PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____

_____ by _____

City Clerk Deputy

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Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
P150 - Phase 01, LLC	14698 COLORADO /HAWTHORNE PARK LOT 1 (EX PT IN M-150) & See attached property description of Lot 2 of I-49 Industrial Center North	1511 Baltimore Ave Ste 300 Kansas City, MO 64108

(attach additional sheets if required)

P150 - Phase 01, LLC,
by Kyle Siner, Authorized Representative

Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 25th day of June in the year 2025, before me, a Notary Public in and for said state, personally appeared Kyle Siner, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 25th day of June, 2025.

Notary Public in and for Said County and State

Notary Public

My Commission Expires: 5/13/29

JENNIFER METZ
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 21453294
My Commission Expires 05-13-2029

I-49 Industrial Center North – Lot 2
Olsson No. D19-2841
April 8, 2022

Property Description

All of Lots 2, 3, and Part of Lot 4, HAWTHORNE PARK, a subdivision of land in the Southeast Quarter of Section 26 Township 47 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1976K0311458 in Book 34 at Page 42 in the Jackson County Recorder of Deeds Office and an unplatted tract of land in the Southeast and Southwest Quarters of said Section 26 being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows: Commencing at the Northwest corner of said Southwest Quarter ;thence South 03°40'55" West on the West line of said Southwest Quarter, 1,241.69 feet; thence leaving said West line on a perpendicular bearing to the previous call South 86°19'05" East, 20.00 feet to the Point of Beginning of the tract of land to be herein described; thence North 72°00'36" East, 1,004.03 feet; thence South 72°53'57" East, 531.50 feet; thence South 15°37'16" East, 356.11 feet; thence South 86°31'32" East, 323.40 feet; thence North 47°38'24" East, 558.94 feet; thence South 63°06'52" East, 384.78 feet; thence North 17°33'47" East, 413.95 feet; thence South 85°21'29" East, 418.40 feet; thence North 60°13'09" East, 340.17 feet; thence South 68°42'50" East, 566.56 feet; thence North 61°36'31" East, 291.95 feet to a point on the existing Westerly right-of-way line of Kansas City Southern Railroad as now established; thence Southerly on said existing Westerly right-of-way line along a curve to the right having an initial tangent bearing of South 04°14'59" East with a radius of 5,679.65 feet, a central angle of 07°52'28" and an arc distance of 780.59 feet; thence South 03°37'29" West on said existing Westerly right-of-way line, 641.82 feet to the Northeast corner of Lot 2 of said HAWTHORNE PARK; thence South 03°36'31" West on said existing Westerly right-of-way line also being the East line of said Lot 2, a distance of 350.00 feet to the Southeast corner of said Lot 2; thence leaving said existing Westerly right-of-way line and said East line North 86°24'09" West on the South line of said Lot 2, a distance of 386.86 feet to a point on the existing Easterly right-of-way line of Colorado Avenue as established by said HAWTHORNE PARK also being the Southwest corner of said Lot 2; thence North 03°36'31" East on said existing Easterly right-of-way line also being the West line of said Lot 2, a distance of 350.00 feet to the Northwest corner of said Lot 2; thence leaving said existing Easterly right-of-way line and said West line North 86°24'09" West, 80.00 feet to a point on the existing Westerly right-of-way line of said Colorado Avenue as established by said HAWTHORNE PARK also being the Northeast corner of Lot 3 of said HAWTHORNE PARK; thence South 03°36'31" West on said existing Westerly right-of-way line also being the East line of said Lot 3 and the East line of Lot 4 of said HAWTHORNE PARK, 582.11 feet to a point on the existing Northerly right-of-way line of Missouri 150 Highway as now established; thence on said existing Northerly right-of-way line for the following 18 calls: South 58°57'33" West, 73.17 feet; thence North 86°19'24" West, 287.67 feet; thence North 84°23'33" West, 402.10 feet; thence South 87°02'33" West, 651.16 feet; thence North 79°22'46" West, 134.60 feet; thence North 79°23'17" West, 156.03 feet; thence North 03°35'13" East, 80.57 feet; thence North 86°24'47" West, 121.39 feet; thence South 03°35'13" West, 65.62 feet; thence North 86°24'47" West, 164.04 feet; thence South 72°38'43" West, 175.64 feet; thence North 86°15'01" West, 164.04 feet; thence North 80°08'18" West, 211.33 feet; thence North 80°10'54" West, 118.72 feet; thence North 82°58'42" West, 164.34 feet;

thence South 82°16'36" West, 15.03 feet; thence North 67°46'01" West, 677.56 feet; thence North 62°18'19" West, 271.28 feet to a point on the existing Easterly right-of-way line of Botts Road as now established; thence on said existing Easterly right-of-way line for the following 6 calls: North 01°46'47" East, 177.50 feet; thence North 13°34'46" West, 201.59 feet; thence North 86°19'05" West, 39.28 feet; thence North 03°40'55" East, 324.90 feet; thence North 86°21'00" West, 10.00 feet; thence North 03°40'55" East, 327.29 feet to the Point of Beginning. Containing 6,794,794 square feet or 155.99 acres, more or less.