

ORDINANCE NO. 140554

Amending Ordinance No. 041238 by repealing Section 3 and enacting in its place a new section 3, to revise the legal description of the Blue Ridge Mall Tax Increment Tax Increment Financing Redevelopment Area; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982 and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013 created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on February 24, 2005, the Council passed Ordinance No. 041238, which approved the Blue Ridge Mall Tax Increment Financing Plan and designated a redevelopment area, the legal description of which requires revision due to a scrivener's error; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Ordinance No. 041238 is hereby amended by repealing Section 3 and enacting a new Section 3 in its place to read as follows:

Section 3. Effective as of the original effective date of Ordinance No. 041238, the following described area is hereby designated a Redevelopment Area:

All that part of Lot 1, STERLING SQUARE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, and

All that part of Lots 6, 7, 8, 9, 14 and 15, OTT'S PLAT, a subdivision of land in the Cities of Kansas City and Independence, all in Jackson County, Missouri, according to the recorded plat thereof, together with a portion of the southwest quarter of the southeast quarter of Section 21, Township 49, Range 32, the parcel of land to be herein described lies wholly within said city of Kansas City, being more particularly described as follows:

Beginning at the point of intersection of the Westerly right-of-way line of Sterling Avenue with the Northerly right-of-way line of 43<sup>rd</sup> Street, as said Avenue and Street are now both established; thence North 90 degrees 00 minutes 00 seconds West along the Northerly right-of-way line of said 43<sup>rd</sup> Street, along a line 20 feet North of and parallel with the Southerly line of said Quarter, Quarter Section, a distance of 738.93 feet to a point of intersection with the Southerly extension of the Easterly line of

ORDINANCE NO. 140554

STERLING SQUARE, a subdivision of land in said City, County and State, according to the recorded plat thereof; thence North 1 degree 22 minutes 56 seconds West (N.1 degree 58 minutes 51 seconds E., Plat) along the Easterly line of said STERLING SQUARE and its Southerly extension, said line being parallel with the Westerly line of said Quarter, Quarter Section, a distance of 914.11 feet to a point on the Southerly right-of-way line of U.S. Interstate Highway Route No. 70, as now established; thence Southeasterly and Easterly along said Southerly right-of-way line, the following courses and distances; thence South 58 degrees 15 minutes 23 seconds East, 504.80 feet, more or less to a point 500 feet South of the survey centerline of said U.S. Interstate Highway Route No. 70 at Station 448+36.97; thence South 74 degrees 49 minutes 14 seconds East, 167.61 feet, more or less to a point 545 feet South of said survey centerline at Station 449+98.43; thence North 89 degrees 36 minutes 21 seconds East, 137.22 feet, more or less to a point 545 feet South of said survey centerline at Station 451+35.85; thence South 43 degrees 07 minutes 39 seconds East, 27.23 feet, more or less to a point on the Westerly right-of-way line of said Sterling Avenue, said point being 50 feet West of the Easterly line of said Quarter, Quarter Section, as measured perpendicular thereto; thence North 1 degree 22 minutes 43 seconds West along the Northerly Extension of the Westerly right-of-way line of said Sterling Avenue, along a line 50 feet West of and parallel with the Easterly line of said Quarter, Quarter Section, a distance of 438.30 feet, more or less to a point on the Westerly extension of the Southerly right-of-way line of U.S. Interstate Highway Route No. 70, as now established; thence North 88 degrees 42 minutes 04 seconds East along the Westerly extension of said Southerly right-of-way line, a distance of 100 feet, more or less to the point of intersection of the Easterly right-of-way line of said point being 50 feet East of the Westerly line of the Southeast Quarter of the Southeast Quarter of said Section 21, Township 49, Range 32; thence continuing North 88 degrees 42 minutes 04 seconds East along the Southerly right-of-way line of said U.S. Interstate Highway Route No. 70, a distance of 829.69 feet more or less to a point 112.09 feet South of the survey centerline of said U.S. Interstate Highway Route No. 70 at Station 460+76.17; thence South 82 degrees 11 minutes 30 seconds East along the Southerly right-of-way line of said U.S. Interstate Highway Route No. 70, a distance of 127.63 feet, more or less to a point of intersection with the Northeasterly city limits line said Kansas City, being also the Southwesterly city limits line of said Independence, said city limits line being established 300 feet Southwesterly of and concentric with the survey centerline of U.S. Highway Route No. 40, as now established; thence Southeasterly along the city limits line between said Kansas City and said Independence the following courses and distances; thence Southeasterly along a curve to the left, having an initial tangent bearing of South 54 degrees 12 minutes 17 East, a radius of 4,119.72 and a central angle of 15 degrees 59 minutes 50 seconds, an arc length of 1,150.23 feet; thence

ORDINANCE NO. 140554

South 70 degrees 12 minutes 07 seconds East, tangent to the last described curve, a distance of 495.35 feet, more or less to a point on the Southwesterly right-of-way line of Blue Ridge Spur as now established 40 feet Southwesterly of the survey centerline of said Blue Ridge Spur; thence Southeasterly along the Southwesterly right-of-way line of said Blue Ridge Spur, along a curve to the right, having an initial tangent bearing of South 25 degrees 43 minutes 27 seconds East, a radius of 915.37 feet and a central angle of 0 degrees 10 minutes 22 seconds, an arc length of 2.76 feet more or less to a point on the Northerly line of the CORRECTED PLAT OF VINEYARD HEIGHTS, a subdivision in said Kansas City, County and State, according to the recorded plat thereof; thence South 89 degrees 21 minutes 44 seconds West along the Northerly line of said CORRECTED PLAT OF VINEYARD HEIGHTS, a distance of 684.80 feet to the Northwest corner thereof; thence South 0 degrees 38 minutes 16 seconds East along the Westerly line of said plat, perpendicular to the last described course, a distance of 309.80 feet to the Southwest corner of said plat, being also a point on the Northerly right of way line of said 43<sup>rd</sup> Street, said point being 20 feet North of the Southerly line of the Southwest Quarter of Section 22, Township 49, Range 32 as measured perpendicular thereto; thence Westerly along the Northerly right-of-way line of said 43<sup>rd</sup> Street, the following courses and distances; thence South 89 degrees 21 minutes 44 seconds West, along a line 20 feet North of and parallel with the Southerly line of said Southwest Quarter, a distance of 460.35 feet to a point on the Westerly line of said Southwest Quarter, being also a point on the Easterly line of the Southeast Quarter of Section 21 Township 49, Range 32; thence North 89 degrees 59 minutes 45 seconds West, along a line 20 feet North of and parallel with the Southerly line of said Southeast Quarter, a distance of 536.08 feet; thence North 80 degrees 56 minutes 24 seconds West, 127.07 feet to a point 40 feet North of the Southerly line of said Southeast Quarter; thence North 89 degrees 59 minutes 45 seconds West, along a line 40 feet North of and parallel with the Southerly line of said Southeast Quarter, a distance of 609.99 feet to the point of intersection with the Easterly right-of-way line of Sterling Avenue, said point being 50 feet East of the Westerly line of the Southeast Quarter of the Southeast Quarter of said Section 21, Township 49, Range 32; thence South 88 degrees 37 minutes 17 seconds West along a line drawn perpendicular to the Westerly line of said Quarter, Quarter Section, a distance of 100 feet to a point on the Westerly right-of-way line of Sterling Avenue, said point being 50 feet West of the Easterly line of the Southwest Quarter of the Southeast Quarter of said Section 21, Township 49, Range 32; thence South 1 degree 22 minutes 43 seconds East along the Westerly right-of-way line of said Sterling Avenue, along a line 50 feet West of and parallel with the Easterly line of said Quarter, Quarter Section, a distance of 17.59 feet to the Point of Beginning. Containing 62.731 acres, more or less.

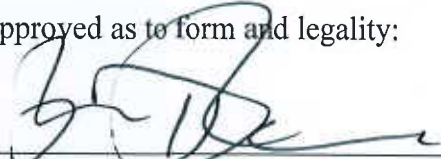


ORDINANCE NO. 140554

Section 2. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

---

Approved as to form and legality:

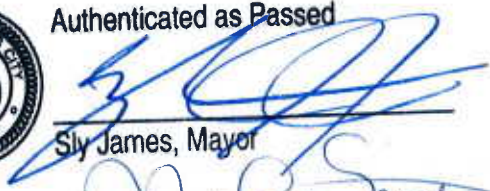


---

Brian Rabincau  
Assistant City Attorney




Authenticated as Passed



---

Sly James, Mayor



---

Marilyn Sanders, City Clerk

JUL 31 2014

---

Date Passed