2210, to the following account:

27-2210-642330-B	Business Assistance Center	$5,000.00

Section 7. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

_____

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

_____
Brenton Siverly
Director of Finance

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

_____
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On the _____ day of _____, 20___, before me, a Notary Public in and for said County, personally appeared _____ 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 _____, 20____.

_____
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