



City Planning & Development Department

Development Services

Land Development Division

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Acceptance Letter Communication No. _____
(Fill in on entry to LUSI)

To: Brian Platt, City Manager
Date: April 10, 2023
Department: City Planning & Development Department, Land Development Division
Subject: Acceptance or release of right-of-way and easements granted to City of Kansas City, Missouri
Requester: Terry A. Thomas, PE, Land Development Division

March 2023 - Accepting and releasing various easements and deeds in Kansas City, **Clay County**, Missouri and requesting that the City Manager approve the acceptance and release, and directing the City Clerk to file the acceptance and release in the office of the Recorder of Deeds.

That **four (4)** various easements and deeds in Kansas City, **Clay County**, Missouri executed by the following persons, and which appear of record as the instrument numbers and respective books and pages and project numbers as follows be accepted or released by the City of Kansas City, Missouri:

Project Number: DC-00747
Project Title: THE HILLS OF MONTCLAIR 4TH PLAT
ENERGOV: CLDPIR-2022-00008
Reviewer: DI ZHAO
Acceptance or Release: FULL RELEASE

Name of Grantors:	Instrument #:	Book & Page:	Easement Type:
ROBERTSON CONSTRUCTION, LLC	2017041015	8101 & 5	BMP EASEMENT

Project Number: DC-00747
Project Title: THE HILLS OF MONTCLAIR 4TH PLAT
ENERGOV: CLDPIR-2022-00008
Reviewer: DI ZHAO
Acceptance or Release: PARTIAL RELEASE

Name of Grantors:	Instrument #:	Book & Page:	Easement Type:
N/A	2017041018	8101 & 8	SURFACE DRAINAGE EASEMENT

The description below is a partial release of Surface Drainage Easement recorded as Instrument Number 2017041018 in Book 8101 at Page 8 recorded on December 4, 2017 and affidavit recorded as Instrument Number 2018007726 in Book 8159 at Page 10 recorded on March 15, 2018 both recorded at the Clay County Recorder of Deeds Office.

A tract of land in the Southwest Quarter of Section 35, Township 52 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Surface Drainage Easement release as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 00°42'15" West, on the East line of said Southwest Quarter, 667.50 feet; thence leaving said East line, North 89°17'45" West, 150.02 feet to the Eastern most point of said Surface Drainage Easement; thence South 49°37'01" West, on the Southerly line of said Surface Drainage Easement, 248.86 feet; thence North 63°24'14" West, on said Southerly line, 179.63 feet to a point on the Northerly line of HILLS OF MONTCLAIR - THIRD PLAT, a subdivision of land in said Kansas City recorded as Instrument Number 2020002243 in Book I at Page 89.1 in said Clay County Recorder of Deeds Office; thence South 34°39'53" West, on said Southerly line and said Northerly line, 0.25 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 34°39'53" West on said Southerly line and said Northerly line, 127.42 feet; thence Northwesterly, on said Southerly line and said Northerly line, on a curve to the right having an initial tangent bearing of North 55°20'07" West with a radius of 325.00 feet, a central angle of 07°25'17" and an arc distance of 42.10 feet; thence along a line non-tangent to said curve, South 42°05'10" West on said Southerly line and said Northerly line, a distance of 187.66 feet; thence North 41°24'40" West, on the Westerly line of said Surface Drainage Easement and said Northerly line, 94.21 feet; thence North 32°23'59" West, on said Westerly line and said Northerly line, 88.15 feet; thence North 22°29'48" West, on said Westerly line and said Northerly line, 88.15 feet; thence North 12°24'30" West, on said Westerly line and said Northerly line, 7.53 feet to the Northwest corner of said Surface Drainage Easement; thence leaving said Northerly line, North 72°27'17" East, on the Northerly line of said Surface Drainage Easement, 310.99 feet; thence leaving said Northerly line, South 02°11'24" East, 6.43 feet; thence South 70°41'05" West, 124.38 feet; thence Southerly along a curve to the left having an initial tangent bearing of South 17°59'34" East with a radius of 325.00 feet, a central angle of 02°38'41" and an arc distance of 15.00 feet; thence along a line non-tangent to said curve, North 70°41'05" East, 124.79 feet; thence South 40°37'14" East, 57.80 feet; thence South 38°43'28" East, 58.14 feet to the Point of Beginning. Containing 63,794 square feet or 1.46 acres, more or less.

Project Number: CR201610348

Project Title: SHERWOOD CHRISTIAN COMMUNITY CENTER GYMNASIUM ADDITION

ENERGOV: CRBL-201610348

Reviewer: DI ZHAO

Acceptance or Release: ACCEPTANCE

Name of Grantors:	Instrument #:	Book & Page:	Easement Type:
CENTRAL BIBLE CHURCH D/B/A SHERWOOD BIBLE CHURCH	2023006157	9533 & 15	BMP EASEMENT

Project Number: CR2021-08864

Project Title: THE BETTER WASH AT BARRY ROAD

ENERGOV: CRBC-2021-40110

Reviewer: DI ZHAO

Acceptance or Release: ACCEPTANCE

Name of Grantors:	Instrument #:	Book & Page:	Easement Type:
THE BETTER WASH AT BARRY ROAD, LLC	2023004620	9526 & 77	BMP EASEMENT



Terry A. Thomas, PE

Date 4/10/2023

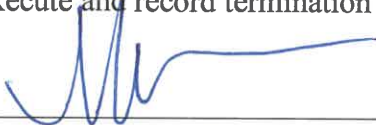
Director recommends approval of easements to be accepted and certifies that the easements to be released are no longer needed:



Jeffrey Williams
Director of City Planning and Development

Date 4/11/23

Accepted as written. The City Manager authorizes the Director of City Planning and Development to execute and record termination agreements for the easements listed in this communication.



FOR

Date 4/12/2023

Brian Platt, City Manager
Melissa Kozakiewicz for
Assistant City Manager