CONSENT TO 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) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Case No. CASE #: CD-ROW-2025-0005

In the matter of the vacation of:

Kurt Keller Inc (Part of the W ½ of NW ¼ of Section 36-T49N-R33W):

A Tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For coarse orientation the bearings in this description are based on the East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, (NAD 83.)

COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri;

Thence North 87° 32' 02" West, 20.00 feet, on the westerly prolongation of the North Right-of-Way line of 52nd Street (as platted), to the East line of the West half of said Northwest Quarter of the Northwest Quarter of said Section 36, said line also being the East line of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888;

Thence North 02° 17' 29" East, 5.00 feet, on said East line of said parcel, to the Northeast corner of an existing Road Easement recorded as KURT KELLER'S INC. in Book B-5089, page 729;

Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described;

Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' ' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement;

Thence North 87° 33' 11" West,105.35 feet, on said South line, to the Southwest corner of said Road Easement;

Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement;

Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres.

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Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____

_____ by _____

City Clerk Deputy

CONSENT OF LIMITED LIABILITY COMPANIES **Case No. CASE #: CD-ROW-2025-0005**

Owner's name	Legal description of property
Applicant: HKC Properties, LLC	BEG at the SE corner of the NW 1/4 of NW 1/4, Section 36 T49N-R33E, Thence S. 406.56', along the E. line of the NW 1/4 of NW 1/4; Thence N87°31'49"W, 1153.5', to the E. ROW line of KC Southern Railway Company, as established by Warranty Deed, recorded in Book 3651, Page 459; Thence Northeasterly, on a non-tangent curve, concave to the SE, having a radius of 2452.92', an arc length of 1144.11', on said E. ROW line, said curve, to the right, having a chord bearing N20°02'20" E, a chord distance of 1133.77'; Thence N33°24'04"E, 53.06', on said East ROW line; Thence S02°17'29" W, 229.03'; Thence S87°31'49"E, 780.20', to the E line of NW 1/4 of NW 1/4 Thence S02°17'29"E, 490.82',on said E line, to the POB, said Tract containing 967,557 square feet or 22.2121 acres.

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Name _____

Title Manager
HKC Properties, LLC

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 8 day of April, 2025, before me, a Notary Public in and for said state, personally appeared Martin Bicknell who being by me duly sworn did say that he/she is the managing member of HKC Properties, LLC a Kansas limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 8 day of April, 2025

Notary Public in and for Said County and State

_____
Notary Public

My Commission Expires: 12/4/2026

BETHANIE SCHMELIG NOTARY PUBLIC COMMISSION # 08305254 NOTARY SEAL STATE OF MISSOURI