

FINAL PLAT OF
WEST BOTTOMS REDEVELOPMENT UR DISTRICT

A REPLAT OF PART OF BLOCKS 39, 40, 43, OF TURNER AND CO'S ADDITION, BLOCKS 28 AND 29 OF WEST KANSAS ADDITION, AND PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

Jackson County GIS Department

LAND DATA	AREA
TOTAL LAND AREA	152,454 SQ. FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	152,454 SQ. FT.

PLAT DATA	COUNT
NUMBER OF LOTS	4
NUMBER OF TRACTS	

DESCRIPTION:
ALL THAT PART OF BLOCKS 28 AND 29 OF WEST KANSAS ADDITION, AND BLOCKS 39, 40 AND 43 OF TURNER & CO'S ADDITION, TO THE CITY OF KANSAS CITY, AND PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS:
BLOCK A
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 39 OF SAID TURNER & CO'S ADDITION; THENCE NORTH 87°4'14" WEST ALONG THE SOUTH LINE OF SAID BLOCK 39, 144.24 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF SAID BLOCK 39; THENCE NORTH 02°1'11" EAST ALONG THE WEST LINE OF SAID LOT 22, 86.70 FEET TO THE SOUTH LINE OF THE EXISTING RAILROAD; THENCE NORTH 61°16'47" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 167.83 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 39; THENCE SOUTH 02°06'12" WEST 173.20 FEET TO THE POINT OF BEGINNING. CONTAINING 18,734 SQUARE FEET OF LAND MORE OR LESS.

BLOCK B
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 40 OF SAID TURNER AND CO'S ADDITION; THENCE NORTH 02°06'12" EAST ALONG THE WEST LINE OF SAID BLOCK 40, 201.84 FEET TO THE SOUTH LINE OF THE EXISTING RAILROAD; THENCE SOUTH 87°44'54" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 48.19 FEET; THENCE NORTH 02°07'16" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 40; THENCE SOUTH 87°44'54" EAST ALONG THE NORTH LINE OF SAID BLOCK 40, 20.36 FEET; THENCE NORTH 61°34'43" EAST 68.61 FEET TO THE CENTER OF ST. LOUIS STREET AS PLATED; THENCE SOUTH 87°44'54" EAST ALONG THE CENTER OF ST. LOUIS STREET AS PLATED; THENCE NORTH 02°1'43" EAST ALONG THE CENTER LINE OF THE ALLEY IN SAID BLOCK 29 AND THE EXTENSION THEREOF, 85.79 FEET TO A POINT ON THE SOUTH LINE OF SAID RAILROAD; THENCE NORTH 61°34'35" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 34.44 FEET TO A POINT ON THE NORTH LINE OF LOT 20 OF SAID BLOCK 29; THENCE SOUTH 87°44'54" EAST 84.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; SAID POINT ALSO BEING ON THE WEST LINE OF SANTA FE STREET; THENCE SOUTH 02°14'35" WEST ALONG THE WEST LINE OF SAID SANTA FE STREET, 388.53 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 40; THENCE NORTH 87°58'19" WEST 385.04 FEET TO THE POINT OF BEGINNING. CONTAINING 115,857 SQUARE FEET OF LAND MORE OR LESS.

BLOCK C
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 28 OF SAID WEST KANSAS ADDITION; THENCE SOUTH 87°44'50" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE EXTENSION THEREOF, 119.58 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 28; THENCE SOUTH 01°56'21" WEST ALONG THE EAST LINE OF SAID BLOCK 28, 50.48 FEET; THENCE SOUTH 48°22'25" EAST 33.26 FEET TO A POINT ON THE NORTH LINE OF ST. LOUIS AVENUE AS NOW ESTABLISHED; THENCE SOUTH 42°11'21" WEST ALONG THE NORTH LINE OF SAID ST. LOUIS AVENUE, 105.23 FEET; THENCE NORTH 87°44'54" WEST ALONG THE NORTH LINE OF SAID ST. LOUIS AVENUE 78.00 FEET TO A POINT ON THE EAST LINE OF SANTA FE STREET; THENCE NORTH 02°14'35" EAST 152.27 FEET TO THE POINT OF BEGINNING. CONTAINING 17,863 SQUARE FEET OF LAND MORE OR LESS.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE ABOVE DESCRIBED TRACTS OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "WEST BOTTOMS REDEVELOPMENT UR DISTRICT".

BASIS OF BEARINGS: NORTH AS SHOWN AND THE BEARING SYSTEM USED IS GRID NORTH, MISSOURI WEST ZONE, NAD83, BASED ON AN OPUS SOLUTION.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARbage AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INcur ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

WATER MAIN EASEMENT: A WATER MAIN EASEMENT (W/E) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY, THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

SEWER EASEMENT: A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$226568.80 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 294 MULTI-FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PEDESTRIAN RIGHT-OF-WAY EASEMENT: A PEDESTRIAN RIGHT-OF-WAY EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI TO BE USED ONLY AS A WALK FOR PEDESTRIANS UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "PED R/W ESM" WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES, AND APPURTENANCES; THERETO BELONGING, SO THAT NO ONE SHALL OR WILL HERINAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE AFORESAID PREMISES OR ANY PART HEREOF. THE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CITY'S USE. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE EASEMENT.

FLOOD PLAIN: THE SUBJECT PROPERTY IS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0251G, MAP REVISED DATE: JANUARY 20, 2017.

DEVELOPER:
WEST BOTTOMS PROPCo MASTER LLC
130 W 42 ST FLOOR 22
NEW YORK, NY 10036

IN TESTIMONY WHEREOF West Bottoms Propco Master LLC CAUSED THIS INSTRUMENT TO BE EXECUTED
THIS _____ DAY OF _____, 2025

West Bottoms Propco Master LLC,
ITS MANAGER BY: GRANT ROMAS

STATE OF MISSOURI)
COUNTY OF JACKSON)
ss
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAUSE GRANT ROMAS, MANAGER, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWEARN, DID SAY THAT HE IS THE WEST BOTTOMS PROPCo MASTER LLC, MANAGER, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID TADD M. MILLER, MANAGER, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. 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.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

