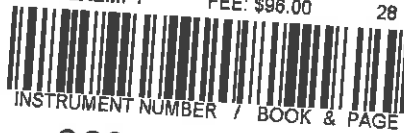


RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

11/12/2021 3:00 PM

NON-STANDARD FEE: EXEMPT FEE: \$96.00 28 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2021E0125046

Book: Page:

Anissia Manuleleua, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Anissia Manuleleua
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



CITY OF KANSAS CITY MISSOURI

CERTIFICATE OF THE CITY CLERK
DOCUMENT TO BE RECORDED
WITH JACKSON COUNTY, MISSOURI

DATE OF DOCUMENT: May 6, 2021
DOCUMENT TITLE: Ordinance 210393
GRANTOR(S) NAME & ADDRESS: Kyle Ferden, 1200 Walnut Street, Ste. 2900, Kansas MO 64106
GRANTEE(S) NAME & ADDRESS: City of Kansas City, 414 E 12th Street, Kansas MO 64106

LEGAL DESCRIPTION: See Pages 1 or Exhibit of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th floor, City Hall, Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the City on this 7th day of May, 2021.

Marilyn Sanders
City Clerk

[Handwritten signature of Marilyn Sanders]

By Marilyn Sanders City Clerk



RETURN ALL RECORDED ORIGINALS TO:
OFFICE OF THE CITY CLERK, 414 E. 12TH STREET, CITY HALL, 25TH FLOOR, KANSAS CITY
MISSOURI 64106.

ORDINANCE NO. 210393

Vacating a portion of right-of-way in District M1-5 generally located at the northeast corner of Bi State Drive and the state line boundary to allow for parking lot improvements; and directing the City Clerk to record certain documents. (CD-ROW-2019-00015)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 26th day of April, 2021, a petition was filed with the City Clerk of Kansas City by Kyle Ferden, Stinson, LLP, for the vacation of a portion of right-of-way, located lying north and west of and adjacent to Lot 005, Lot 009, & Lot 010, all in Cambridge Terraces Missouri, giving the distinct description of the land to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said land has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That a portion of right-of-way, located lying north and west of and adjacent to Lot 005, Lot 009, & Lot 010, all in Cambridge Terraces Missouri, be and the same is hereby vacated, subject to the following conditions:

1. The applicant shall submit a receipt of new easements for existing water main and sanitary sewer mains, reviewed for compliance by Kansas City

ORDINANCE NO. 210393

Water Services, then recorded by the applicant. A recorded copy must be returned to Kansas City Water Services within 30 days of recording of ordinance.

- 2. All streetlight facilities are retained and are not affected.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

MAY 06 2021
Date Passed

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

Approved by the City Plan Commission

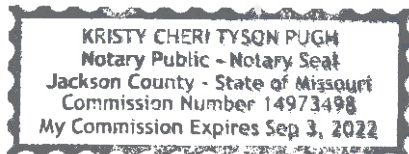
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson

On the 17 day of May, 2021, before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires September 3, 2022.



Kristy Cheri Tyson Pugh
Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

March 2, 2021

210393

Kansas City Planning & Development Department
c/o Development Management Division
City Hall, 414 E. 12th St., 15th Floor
Kansas City, Missouri 64106
Attn: Zachary Nelson

Re: CD-ROW-2019-00015: Letter of Purpose/Transmittal of Petition (Partial Vacation of Bi-State Dr.)

Dear Mr. Nelson:

My client, Dean Realty Co., as Petitioner, on behalf of itself and the applicable owners of adjacent real property, wishes to vacate that portion of Bi-State Drive in Kansas City, Missouri as further described and depicted in the materials enclosed herewith. Pursuant to the Application to Vacate Portion of Right-of-Way submitted May 17, 2019 and enclosed herewith, there are certain private parking lot improvements on the real estate that encroach onto the variable-width right-of-way for Bi-State Drive. In connection with these encroachments, my client is requesting that the encroached-upon portion of the right-of-way be vacated by the City. Enclosed with this Letter of Purpose, you will find the following:

1. Application to Vacate Portion of Right-of-Way, dated May 17, 2019 (Bi-State Drive)
2. Petition for Vacation
3. Property Owner Consent to Vacation
4. Agency Comment Forms

Please feel free to contact me directly regarding any further information as may be necessary to accompany this Letter of Purpose and the enclosed Petition documents.

Sincerely,

Stinson LLP



Kyle P. Ferden

Enclosures

1201 Walnut Street, Suite 2900, Kansas City, MO 64106

STINSON LLP  STINSON.COM

May 17, 2019

Hand Delivered

Zachary Nelson
Kansas City Planning & Development Department
City Hall, 414 E. 12th St., 15th Floor
Kansas City, MO 64106

Re: Application to Vacate Portion of Right-of-Way

Dear Mr. Nelson:

My client is currently in the process of selling a certain piece of real estate located along Bi-State Drive in Kansas City, Missouri. Pursuant to the Survey and Depiction enclosed herewith, there are certain parking lot improvements on the real estate that encroach onto the variable-width right-of-way for Bi-State Drive. In connection with these encroachments, my client is requesting that the encroached-upon portions of the right-of-way be vacated by the City. Enclosed with this letter, you will find the following:

1. Completed Application for Vacation of Right-of-Way or Plat
2. Check, in the amount of \$290.00, payable to "City Treasurer KCMO"
3. Survey of the Property
4. Legal Description for proposed vacated portion of Right-of-Way.
5. Depiction of proposed vacated portion of Right-of-Way.

Please feel free to contact me directly regarding any further information as might be necessary to accompany this request for vacation.

Best,

Kyle Ferden

KPF:Stinson

Enclosures



KANSAS CITY MISSOURI

APPLICATION FOR VACATION OF RIGHT-OF-WAY OR PLAT

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | Fax (816) 513-2838 | www.kcmo.gov/planning

Date Stamp

FOR OFFICE USE:	CASE #:	CPC DATE:
KIVA #:	RECEIPT #:	FILING FEE:

1. CONTACT INFORMATION

Applicant Walt Clements Company Dean Realty Co.
 Address 1201 W. 31st St., Ste. 2 City & State Kansas City, MO Zip 64108
 Telephone (816) 531-0800 Fax () Email wclements@deanrealty.com

Property Owner(s) (if different from applicant) CBP CC1 LLC
 Address 1100 Walnut St., Ste. 2000 City & State Kansas City, MO Zip 64106
 Telephone (816) 531-0800 Fax () Email wclements@deanrealty.com

Agent/Contact Kyle Ferden Company Stinson Leonard Street
 Address 1201 Walnut St., Ste. 2900 City & State Kansas City, MO Zip 64106
 Telephone (816) 691-2351 Fax () Email kyle.ferden@stinson.com

* **All correspondence should be sent to (check ONE):** Applicant Property Owner Agent/Contact

2. VACATION LOCATION / ADDRESS

A portion of Bi-State Drive, immediately northerly adjacent to that property commonly described as 2700 Bell St., Kansas City, MO

4. REQUIRED ATTACHMENTS

- Completed Application
- \$290.00 fee** (Payable to City Treasurer KCMO) Additional deposit due prior to the public hearing, per Chapter 75.
- Map showing right-of-way to be vacated
- Legal description** may be required. Contact a staff planner to determine if needed.
- Letter Of Purpose** – Please submit a letter addressed to the City Plan Commission in care of this Department, briefly explaining the purpose of the requested vacation.
- Pre-application consultation** Indicate which planner you met with in the Development Management Division (15th Floor) Planner Email exchange with Zach Nelson Date 4-22-19

5. The information presented with this application is true and correct to the best of the undersigned's knowledge and consists of the required items as listed above, necessary for a complete application

- By checking this box I acknowledge that the applicant team may not contact or have discussions with any commissioner reviewing my application. I understand any letters or emails to the commission must be provided to the city staff for distribution.

Signature

Printed Name Kyle Ferden

Date 5/16/2019

SUCCESSFUL RIGHT-OF-WAY VACATION TIMELINE

Schedule a pre-application consultation with a planner in the Development Management Division of the City Planning and Development Department, 15th floor, City Hall, 414 E. 12th St., Kansas City, Mo., 64106; 816-513-8801. Complete the Application to Vacate Right-of-Way and return it to the City Planning and Development Department along with the legal description (if required) and survey or sketch of the portion of right-of-way to be vacated.

A preliminary review of the application will be made, after which the petitioner will receive a petition form for vacation, a consent form and utility agency approval forms that must be filled out and returned before further action by the city will be undertaken. **(1 week)**

Petitioner collects signatures required to complete petition and consent forms and petitioner distributes and collects utility agency approval forms. Petitioner may have to comply with special requirements of reviewing agencies. An application will not be processed without agency review and the application will not be approved by the city over the objections of a utility or affected agency. **(Duration determined by petitioner's success and efforts)**

Once all forms are completed the petitioner returns the forms to the City Planning and Development Department. Returned forms are reviewed by the staff planner for completeness **(1 week)** and the Request for Vacation is placed on the City Plan Commission docket determined by the next submittal cut-off date. Staff sends out notification to property owners within 185' of the proposed vacation.

The City Plan Commission will hold a public hearing to review the request and will hear recommendations from appropriate staff members. Petitioner or appointed representative must be present at this hearing, and should bring any materials they may have in support of the request. Any person affected by the proposed vacation will be given an opportunity to speak at this hearing.

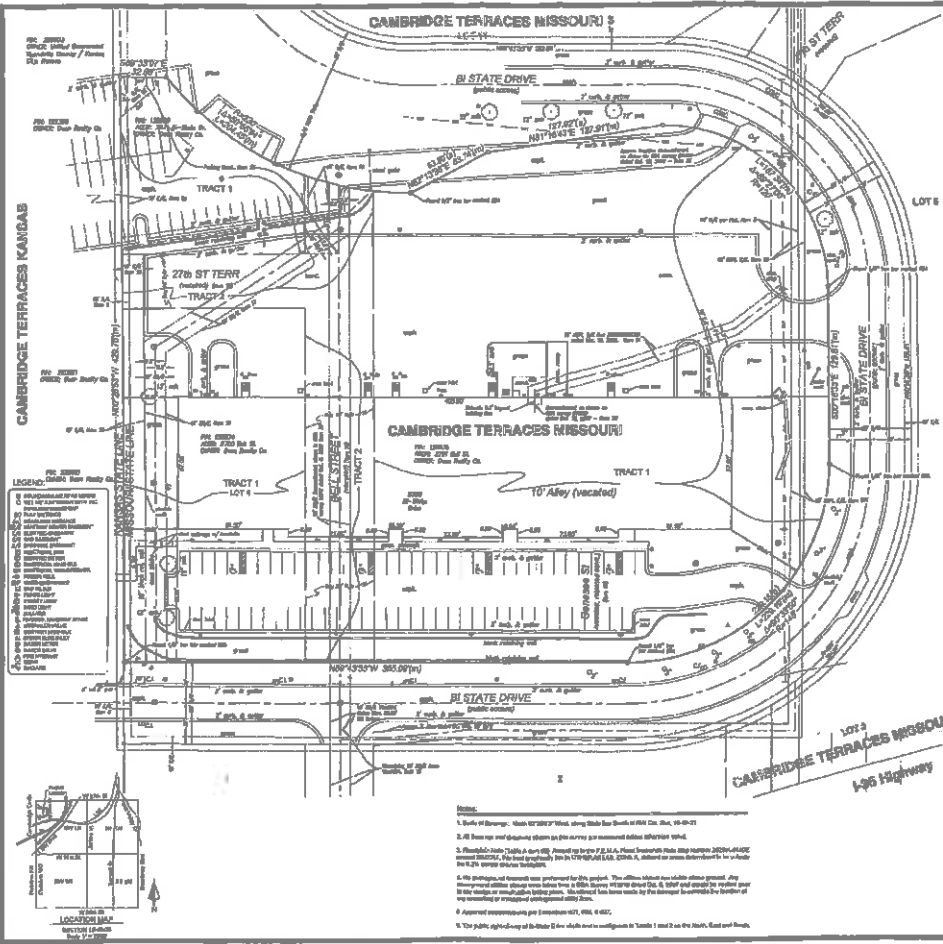
The City Plan Commission will then make a recommendation. It may include conditions that must be complied with before the application can be processed further. These usually involve granting easements to utilities and city agencies. City Staff creates an ordinance request. **(1 week)**

Notice of hearing is posted by the City Clerk. The 1st Reading of the Ordinance is heard by City Council. The Ordinance Request is then forwarded to the Planning, Zoning and Economic Development Committee. **(2 weeks)**

The following Wednesday, the Planning, Zoning and Economic Development Committee will hear the Ordinance Request. The Committee will approve or deny the request. The petitioner should be present at this hearing and will be notified of the time, date and place.

If the request is approved they will either advance it to the next Thursday Council Session or it will be heard at the following week's Council Session. Attendance by the applicant is not necessary. City Council passes the Ordinance in Council Session.

After the Planning, Zoning and Economic Development Committee hearing, no further action is required by the petitioner. Ten days following favorable City Council action, recording of the vacation will begin in the records of the appropriate county recorder. The recording process usually takes 1-4 weeks, depending upon the county government involved.



Sheet 1 of 1
 Project # 19-0222
ALTANPS LAND TITLE SURVEY
 PRIORITY #4
 CAMBRIDGE CREST I
 (CB RZZ)

PROXY AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO. 162-04111-20-0577
 Effective Date: October 31, 2018 @ 05:05 AM
 Commitment #

1. The land shown is that described as outlined below:

TRACT 1
 LOT 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Notes:

1. Survey of B State Drive - North 87°28'00" West, along State Line South of 10th St. Dist. 18-0-21
2. All bearings and distances shown on this survey are assumed unless otherwise noted.
3. Boundaries shown on this survey are assumed unless otherwise noted.
4. No physical or natural survey was performed for this project. The office shall not be liable for any physical or natural survey not performed for this project. No physical or natural survey was performed for this project. No physical or natural survey was performed for this project.
5. All bearings and distances shown on this survey are assumed unless otherwise noted.
6. The public right-of-way of B State Drive shall not be surveyed in Tract 1 and on the North, East and South.

NOT COPY

Renaissance Infrastructure Consulting
 10000 West 10th Avenue, Suite 100, Denver, CO 80202
 Phone: 303.733.8888
 Email: info@reninfrastructure.com

Legal Description

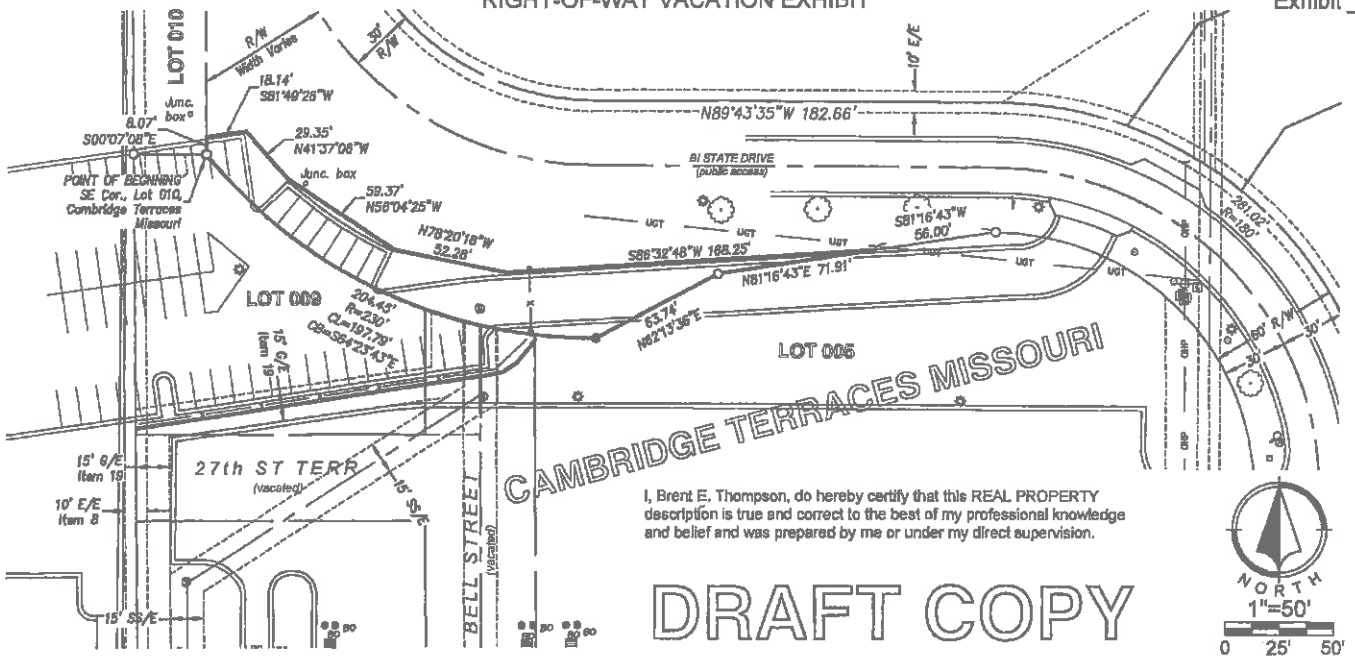
All that part of the existing BI STATE DRIVE right-of-way lying north and west of and adjacent to Lot 005, Lot 009, & Lot 010, all in CAMBRIDGE TERRACES MISSOURI, more particularly described as follows:

Beginning at the Southeast corner of Lot 010, CAMBRIDGE TERRACES MISSOURI;
thence southerly and southeasterly, along the north line of said Lot 009 and the north line of Lot 005, said line also being the south line of BI STATE DRIVE right-of-way and along a (non-tangent) curve to the left having a radius of 230.00 feet a chord bearing of South 64°23'43" East, and a chord length of 197.79 feet for a distance of 204.45 feet;
thence North 62°13'36" East, along the north line of said Lot 005 a distance of 63.74 feet;
thence North 81°16'43" East, continuing along said north line a distance of 71.91 feet, to a point being 56.00 feet, South 81°16'43" West of the northernmost Northeast corner of said Lot 005;
thence South 86°32'48" West, departing said north line a distance of 168.25 feet;
thence North 78°20'18" West a distance of 52.28 feet;
thence North 56°04'25" West a distance of 59.37 feet;
thence North 41°37'06" West a distance of 29.35 feet;
thence South 81°49'26" West a distance of 18.14 feet, to a point on the east line of said Lot 010;
thence South 00°07'08" East, along the east line of said Lot 010 a distance of 8.07 feet, to the POINT OF BEGINNING,
containing 6,016 square feet, or 0.138 acres, more or less.

Apr 24, 2018 3:36pm Z:\RRC Design\2018\Survey\18-3212 Dean Realty - ALTA\1804-Cambridge Crest RD\wg\Exhibit\18-3212 - Cambridge Crest I - Vacat Ed

RIGHT-OF-WAY VACATION EXHIBIT

Exhibit _____



I, Brent E. Thompson, do hereby certify that this REAL PROPERTY description is true and correct to the best of my professional knowledge and belief and was prepared by me or under my direct supervision.

DRAFT COPY



Renaissance Infrastructure Consulting
 133 Abile Avenue
 Kewanee, Kansas 66103
 913.217.8000
 www.ri-consult.com

Brent E. Thompson, PLS-2008000161
 bthompson@ric-consult.com

Sheet 1 of 1
 Prepared 4-23-18
 Prepared By: LAD



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

CD-ROW-2019-00015

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
Robert Brooks, Manager, CBP CC1 LLC	Lot 5, Cambridge Terraces Missouri, a Subdivision in Kansas City, Jackson County, Missouri. (APN: JA 29-920-04-06-00-0-00-000) Lot 9, Cambridge Terraces Missouri, a Subdivision in Kansas City, Jackson County, Missouri (APN: JA 29-920-42-02-00-0-00-000)	CBP CC1 LLC 1100 Walnut St., Ste. 2000 Kansas City, MO 64106
Robert Brooks, Manager, CBP CC2 LLC	Lot 10, Cambridge Terraces Missouri, a Subdivision in Kansas City, Jackson County, Missouri (APN: JA 29-920-42-01-00-0-00-000)	CBP CC2 LLC 1100 Walnut St., Ste. 2000 Kansas City, MO 64106
Walter S. Clements, President, Dean Realty Co.	Lot 11, Cambridge Terraces Missouri, a Subdivision in Kansas City, Jackson County, Missouri (APN: JA 29-920-40-03-00-0-00-000)	Dean Realty Co. 1201 W. 31st St., Ste. 2 Kansas City, MO 64108 Attr: Walt Clements

(attach additional sheets if required)

Petitioner

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

On this 25TH day of February in the year 2021 before me, a Notary Public in and for said state, personally appeared Walter S. Clements, 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.

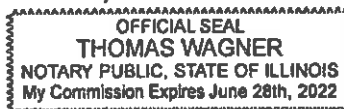
Subscribed and sworn to before me on this 25 day of February, 2021

Notary Public in and for Said County and State

Thomas Wagner
Notary Public

My Commission Expires:

06/28/2022





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

CD-ROW-2019-00015

In the matter of the vacation of:

A portion of Bi-State Drive, a variable-width public right-of-way, generally located at the northeast corner of Bi-State Drive and the state line boundary, all in Kansas City, Jackson County, Missouri.

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 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

CONSENT OF CORPORATIONS – Dean Realty Co.

CD-ROW-2019-00015

Owner's name	Legal description of property
<p>Walter S. Clements (print) <i>Walter S. Clements</i> (sign) Vice President</p> <p>Glenn Willmar (print) <i>Glenn Willmar</i> (sign) Secretary (if no corporate seal) (also to be notarized)</p> 	<p>Lot 11, Cambridge Terraces Missouri, a Subdivision in Kansas City, Jackson County, Missouri (APN: JA 29-920-40-03-00-0-00-000)</p>

(additional sheets attached as required)

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

On this 25th day of February, 2021, before me, appeared Walter S. Clements, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of Dean Realty Co., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

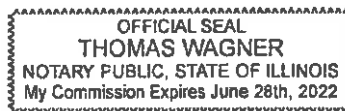
Subscribed and sworn to before me on this 25 day of February, 2021

Notary Public in and for Said County and State

Thomas Wagner
Notary Public

My Commission Expires:

06/28/2022



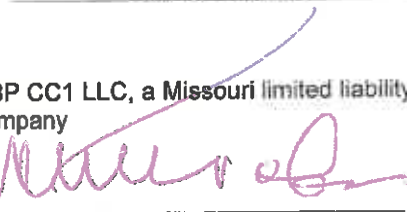


CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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

CONSENT OF LIMITED LIABILITY COMPANIES

CD-ROW-2019-00015

Owner's name	Legal description of property
CBP CC1 LLC, a Missouri limited liability company  Robert Brooks, Manager	Lot 5, Cambridge Terraces Missouri, a Subdivision in Kansas City, Jackson County, Missouri. (APN: JA 29-920-04-06-00-0-00-000) Lot 9, Cambridge Terraces Missouri, a Subdivision in Kansas City, Jackson County, Missouri. (APN: JA 29-920-42-02-00-0-00-000)

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 24 day of February, 2021, before me, a Notary Public in and for said state, personally appeared Robert Brooks, who being by me duly sworn did say that he/she is the managing member of CBP CC1 LLC, a Missouri 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 24th day of February, 2021.

Notary Public in and for Said County and State

Notary Public

My Commission Expires:



MARY C. EDWARDS
My Commission Expires
May 23, 2023
Cass County
Commission #15456353




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

CONSENT OF LIMITED LIABILITY COMPANIES

CD-ROW-2019-00015

Owner's name	Legal description of property
CBP CC2 LLC, a Missouri limited liability company  Robert Brooks, Manager	Lot 10, Cambridge Terraces Missouri, a Subdivision in Kansas City, Jackson County, Missouri. (APN: JA 29-920-42-01-00-0-00-000)

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 24th day of February, 2021, before me, a Notary Public in and for said state, personally appeared Robert Brooks, who being by me duly sworn did say that he/she is the managing member of CBP CC2 LLC, a Missouri 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 24th day of February, 2021

Notary Public in and for Said County and State

Notary Public

My Commission Expires:



MARY C. EDWARDS
My Commission Expires
May 23, 2023
Case County
Commission #15466353



UTILITY/AGENCY COMMENTS 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-2019-000**

UTILITY CO. Kansas City Water Services Department

Be it known that Dean Realty Co. being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating: **Case No. CD-ROW-2019-00016 – A request to vacate a portion of right-of-way, generally located at the northeast corner of BI-State Drive and the state line boundary, all in Kansas City, Jackson County, Missouri. As more particularly described and shown on the attached Exhibit.**

to accomodate existing parking lot improvements that encroach upon a portion of the variable-width for the following purpose: right-of-way for BI-State Drive.

- 1. Our utility/agency has facilities or interest within this right of way:
 - Yes (proceed to #2)
 - No (form complete)
 - 2. Our utility/agency:
 - has no objections
 - objects to the vacation and will not waive objection under any conditions (describe below)
 - will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: Receipt of new easements for existing water main and sanitary sewer.
- main, reviewed for compliance by KC Water, then recorded by the applicant. A recorded copy must be returned to KC Water within 30 days of recording.**

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Travis L. Kiefer, P.E. KC Water _____ 02/27/2009
 Authorized Representative Date

Return this form to:

Kyle Ferden, as counsel to Dean Realty Co. _____ (816) 691-2351
 Applicant Name Phone

1201 Walnut St., Ste. 2900

 Kansas City, MO 64106 _____ kyle.ferden@stinson.com
 Address Email



UTILITY/AGENCY COMMENTS 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-2019-009

UTILITY CO. KCMO Parks and Recreation

Be it known that Dean Realty Co. being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating: **Case No. CD-ROW-2019-00015 – A request to vacate a portion of right-of-way, generally located at the northeast corner of Bi-State Drive and the state line boundary, all in Kansas City, Jackson County, Missouri.**

for the following purpose: to accomodate existing parking lot improvements that encroach upon a portion of the variable-width right-of-way for Bi-State Drive.

1. Our utility/agency has facilities or interest within this right of way:
 - Yes (proceed to #2)
 - No (form complete)
2. Our utility/agency:
 - has no objections
 - objects to the vacation and will not waive objection under any conditions (describe below)
 - will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.



Authorized Representative

3.19.2020

Date

Return this form to:

Kyle Ferden, as counsel to Dean Realty Co.
Applicant Name

(816) 691-2351

Phone

1201 Walnut St., Ste. 2900

Kansas City, MO 64106

Address

kyle.ferden@stinson.com

Email



UTILITY/AGENCY COMMENTS 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.kcma.gov/planning

CASE NO. CD-ROW-2019-0015

utility co. Kansas City, MO Fire Department

Be it known that Dean Realty Co., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating: Case No. CD-ROW-2019-00015 - A request to vacate a portion of right-of-way, generally located at the northeast corner of Bi-State Drive and the state line boundary, all in Kansas City, Jackson County, Missouri. As more particularly described and shown on the attached Exhibit.

to accomodate existing parking lot improvements that encroach upon a portion of the variable-width right-of-way for Bi-State Drive.
for the following purpose:

- 1. Our utility/agency has facilities or interest within this right of way:
2. Our utility/agency:
has no objections
objects to the vacation and will not waive objection under any conditions (describe below)
will waive objections subject to the following conditions (describe below)
Retain utility easement and protect facilities
Relocate facilities
Other:

The Kansas City, Missouri Fire Department has no objection to the vacation of parts of Bi-State Drive as described in the Vacation Request.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
Please return this form to the applicant within 30 days.

John Hastings
Authorized Representative
08/01/2019
Date
KCFO-FMO 635 Woodland Ave Ste 2103 KCMO 64106

Return this form to:
Kyle Ferden, as counsel to Dean Realty Co. (816) 691-2351
Applicant Name Phone
1201 Walnut St., Ste. 2900
Kansas City, MO 64106 kyle.ferden@stinson.com
Address Email



UTILITY/AGENCY COMMENTS 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-2019-0015**

UTILITY CO. Spire Energy

Be it known that Dean Realty Co., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
Case No. CD-ROW-2019-00015 - A request to vacate a portion of right-of-way, generally located at the northeast corner of Bi-State Drive and the state line boundary, all in Kansas City, Jackson County, Missouri. As more particularly described and shown on the attached Exhibit.

to accomodate existing parking lot improvements that encroach upon
for the following purpose: a portion of the variable-width right-of-way for Bi-State Drive.

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

JOHNNY STRAUSS - ROW REPRESENTATIVE
Authorized Representative

4/29/2020
Date

Return this form to:

Kyle Ferden, as counsel to Dean Realty Co.

(816) 691-2351

Applicant Name

Phone

1201 Walnut St., Ste. 2900

Kansas City, MO 64106

kyle.ferden@stinson.com

Address

Email



UTILITY/AGENCY COMMENTS 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-2019-009**

UTILITY CO. Google Fiber

Be it known that Dean Realty Co., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
Case No. CD-ROW-2019-00015 – A request to vacate a portion of right-of-way, generally located at the northeast corner of Bi-State Drive and the state line boundary, all in Kansas City, Jackson County, Missouri.

for the following purpose: to accomodate existing parking lot improvements that encroach upon a portion of the variable-width right-of-way for Bi-State Drive.

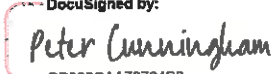
1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2)
- No (form complete)

2. Our utility/agency:

- has no objections
- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

DocuSigned by:

 CD008CAA70704B2... _____ 6/25/2020
 Authorized Representative Date

Return this form to:	
<u>Kyle Ferden, as counsel to Dean Realty Co.</u>	<u>816-691-2351</u>
Applicant Name	Phone
<u>1201 Walnut St., Ste. 2900</u>	
<u>Kansas City, MO 64106</u>	<u>kyle.ferden@stinson.com</u>
Address	Email



UTILITY/AGENCY COMMENTS 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-2019-009

UTILITY CO. Kansas City Power & Light Company

Be it known that Dean Realty Co., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
Case No. CD-ROW-2019-00015 – A request to vacate a portion of right-of-way, generally located at the northeast corner of Bi-State Drive and the state line boundary, all in Kansas City, Jackson County, Missouri. As more particularly described and shown on the attached Exhibit.

to accomodate existing parking lot improvements that encroach upon
for the following purpose: a portion of the variable-width right-of-way for Bi-State Drive.

- Our utility/agency has facilities or interest within this right of way:
 - Yes (proceed to #2)
 - No (form complete)
- Our utility/agency:
 - has no objections
 - objects to the vacation and will not waive objection under any conditions (describe below)
 - will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

AMAR CHEEMA 
Authorized Representative

08/05/19
Date

Return this form to:	
Kyle Ferden, as counsel to Dean Realty Co.	(816) 691-2351
Applicant Name	Phone
1201 Walnut St., Ste. 2900	
Kansas City, MO 64106	kyle.ferden@stinson.com
Address	Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. CD-ROW-2019-006

UTILITY CO. Charter Communications

Be it known that Dean Realty Co., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Case No. CD-ROW-2019-00015 – A request to vacate a portion of right-of-way, generally located at the northeast corner of Bi-State Drive and the state line boundary all in Kansas City, Jackson County, Missouri. As more particularly described and shown on the attached Exhibit.

to accommodate existing parking lot improvements that encroach upon a portion of the variable-width right-of-way for Bi-State Drive.
for the following purpose.

1. Our utility/agency has facilities or interest within this right of way:
 - Yes (proceed to #2)
 - No (form complete)
2. Our utility/agency:
 - has no objections
 - objects to the vacation and will not waive objection under any conditions (describe below)
 - will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

Spectrum Mid-America, LLC
By: Charter Communications, Inc., Its Manager

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Kevin P. Watson
Authorized Representative

2/15/19
Date

Return this form to:

Kyle Ferden, as counsel to Dean Realty Co. (816) 691-2351
Applicant Name

1201 Walnut St., Ste. 2800
Address

Kansas City, MO 64106 kyle.ferden@stinson.com

