

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

07/27/2022 4:27 PM

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INSTRUMENT NUMBER

2022E0070669



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.



Diana Smith
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: July 21, 2022

DOCUMENT TITLE: Vacation
270590

GRANTOR(S)
NAME &
ADDRESS: City of Kansas City


GRANTEE(S)
NAME &
ADDRESS: City of Kansas City
414 E 12th Street
KCMO 64106

LEGAL DESCRIPTION:
See Pages 1-3 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 27 day of July, 2022.

Marilyn Sanders
City Clerk

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.



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 220590

ORDINANCE NO. 220590

Vacating about 0.24 acres of unused right-of-way on the north side of Front Street east of N. Cambridge Avenue, and directing the City Clerk to record certain documents. (CD-ROW-2022-00013).

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 12th day of April, 2022, a petition was filed with the City Clerk of Kansas City by Rachele Biondo for the vacation of a tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the south line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said south line, a distance of 364.11 feet, to the southeast corner of said Lot 1, said point also being on the west right-of-way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said west right-of-way line, a distance of 33.91 feet, to the point of beginning; thence South 00°05'41" West, departing said west right-of-way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a

point on the east right-of-way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the westerly right-of-way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said easterly right-of-way line, along said westerly right-of-way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the point of beginning, containing 10,434.73 square feet, or 0.24 acres, more or less, giving the distinct description of the tract of 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 tract of 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 tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the south line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said south line, a distance of 364.11 feet, to the southeast corner of said Lot 1, said point also being on the west right-of-way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said west right-of-way line, a distance of 33.91 feet, to the point of beginning; thence South 00°05'41" West, departing said west right-of-way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the east right-of-way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the westerly right-of-way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said easterly right-of-way line, along said westerly right-of-way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96

feet; thence North 33°05'38" East, a distance of 132.83 feet, to the point of beginning, containing 10,434.73 square feet, or 0.24 acres, more or less, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, subject to the following conditions:

1. The vacation shall not affect streetlight poles SFB 2001 and SFB 2002, their infrastructure, or the infrastructure of the telecom equipment mounted on SFB 2001.
2. The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
3. The developer shall retain utility easements and protect facilities owned and operated by Evergy. If the applicant wishes for Evergy to relocate the facilities it will be at the applicant's expense.

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.



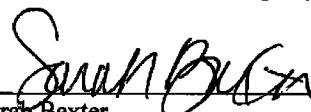
Authenticated as Passed


Quinten Lucas, Mayor

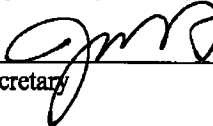
Marilyn Sanders, City Clerk
JUL 21 2022

Date Passed

Approved as to form and legality:


Sarah Baxter
Assistant City Attorney

Approved by the City Plan Commission

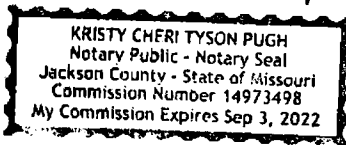

Secretary

STATE OF MISSOURI)
COUNTY OF Jackson) ss.

On the 27 day of July, 2022, before me, a Notary Public in and for said County, personally appeared Maureen 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

STATE OF MISSOURI)
COUNTY OF _____) ss.

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By _____
Deputy

RELATED CASES

103333-URD-1 – Ord. No 911480, passed on December 19, 1991, rezoned 217.62 acres from M2-a and M-3 to URD and approved a site development plan for 2,800,000 – 3,300,000 square feet of office and warehouse space and 52.5 acres of storm water detention facilities.

STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

This right of way vacation is for a portion of an East Front Street that runs along the I-435 off-ramp to N Cambridge Avenue. All adjacent property owners will retain legal access to public right-of-way.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

Preserving the existing right of way, proposed for vacation, in its current condition does, not serve any current or future public purpose.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any street network or physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in a dead-end street or alley.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

This vacation will not vacate half the width of any street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

The area being vacated is not on the Major Street Plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval Subject to Conditions** as reflected in the attached Plan Conditions Report.

Respectfully Submitted,

Jared Clements, AICP
Planner



Plan Conditions

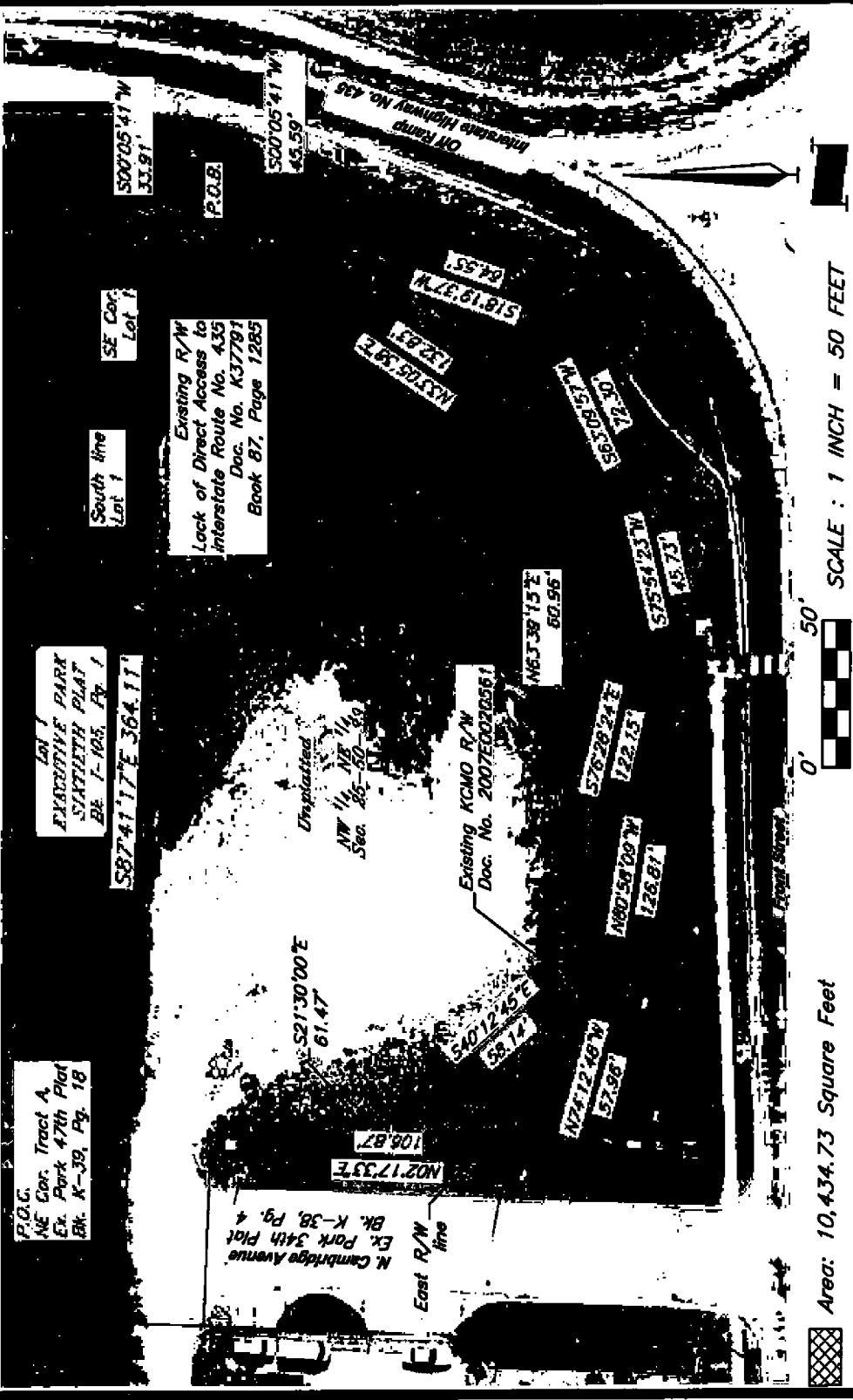
Report Date: June 30, 2022

Case Number: CD-ROW-2022-00013

Project:

Condition(s) by City Planning and Development Department. Contact Jared Clements at (816) 513-8826 / jared.clements@kcmo.org with questions.

1. The vacation shall not affect streetlight poles SFB2001 & SFB 2002, their infrastructure, or the infrastructure of the telecom equipment mounted on SFB2001.
2. The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
3. The developer shall retain utility easement and protect facilities owned and operated by Evergy. If the applicant wishes for Evergy to relocate the facilities it will be at the applicant's expense.



Area: 10,434.73 Square Feet



SCALE : 1 INCH = 50 FEET



9801 Renner Boulevard
 Lenexa, Kansas 66219
 913-492-0400
 www.gbateam.com

© George Butler Associates, Inc. 2022 Professional Land Surveyor 000658

PROJECT NUMBER
1996

DATE
04/26/2021

SHEET NUMBER

1 of 1

Exhibit "B"
 I-435 and Front Street
 Kansas City, Jackson Co., Missouri

P.O.B.
 NE Cor. Tract A,
 Ex. Park 47th Plat
 BK. K-39, Pg. 18

Lot 1
 EXECUTIVE PARK
 SEVENTH PLAT
 BK. L-105, Pg. 1

South line
 Lot 1
 SE Cor.
 Lot 1

Existing R/W
 Lock of Direct Access to
 Interstate Route No. 435
 Doc. No. K37791
 Book 87, Page 1285

Displaced
 NW 1/4, NE 1/4
 Sec. 85-60-33

Existing KCMO R/W
 Doc. No. 2007E0020561

N. Cambridge Avenue
 Ex. Park 34th Plat
 BK. K-38, Pg. 4

East R/W
 line

Interstate Highway No. 435
 ON Ramp

Front Street



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. CD-ROW-2022-00013

In the matter of the vacation of:

Right of Way located at the corner of Front Street and N. Cambridge Avenue

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

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____

City Clerk by _____ 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

Case No. CD-ROW-2022-00013

Table with 2 columns: Owner's name, Legal description of property. Includes signatures of Rebecca Clewenger and a notary seal for Stephanie L. Mukai.

(additional sheets attached as required)

STATE OF MISSOURI
COUNTY OF CLAY

On this 24th day of May, 2022, before me, appeared Rebecca Clewenger, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of HOMKOR OF MISSOURI INC., 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 Rebecca Clewenger acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 24th day of May, 2022.

Notary Public in and for Said County and State

Signature of Stephanie L. Mukai, Notary Public

My Commission Expires: 3-25-2023



(33990 / 70901; 953377.)



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) 313-2846 | Fax (816) 313-2838 | www.kcmo.gov/planning

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Table with 3 columns: Owner's name, Legal description of property, Address of owner. Row 1: Homkor of Missouri, Inc., SEC-25 TWP-50 RNG-33-PT NE 1/4 DAF: BEG AT TH SE COR OF EXECUTIVE PARK SIXTIETH PLAT...

(attach additional sheets if required)

HOMKOR OF MISSOURI, INC.

Signature of Rebecca Clevenger

Petitioner

STATE OF MISSOURI)
COUNTY OF CLAY) ss.

On this 26th day of May in the year 2022, before me, a Notary Public in and for said state, personally appeared Rebecca Clevenger, 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...

Subscribed and sworn to before me on this 26th day of May, 2022.



Notary Public in and for Said County and State

Signature of Stephanie L. Mukai

Notary Public

My Commission Expires: 3-25-2023

Case No. CD-ROW-2022-00013



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-2022-00013

UTILITY CO. Spectrum Charter

Be it known that Homkor of Missouri, Inc., 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:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Book 1-106, Page 1; thence South 87°41'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.39 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 83°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five coils: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'21" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

- 1. Our utility/agency has facilities or interest within this right of way:
[] Yes (proceed to #2)
[X] 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

May 16, 2022
Date



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

Return this form to:

Rachelle M. Biondo, Paralegal
Applicant Name

(816) 502-4706
Phone

Rouse Frets White Goss Gentile Rhodes, P.C.
4510 Belleview, Suite 300
Kansas City, MO 64111
Address

rbiondo@rousepc.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.kcmo.gov/planning

CASE NO. CD-ROW-2022-00013

UTILITY CO. Spire

Be it known that Hamkor of Missouri, Inc., 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:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

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for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

- 1. Our utility/agency has facilities or interest within this right of way:
[] Yes (proceed to #2) [X] 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 for Spire Energy Johnny Strauss 4/29/2022
Authorized Representative Date



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-2022-00013

UTILITY CO. KCMO Fire Department

Be it known that Hornkor of Missouri, Inc., 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:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E00-17190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 80.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

- 1. Our utility/agency has facilities or interest within this right of way:
[] Yes (proceed to #2) [X] No (form complete)
2. Our utility/agency:
[X] 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.

M Schroeder
Authorized Representative

4/29/2022
Date



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-2022-00013

UTILITY CO. KCMO Public Works / Streetlighting Services

Be it known that Homkor of Missouri, Inc., 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:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range J3 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-38, Page 18, said point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°34'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

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

- [X] 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)
[X] will waive objections subject to the following conditions (describe below)
[] Retain utility easement and protect facilities
[] Relocate facilities
[] Other: As long as streetlight poles (SF82001 & SF82002) and H's infrastructure, and the infrastructure of the telecom equipment mounted on the streetlight pole (SF82001) are not to be affected, at any point before, during, and after the construction development of this property. Poles are located on N. Cambridge Ave. right-of-way

- 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.

Octavio Mencaala
Authorized Representative

April 21, 2022
Date



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-2022-00013

UTILITY CO. KCMO Public Works / Streets and Traffic Division

Be it known that Homkor of Missouri, Inc., 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:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 26, Township 50 North, Range 33 West of the 11th Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast Corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 7B, said point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Book L 105, Page 1; thence South 87°41'11" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-67, Page 128B; thence South 00°05'47" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 65°08'21" West, a distance of 72.30 feet; thence South 73°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 176.81 feet; thence North 74°12'18" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 0°11'53" East, along said East Right-of-Way line, a distance of 706.81 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 201-P004-190, recorded in Book 40, Page 37; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five calls: South 21°30'00" East, a distance of 67.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 78°28'24" East, a distance of 122.15 feet; thence North 65°39'15" East, a distance of 60.96 feet; thence North 33°05'18" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,431.73 square feet, or 0.24 acres, more or less.

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

- 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 signature and Date 5/9/22



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

Return this form to:

Rachelle M. Biondo, Paralegal
Applicant Name

(816) 502-4706
Phone

Rouse Freis White Goss Gentile Rhodes, P.C.
4510 Belleview, Suite 300
Kansas City, MO 64111
Address

rbiondo@rousepc.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.kcmo.gov/planning

CASE NO. CD-ROW-2022-00013

UTILITY CO. AT&T

Be it known that Hornkor of Missouri, Inc., 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:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0017190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 75°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

- 1. Our utility/agency has facilities or interest within this right of way:
[] Yes (proceed to #2) [X] 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.

Signature of SHANE JARMAN, Authorized Representative

5/23/2022 Date



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) 513-2646 | Fax (816) 513-2838 | www.kcmo.gov/planning

Return this form to:	
<u>Rachelle M. Blondo, Paralegal</u> Applicant Name	<u>(816) 502-4704</u> Phone
<u>Rouse Froh White Goss Gardle Rhodes, P.C.</u> <u>4510 Bellevue, Suite 300</u> <u>Kansas City, MO 64111</u> Address	<u>rblondo@rousepc.com</u> 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-2022-00013

UTILITY CO. Evergy

Be it known that Homkor of Missouri, Inc., 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:

Right of Way located at the corner of E. Front Street and N. Cambridge Avenue legally described as:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33, West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 1B, said point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.69 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'13" East, a distance of 60.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

for the following purpose: Development of property located at the NEC of N. Cambridge Avenue and E. Front Street.

- 1. Our utility/agency has facilities or interest within this right of way:
[checked] 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)
[checked] will waive objections subject to the following conditions (describe below)
[checked] Retain utility easement and protect facilities
[] Relocate facilities
[checked] Other: Will be able to relocate our facilities at the customer's expense, but not at Evergy's expense.

- 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.

Rob Henson
Authorized Representative

5/27/2022
Date



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

Return this form to:

Rachelle M. Biondo, Paralegal
Applicant Name

(816) 502-4706
Phone

Rouse Frets White Goss Gentile Rhodes, P.C.
4510 Belleview, Suite 300

Kansas City, MO 64111
Address

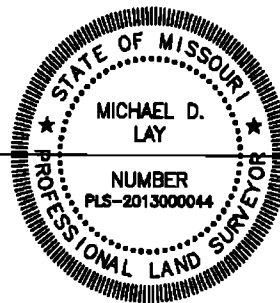
rbiondo@rousepc.com
Email

Legal Description:


A tract of land in the Northwest Quarter of the Northeast Quarter of Section 25, Township 50 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of Tract A, Executive Park Forty-Seventh Plat, recorded in Book K-39, Page 18, said point also being on the South line of Lot 1, Executive Park Sixtieth Plat, recorded in Book I-105, Page 1; thence South 87°41'17" East, along said South line, a distance of 364.11 feet, to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Interstate Route No. 435, as now established per Document No. K37791, recorded in Book K-87, Page 1285; thence South 00°05'41" West, along said West Right-of-Way line, a distance of 33.91 feet, to the Point of Beginning; thence South 00°05'41" West, departing said West Right-of-Way line, a distance of 45.59 feet; thence South 18°19'37" West, a distance of 64.55 feet; thence South 63°09'57" West, a distance of 72.30 feet; thence South 75°54'23" West, a distance of 45.73 feet; thence North 80°58'09" West, a distance of 126.81 feet; thence North 74°12'48" West, a distance of 57.96 feet, to a point on the East Right-of-Way line of N. Cambridge Avenue, as now established per Executive Park Thirty-Fourth Plat, recorded in Book K-38, Page 4; thence North 02°17'33" East, along said East Right-of-Way line, a distance of 106.87 feet, to a point on the Westerly Right-of-Way line of Interstate Route No. 435, as now established per Document No. 2014E0047190, recorded in Book 40, Page 32; thence departing said Easterly Right-of-Way line, along said Westerly Right-of-Way line for the following five calls: South 21°30'00" East, a distance of 61.47 feet; thence South 40°12'45" East, a distance of 58.14 feet; thence South 76°28'24" East, a distance of 122.15 feet; thence North 63°39'15" East, a distance of 60.96 feet; thence North 33°05'38" East, a distance of 132.83 feet, to the Point of Beginning, containing 10,434.73 square feet, or 0.24 acres, more or less.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.



Michael D. Lay
Missouri Professional Land Surveyor No. 2013000044

	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com	PROJECT NUMBER 1996	SHEET NUMBER 1 of 1
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