



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

Case No. CD-ROW-2022-00041

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:

ALL OF THE RIGHT-OF-WAY OF BERKLEY PLAZA, SOUTH OF EAST RIVERFRONT DRIVE AND NORTH OF BERKLEY PARKWAY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE RIGHT-OF-WAY OF BERKELY PLAZA ESTABLISHED BY THE PLAT OF BERKLEY RIVERFRONT PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE N61°00'01"E, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BERKLEY PLAZA, 150.00 FEET TO THE NORTHERLY CORNER THEREOF; THENCE S28°48'06"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ROAD, 432.53 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 085°59'59", AN ARC DISTANCE OF 37.52 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BERKLEY PARKWAY; THENCE S65°11'55"W, PARALLEL WITH THE CENTERLINE OF SAID ROAD, 50 FEET FROM THE CENTERLINE THEREOF, 200.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BERKLEY PLAZA; THENCE NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N65°11'55"E, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 094°00'01", AND ARC DISTANCE OF 41.02 FEET TO A POINT OF TANGENCY; THENCE N28°48'06"W, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 418.03 FEET TO THE POINT OF BEGINNING, CONTAINING 67,822 SQUARE FEET, MORE OR LESS.

SEE ATTACHED SHEETS: EXHIBIT A & B

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____

City Clerk by _____
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
The Port Authority of Kansas City Missouri	Berkley Riverfront Park, Lot 1	110 Berkley Plaza Kansas City, Mo 64120
The Port Authority of Kansas City Missouri	See attached Exhibit C	110 Berkley Plaza Kansas City, Mo 64120

(attach additional sheets if required)



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IN TESTIMONY WHEREOF, THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 8th DAY OF JULY 2024.

THE PORT AUTHORITY OF KANSAS CITY, MISSOURI
A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI

PETITIONER:

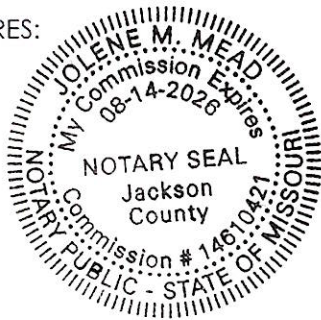
JON D STEPHENS PRESIDENT & CEO

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS 8th DAY OF JULY, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JON D STEPHENS, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT & CEO OF THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID POLITICAL SUBDIVISION BY AUTHORITY OF ITS BOARD OF COMMISSIONERS, AND SAID JON D STEPHENS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID POLITICAL SUBDIVISION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: August 14, 2026



Jolene M. Mead
NOTARY PUBLIC



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The Port Authority of Kansas City Missouri	See attached Exhibit C	110 Berkley Plaza Kansas City, Mo 64120

(attach additional sheets if required)

EXHIBIT A

DESCRIPTION RIGHT-OF-WAY VACATION:

ALL THAT PART OF THE RIGHT-OF-WAY OF BERKLEY PLAZA ESTABLISHED BY THE PLAT OF BERKLEY RIVERFRONT PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE N61°00'01"E, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BERKLEY PLAZA, 150.00 FEET TO THE NORTHERLY CORNER THEREOF; THENCE S28°48'06"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ROAD, 432.53 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 085°59'59", AN ARC DISTANCE OF 37.52 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BERKLEY PARKWAY; THENCE S65°11'55"W, PARALLEL WITH THE CENTERLINE OF SAID ROAD, 50 FEET FROM THE CENTERLINE THEREOF, 200.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BERKLEY PLAZA; THENCE NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N65°11'55"E, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 094°00'01", AND ARC DISTANCE OF 41.02 FEET TO A POINT OF TANGENCY; THENCE N28°48'06"W, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 418.03 FEET TO THE POINT OF BEGINNING, CONTAINING 67,822 SQUARE FEET, MORE OR LESS.



MAY 23, 2022

BERKLEY PLAZA
BERKLEY RIVERFRONT PARK
KANSAS CITY, JACKSON COUNTY, MISSOURI
RIGHT-OF-WAY VACATION



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

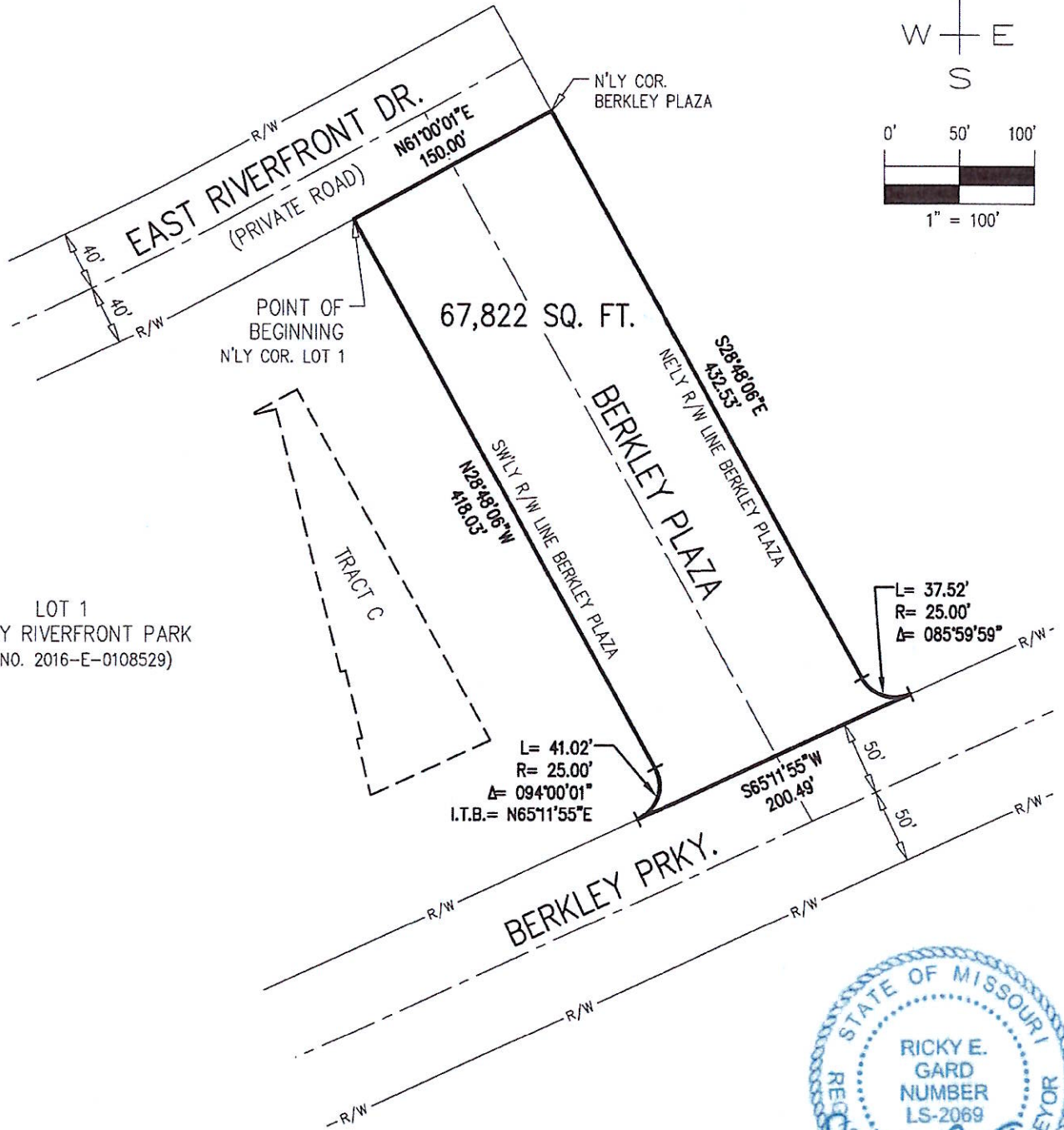
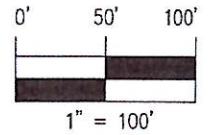
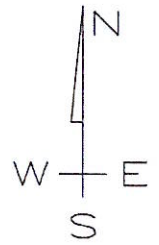
DRAWN: VAH
CHECKED: REG

DATE: 05/23/2022

S:\NETJOB\90-3194-026\DWG (WORKING)\01 - EASEMENTS
90-3194V-EA26.DWG, Berkley Plaza Vacation, EXHIBIT A

1000 BERKLEY PRKY.

EXHIBIT B



LOT 1
BERKLEY RIVERFRONT PARK
(DOC. NO. 2016-E-0108529)



MAY 23, 2022

BERKLEY PLAZA
BERKLEY RIVERFRONT PARK
KANSAS CITY, JACKSON COUNTY, MISSOURI
RIGHT-OF-WAY VACATION

DRAWN: VAH
CHECKED: REG

DATE: 05/23/2022

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3466 FAX: (816) 283-0341

S:\NETJOB\90-3194-026\DWG (WORKING)\01 - EASEMENTS
90-3194V-EA26.DWG, Berkley Plaza Vacation, EXHIBIT B

1000 BERKLEY PRKY.

EXHIBIT C

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF TRACT E, BERKLEY RIVERFRONT PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE N61°00'01"E, 243.01 FEET; THENCE N58°32'38"E, 86.18 FEET; THENCE S33°01'55"E, 80.03 FEET; THENCE S28°48'06"E, 460.98 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 085°59'59", AN ARC DISTANCE OF 37.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BERKLEY PARKWAY (50.00 FEET FROM THE CENTERLINE THEREOF); THENCE S65°11'55"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 335.82 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 085°59'59", AN ARC DISTANCE OF 37.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BERKELY PLAZA (75.00 FEET FROM THE CENTERLINE THEREOF); THENCE N28°48'06"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 512.53 FEET TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES, MORE OR LESS.

PART OF THE NORTHEAST QUARTER OF
FRACTIONAL SEC.32-TWP.50-RNG.33
KANSAS CITY, JACKSON COUNTY, MO.



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

DRAWN: XXX
CHECKED: XXX

DATE: 06/21/2024

S:\NETJOB\90-3194-026\DWG (WORKING)\01 - EASEMENTS
90-3194V-EA26.DWG, Berkley 3rd Plat Desc, EXHIBIT A