ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
08/27/2025 11:06 AM
FEE: $33.00 5 PGS

INSTRUMENT NUMBER
2025E0062532

Title of Document:	Release of Easements
Date of Document:	8/20/2025
Submitted By:	Evergy Missouri West, Inc.
Grantor:	**Evergy Missouri West, Inc.** **f/k/a Missouri Public Service Company**
Statutory Address:	4400 E. Front St, Kansas City, Missouri 64120
Grantee:	Promontory 150 LLC, a Missouri Limited Liability Company
Legal Description:	Part of Hawthorne Park Subdivision in Kansas City, Jackson County, Missouri See Attached Exhibit A
Reference Book and Page:	Book 858 Page 1753

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is given this 20TH day of August, 2025, by Evergy Missouri West, Inc., a Delaware corporation, whose mailing address is PO Box 418679, Kansas City, Missouri 64141-9679 ("Evergy"), with respect to the following facts and objectives:

RECITALS:

WHEREAS, Evergy, was granted an easement by Enos A. Axtell and Sophronia M. Axtell, dated June 15, 1978, over certain tracts and parcels of ground in Jackson County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on July 6, 1978, in the Office of the Recorder of Deeds for Jackson County, Missouri as Document No. K372454 Book 858 Page 1753(the "Easement(s)");

WHEREAS, Evergy is willing to provide this release and disclaimer to facilitate the development of the property upon which the Easement is located.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evergy hereby disclaims and releases any easement rights that it may possess with respect to the easement referenced above. See attached Exhibit A.

Evergy Missouri West, Inc., a Delaware Corporation

By: _____

Printed Name: Matt J. Armfield

Title: Senior Manager Real Estate Services

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 20TH day of AUG, 2025 before me a Notary Public, appeared Matt J. Armfield, to me personally known, who being by me duly sworn, did say that he is the Senior Manager of Real Estate Services for Evergy Missouri West, Inc. , who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 5-29-2028

_____
Notary Public

KENT FREDLUND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 29, 2028
Commission # 12413848

EXHIBIT A PAGE 1

Legal Description of Easement to be Disclaimed

Parent tract:

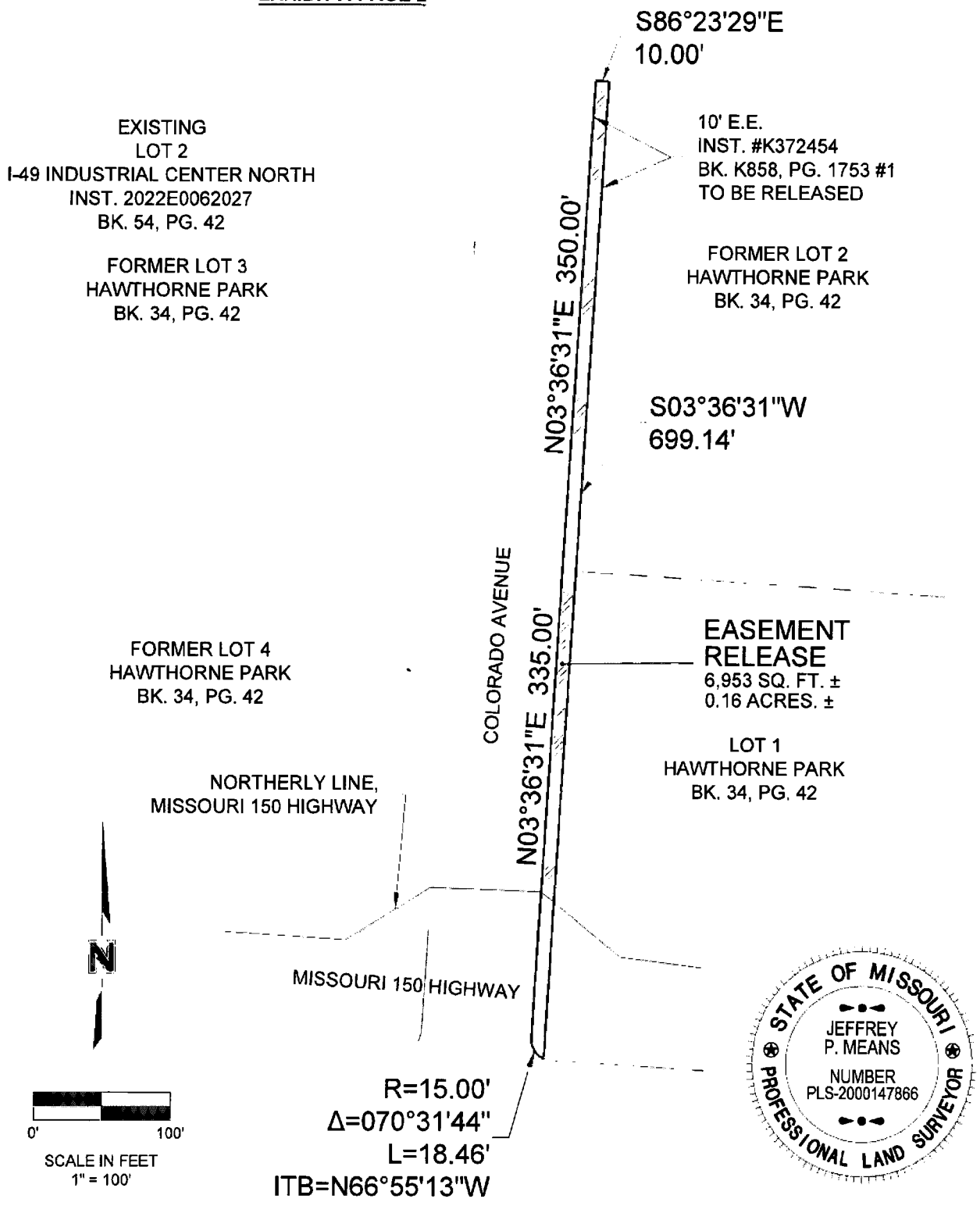
Lots 1, 2, and 3 of Hawthorne Park, a subdivision in Kansas City, Jackson County, Missouri.

Easement area:

1) The Western most ten (10) feet of Lots 1 and 2.

2) Beginning at the Southeastern most corner of Lot 3, said point being on the Western right-of-way line of Colorado Avenue; thence Westerly ten (10) feet, along the Southern property line of said lot; thence Northerly ten (10) feet, parallel with the Western right-of-way of Colorado Avenue; thence Easterly ten (10) feet, parallel with the Southern property line of said lot, to the said Westerly right-of-way line; thence Southerly ten (10) feet, along the said Westerly right-of-way line to the point of beginning.

EXHIBIT A PAGE 2



PROJECT NO: J22-06947	BK. K858, PG. 1753 #1 RELEASE - EXHIBIT	olsson	EXHIBIT
DRAWN BY: JRH	EAST CAMPUS PHASE 02/03	1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	2 of 7
DATE: 2025-07-21	SEC. 26 - T47N - R33W KASNAS CITY, JACKSON COUNTY, MISSOURI	Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	

DWG: F:\2022\06501-070000022-06947-JM0-Design\Survey\SRVY\Sheets\Evergy Easement Vacations\V_ESM_J22-06947 Easement Vacations.dwg USER: jholdcroft
DATE: Aug 20, 2025 2:07PM

EXHIBIT A PAGE 3

FORMER LOT 3
HAWTHORNE PARK
BK. 34, PG. 42

EASEMENT
RELEASE
100 SQ. FT. ±

S86°24'09"E
10.00'

N03°36'31"E
10.00'

S03°36'31"W
10.00'

N86°24'09"W
10.00'

EXISTING
LOT 2
I-49 INDUSTRIAL CENTER NORTH
INST. 2022E0062027
BK. 54, PG. 42

POINT OF
BEGINNING
SOUTHEASTERN
MOST CORNER,
LOT 3

COLORADO AVENUE

10'X10' E.E.
INST. #K372454
BK. K858, PG. 1753 #2
TO BE RELEASED

FORMER LOT 4
HAWTHORNE PARK
BK. 34, PG. 42

SCALE IN FEET
1" = 30'

PROJECT NO: J22-06947	BK. K858, PG. 1753 #2 RELEASE - EXHIBIT	olsson	EXHIBIT
DRAWN BY: JRH	EAST CAMPUS PHASE 02/03		
DATE: 2025-07-21	SEC. 26 - T47N - R33W KASNAS CITY, JACKSON COUNTY, MISSOURI		

1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592

DWG: F:\2022\06501-07000\022-06947-j140-Design\Survey\SRVY\Sheets\Evergy Easement Vacations\V_ESM_J22-06947 Easement Vacations.dwg
DATE: Jul 21, 2025 6:37PM
USER: jholdcroft

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
08/27/2025 11:06 AM
FEE: $30.00 4 PGS

INSTRUMENT NUMBER
2025E0062533

Title of Document:	Release of Easements
Date of Document:	8/20/2025
Submitted By:	Evergy Missouri West, Inc.
Grantor:	**Evergy Missouri West, Inc.** **f/k/a Missouri Public Service Company**
Statutory Address:	4400 E. Front St, Kansas City, Missouri 64120
Grantee:	Promontory 150 LLC, a Missouri Limited Liability Company
Legal Description:	Part of Hawthorne Park Subdivision in Kansas City, Jackson County, Missouri See attached Exhibit A
Reference Book and Page:	Book 871 Page 1808

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is given this 20TH day of August, 2025, by Evergy Missouri West, Inc., a Delaware corporation, whose mailing address is PO Box 418679, Kansas City, Missouri 64141-9679 ("Evergy"), with respect to the following facts and objectives:

RECITALS:

WHEREAS, Evergy, was granted an easement by UMB Properties, Inc., dated August 7, 1978, over certain tracts and parcels of ground in Jackson County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on August 28, 1978, in the Office of the Recorder of Deeds for Jackson County, Missouri as Document No. K378838 Book 871 Page 1808 (the "Easement(s)");

WHEREAS, Evergy is willing to provide this release and disclaimer to facilitate the development of the property upon which the Easement is located.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evergy hereby disclaims and releases any easement rights that it may possess with respect to the easement referenced above. See attached Exhibit A.

Evergy Missouri West, Inc., a Delaware Corporation

By: _____

Printed Name: Matt J. Armfield

Title: Senior Manager Real Estate Services

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 20TH, day of AUG, 2025 before me a Notary Public, appeared Matt J. Armfield, to me personally known, who being by me duly sworn, did say that he is the Senior Manager of Real Estate Services for Evergy Missouri West, Inc. , who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 5-29-2028

_____
Notary Public

KENT FREDLUND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 29, 2028
Commission # 12413848

EXHIBIT A PAGE 1

Legal Description of Easement to be Disclaimed

Parent tract:

Lot 4 of Hawthorne Park, a subdivision in Kansas City, Jackson County, Missouri. 011.3390

Easement area:

Beginning at the Northeastern most corner of lot 4, said point being on the Western right-of-way line of Colorado Avenue; thence Southerly ten (10) feet, along the Western right-of-way line of Colorado Avenue; thence Westerly ten (10) feet, parallel with the Northern property line of said lot; thence Northerly ten (10) feet, parallel with the said Westerly right-of-way line to a point on the Northern property line of said lot; thence Easterly ten(10) feet along the Northern property line of said lot to the point of beginning.

EXHIBIT A PAGE 2

FORMER LOT 3
HAWTHORNE PARK
BK. 34, PG. 42

EASEMENT
RELEASE
100 SQ. FT. ±

POINT OF
BEGINNING
NORTHEASTERN MOST
CORNER LOT 4

EXISTING
LOT 2
I-49 INDUSTRIAL CENTER NORTH
INST. 2022E0062027
BK. 54, PG. 42

S86°24'09"E
10.00'

N03°36'31"E
10.00'

N86°24'09"W
10.00'

S03°36'31"W
10.00'

10'X10' E.E.
INST. #K378838
BK. K871, PG. 1808
TO BE RELEASED

COLORADO AVENUE

FORMER LOT 4
HAWTHORNE PARK
BK. 34, PG. 42

N

0' 30'

SCALE IN FEET
1" = 30'

STATE OF MISSOURI
JEFFREY
P. MEANS
NUMBER
PLS-2000147866
PROFESSIONAL LAND SURVEYOR

DWG: F:\2022\06501-07000\022-06947-J\40-Design\Survey\SRVY\Sheets\Evergy Easement Vacations\V_ESM_J22-06947 Easement Vacations.dwg USER: jholdcroft
DATE: Jul 21, 2025 6:37PM

PROJECT NO: J22-06947	BK. K871, PG. 1808 RELEASE - EXHIBIT	olsson	1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT
DRAWN BY: JRH	EAST CAMPUS PHASE 02/03			
DATE: 2025-07-21	SEC. 26 T47N - R33W KASNAS CITY, JACKSON COUNTY, MISSOURI	Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592		