



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project

Vacation of Portion of N. Airworld Dr.

Hearing Date February 16, 2021

Item #	Case	Request
19	CD-ROW-2019-00026	Vacation

Item #	Staff Recommendation(s)
19	Approval with conditions

Applicant

Jeffrey Means
Olsson Associates
1301 Burlington St., Suite 100
North Kansas City, MO 64116

Location	11200 N. Airworld Dr.
Area	About 0.17 acres
Zoning	M2-3
Council District	2nd
County	Platte
School District	Platte County R-III

Surrounding Land Uses

North: Undeveloped, zoned M2-3

East: Commercial uses, zoned M2-3

South: Commercial uses, zoned M2-3, B3-3

West: Undeveloped, zoned M2-3

Land Use Plan

The KCIA Area Plan recommends Commercial/Industrial land uses. The request conforms to this recommendation.

Major Street Plan

NW 112th Street is identified as a Thoroughfare on the Major Street Plan.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were notified.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

SUMMARY OF REQUEST

Applicant is seeking approval of a street vacation.

PURPOSE

Applicant is proposing develop the site which requires approval of the above-referenced request.

EXISTING CONDITIONS

The area to be vacated is currently undeveloped. The area to be vacated is a portion of N. Airworld Drive.

NEARBY DEVELOPMENTS

Congress Corporate Center is related to this vacation. The final plat was approved on January 7, 2020 and showed this area of right-of-way to be vacated.

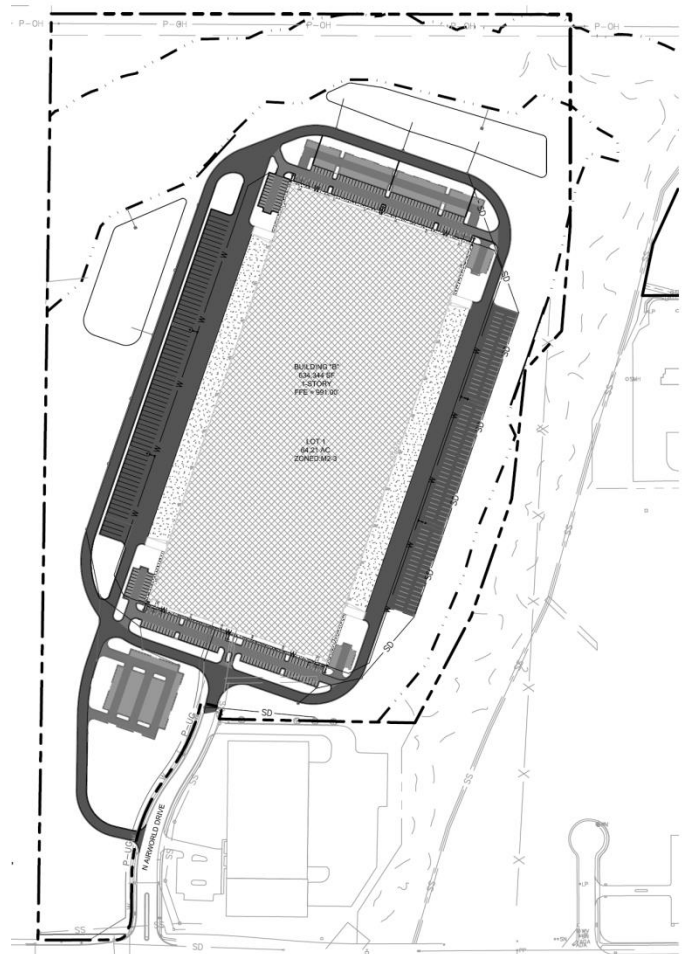
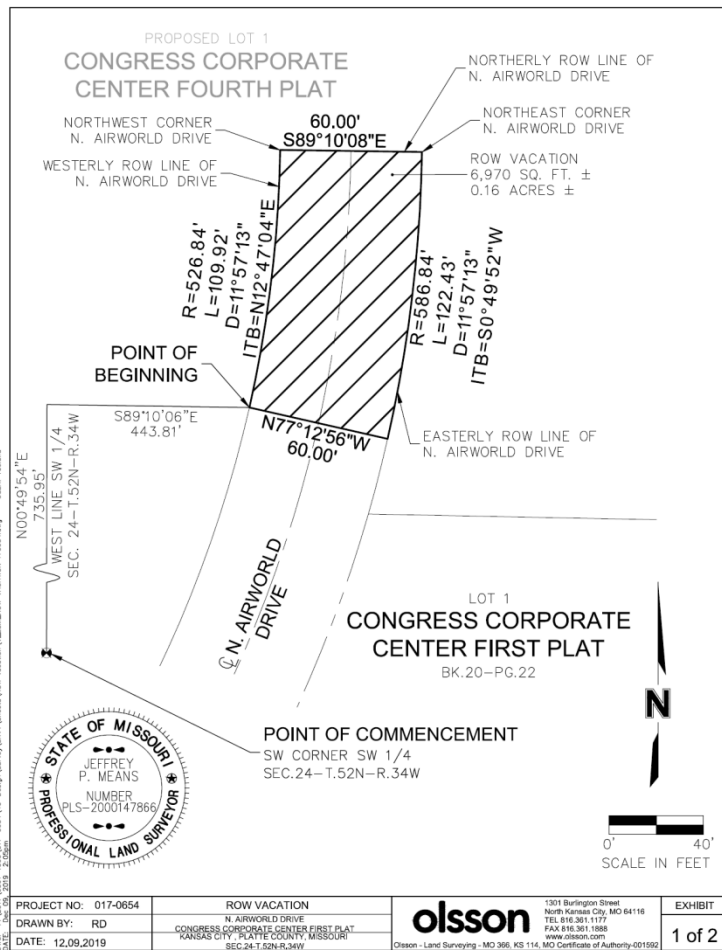
KEY POINTS

- The applicant intends to vacate a portion of N. Airworld Drive.

PLAN REVIEW

The area to be vacated is a portion of N. Airworld Drive and is located just north of NW 112th Street. As previously mentioned, the Congress Corporate Center is related to this vacation. The final plat was approved on January 7, 2020 and showed this area of right-of-way to be vacated.

The intent for the vacation is to create a larger development area. KCMO Water Services, and Evergy have identified utilities within the right-of-way and have requested utility easements to maintain their facilities. In addition, the Fire Department has requested that the fire hydrants along N. Airworld Drive be maintained.



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.

The only adjacent property owner is the KC Port Authority who will still have access to the site from N. Airworld Drive. This vacation will only vacate a small portion of the street and will retain access onto NW 112th Street.

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.

The current right-of-way serves no current purposes for the general public and this vacation was recommended to allow for the development of the Congress Corporate Center.

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 in any way.

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.

The full width of the street will be vacated.

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

The right-of-way provides access only to one property. It does not provide multi-modal access (only vehicular traffic) and serves only one property, yet it is the city's responsibility to maintain. The previously approved plat for Congress Corporate Center was approved in January 2020 and recognized the need for this vacation at that time. For these reasons, City Planning and Development Staff **recommends approval subject to the following conditions:**

1. Retain a utility easement and maintain all Evergy facilities.
2. Access to the public fire hydrants along N. Airworld Drive shall be maintained. (IFC-2018 § 507.5.4)
3. Retain a utility easement and protect facilities for all KCMO Waters Services facilities.

Respectfully Submitted,



Zach Nelson
Staff Planner



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. **AT&T**

Be it known that City of Kansas City, Missouri, 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-2019-00026 – A request to vacate a portion of N. Airworld Drive, generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri.

for the following purpose: Adjacent owner to purchase for development

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.

Jill Schroeder

Authorized Representative

1/6/2020

Date

Return this form to:

Sam Sahlfeld

816-422-6010

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

ssahlfeld@olsson.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2019-00026

UTILITY CO. Charter

Be it known that City of Kansas City, Missouri

, 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-2019-00026 – A request to vacate a portion of N. Airworld Drive, generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri.

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2. Our utility/agency:

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☐ 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.

Authorized Representative

1/13/20
Date

Return this form to:

Sam Sahlfeld

816-422-6010

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

ssahlfeld@olsson.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. **CD-ROW-2019-00026**

UTILITY CO. **EVERGY**

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☒ Retain utility easement and protect facilities
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☐ Other: _____

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- Please return this form to the applicant within 30 days.

Sam Sahlfeld (Northland Supervisor)
Authorized Representative

1/8/2020
Date

Return this form to:

Sam Sahlfeld

816-422-6010

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

ssahlfeld@olsson.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2019-00026

UTILITY CO. KCMO Fire Department

Be it known that City of Kansas City, Missouri, 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:

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☐ 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: _____

Access to the public fire hydrants along N Airworld Drive shall be maintained. (IFC-2018 § 507.5.4)

- 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 12/31/2019
Authorized Representative Date

KCFD-FMD 635 Woodland St 2103 KC MO 64106

Return this form to:

Sam Sahlfeld

816-422-6010

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

ssahlfeld@olsson.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. **CD-ROW-2019-00026**

UTILITY CO. **KCMO Public Works Department**

Be it known that City of Kansas City, Missouri, 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-2019-00026 – A request to vacate a portion of N. Airworld Drive, generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri.

for the following purpose: Adjacent owner to purchase for development

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☐ objects to the vacation and will not waive objection under any conditions (describe below)
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☐ 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.

Charles C Thomas

Authorized Representative

12/31/19

Date

Return this form to:

Sam Sahlfeld

Applicant Name

816-422-6010

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

ssahlfeld@olsson.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. **CD-ROW-2019-000**

UTILITY CO. **KCMO Water Services Department**

Be it known that **City of Kansas City, Missouri**, 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-2019-00026 – A request to vacate a portion of N. Airworld Drive, generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri.

for the following purpose: **Adjacent owner to purchase for development**

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2. Our utility/agency:

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☐ 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.

Charles W. Kiefer
Authorized Representative

06/26/2020
Date

Return this form to:

Sam Sahlfeld

816-422-6010

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

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CASE NO. CD-ROW-2019-000

UTILITY CO. Spire

Be it known that City of Kansas City, Missouri, 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-2019-00026 – A request to vacate a portion of N. Airworld Drive, generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri.

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☐ Relocate facilities
☐ Other: _____

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- Please return this form to the applicant within 30 days.

Johnny Strauss - PO's REPRESENTATIVE
Authorized Representative

1-7-2020
Date

Return this form to:

Sam Sahlfeld

816-422-6010

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

ssahlfeld@olsson.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. **CD-ROW-2019-00026**

UTILITY CO. ~~Veolia Energy~~ **Vicinity Energy**

Be it known that City of Kansas City, Missouri, 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:

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☐ 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.

Craig McNiel, Vicinity Distribution Supervisor *Craig McNiel*

Authorized Representative

12/31/2019

Date

Return this form to:

Sam Sahlfeld

Applicant Name

816-422-6010

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

ssahlfeld@olsson.com

Email



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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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-2019-000

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

Case No. CD-ROW-2019-00026 – A request to vacate a portion of N. Airworld Drive, generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____

City Clerk

by

Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

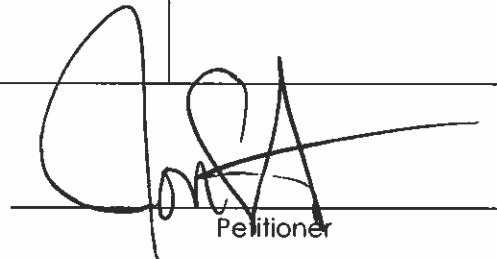
City Planning & Development Department
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CD-ROW-2019-004

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
PORT AUTHORITY OF KANSAS CITY, MISSOURI, a political subdivision of the State of Missouri created pursuant to Section 68.010 seq., RSMo. Jon Stephens President and CEO	See Attached	110 Berkley Plaza Kansas City, MO 64120

(attach additional sheets if required)

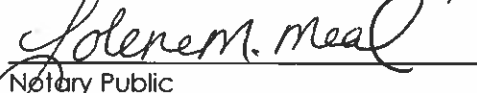

Petitioner

STATE OF Missouri)
COUNTY OF Jackson) ss.

On this 8 day of December in the year 2020 before me, a Notary Public in and for said state, personally appeared Jon D. Stephens, 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.

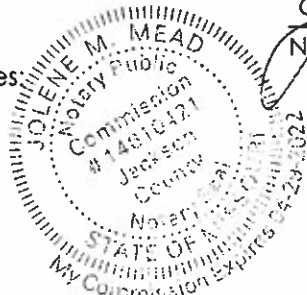
Subscribed and sworn to before me on this 8 day of December, 2020

Notary Public in and for Said County and State


Notary Public

My Commission Expires:

April 29, 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-2019-000

In the matter of the vacation of:

Case No. CD-ROW-2019-00026 – A request to vacate a portion of N. Airworld Drive, generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte 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

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 52 NORTH, RANGE 34 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°49'54" EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER, 70.00 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF WAY LINE OF NE 112TH STREET AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF WAY LINE, NORTH 00°49'54" EAST ON SAID WEST LINE, 2,574.60 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°55'13" EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1,442.80 FEET TO THE NORTHWEST CORNER OF TRACT A, CONGRESS CORPORATE CENTER FIRST PLAT A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS DOCUMENT NUMBER 2004004804 IN BOOK 20 AT PAGE 22 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID NORTH LINE, SOUTH 00°04'46" WEST ON THE WESTERLY LINE OF SAID TRACT A, 590.65 FEET; THENCE SOUTH 04°41'05" WEST ON SAID WESTERLY LINE, 290.00 FEET; THENCE SOUTH 42°55'25" WEST ON SAID WESTERLY LINE, 148.42 FEET; THENCE SOUTH 06°00'00" WEST ON SAID WESTERLY LINE, 359.00 FEET; THENCE SOUTH 18°59'24" WEST ON WESTERLY LINE, 345.10 FEET; THENCE SOUTH 27°52'40" WEST ON WESTERLY LINE, 335.95 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CONGRESS CORPORATE CENTER FIRST PLAT; THENCE LEAVING SAID WESTERLY LINE, NORTH 88°52'23" WEST ON THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 544.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 ALSO BEING A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF N AIRWORLD DRIVE AS ESTABLISHED BY SAID CONGRESS CORPORATE CENTER FIRST PLAT; THENCE LEAVING SAID NORTHERLY LINE, NORTHERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 15°59'30" EAST WITH A RADIUS OF 586.84 FEET, A CENTRAL ANGLE OF 03°12'25" AND AN ARC DISTANCE OF 32.85 FEET; THENCE LEAVING SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, NORTH 77°12'56" WEST, 60.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID N. AIRWORLD DRIVE; THENCE SOUTHWESTERLY ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 12°47'04" WEST WITH A RADIUS OF 526.84 FEET, A CENTRAL ANGLE OF 24°36'14" AND AN ARC DISTANCE OF 226.23 FEET; THENCE SOUTHERLY ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 37°12'18" AND AN ARC DISTANCE OF 308.44 FEET; THENCE SOUTH 00°11'00" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 87.00 FEET; THENCE SOUTHERLY ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°02'36" AND AN ARC DISTANCE OF 45.53 FEET TO THE SOUTHWEST CORNER OF SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ALSO BEING A POINT ON SAID EXISTING NORTHERLY RIGHT-OF WAY LINE OF SAID NE 112TH STREET; THENCE SOUTH 89°35'36" WEST ON SAID EXISTING NORTHERLY RIGHT-OF WAY LINE, 2.84 FEET; THENCE SOUTHWESTERLY ON SAID EXISTING NORTHERLY RIGHT-OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 00°41'09" EAST WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 90°27'43" AND AN ARC DISTANCE OF 56.84 FEET; THENCE SOUTH 89°49'57" WEST ON SAID EXISTING NORTHERLY RIGHT-OF WAY LINE, 216.37 FEET TO THE POINT OF BEGINNING. CONTAINING 2,807,672 SQUARE FEET OR 64.46 ACRES, MORE OR LESS

CONGRESS CORPORATE CENTER FOURTH PLAT

NORTHWEST CORNER
N. AIRWORLD DRIVE
WESTERLY ROW LINE OF
N. AIRWORLD DRIVE

NORTHERLY ROW LINE OF
N. AIRWORLD DRIVE

NORTHEAST CORNER
N. AIRWORLD DRIVE

ROW VACATION
6,970 SQ. FT. ±
0.16 ACRES ±

$R=526.84'$
 $L=109.92'$
 $D=11^{\circ}57'13''$
 $ITB=N12^{\circ}47'04''E$

$R=586.84'$
 $L=122.43'$
 $D=11^{\circ}57'13''$
 $ITB=S0^{\circ}49'52''W$

POINT OF
BEGINNING

$S89^{\circ}10'06''E$
443.81'

$N77^{\circ}12'56''W$
60.00'

EASTERLY ROW LINE OF
N. AIRWORLD DRIVE

N. AIRWORLD
DRIVE

LOT 1 CONGRESS CORPORATE CENTER FIRST PLAT

BK.20-PG.22

POINT OF COMMENCEMENT

SW CORNER SW 1/4
SEC.24-T.52N-R.34W



0' 40'
SCALE IN FEET

PROJECT NO: 017-0654

DRAWN BY: RD

DATE: 12.09.2019

ROW VACATION

N. AIRWORLD DRIVE
CONGRESS CORPORATE CENTER FIRST PLAT
KANSAS CITY, PLATTE COUNTY, MISSOURI
SEC.24-T.52N-R.34W

olsson

1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592

EXHIBIT

1 of 2

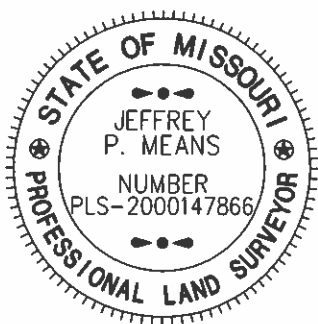
RIGHT-OF-WAY VACATION

Olsson No. 017-0654

December 09, 2019

Right-of-way Vacation Description:

A portion of right-of-way for N. Airworld Drive as established by CONGRESS CORPORATE CENTER FIRST PLAT a subdivision of land in the Southwest Quarter of Section 24 Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded as Document Number 2004004804 in Book 20 at Page 22 in the Platte County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866 as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 00°49'54" East on the West line of said Southwest Quarter, 735.95 feet; thence leaving said West line, South 89°10'06" East, 443.81 feet to a point on the existing Westerly right-of-way line of said N. Airworld Drive, said point also being the Point of Beginning of the tract of land to be herein described; thence Northerly on said existing Westerly right-of-way line, along a curve to the left having an initial tangent bearing of North 12°47'04" East with a radius of 526.84 feet, a central angle of 11°57'13" and an arc distance of 109.92 feet to the Northwest corner of said existing N. Airworld Drive right-of-way line; thence South 89°10'08" East on the existing Northerly right-of-way line of said N. Airworld Drive, 60.00 feet to the Northeast corner of said existing N. Airworld Drive right-of-way line; thence Southerly on the existing Easterly right-of-way line of said N. Airworld Drive, along a curve to the right having an initial tangent bearing of South 00°49'52" West with a radius of 586.84 feet, a central angle of 11°57'13" and an arc distance of 122.43 feet; thence leaving said existing Easterly right-of-way line, North 77°12'56" West, 60.00 feet to the Point of Beginning. Containing 6,970 square feet or 0.16 acres, more or less.



PROJECT NO: 017-0654

DRAWN BY: RD

DATE: 12.09.2019

ROW VACATION

N. AIRWORLD DRIVE
CONGRESS CORPORATE CENTER FIRST PLAT
KANSAS CITY, PLATTE COUNTY, MISSOURI
SEC 24-T.52N-R.34W

olsson

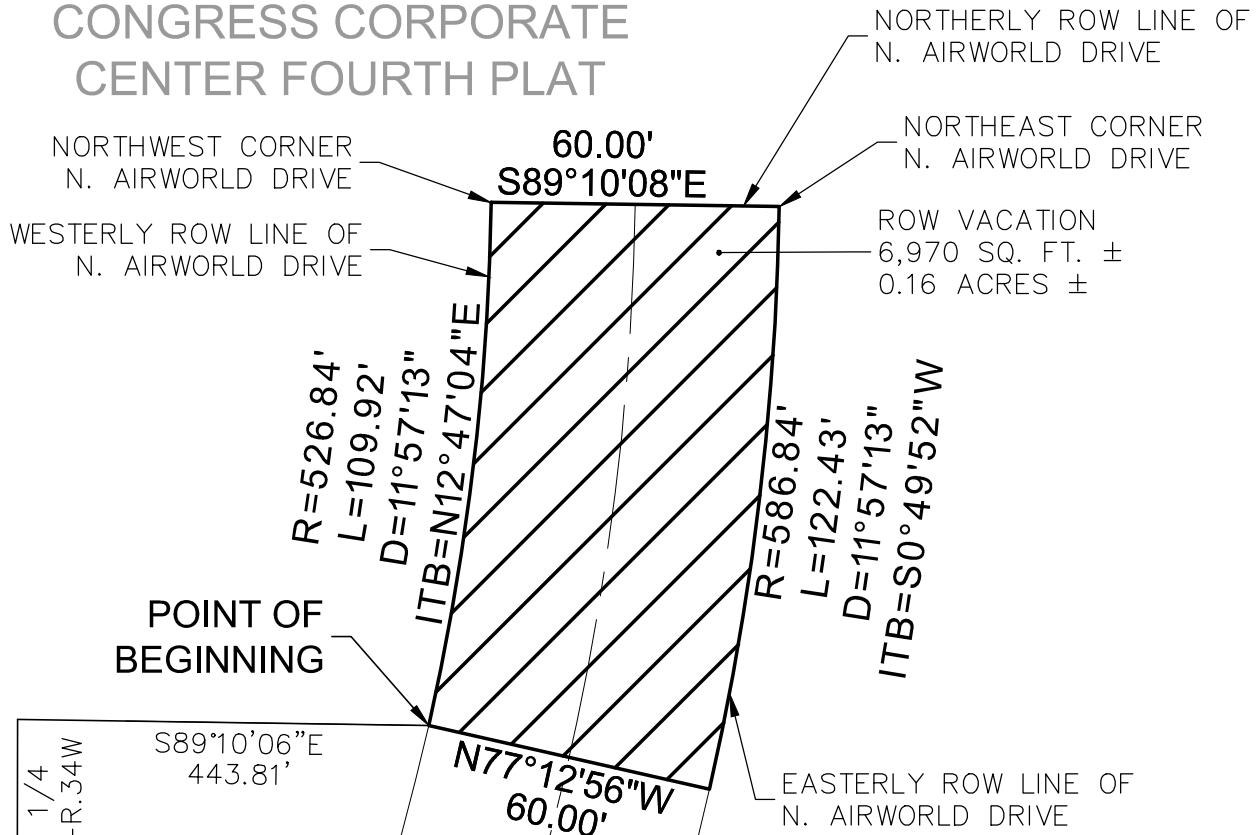
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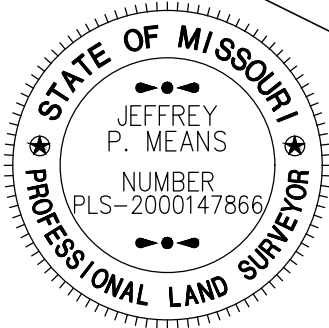
2 of 2

PROPOSED LOT 1
**CONGRESS CORPORATE
 CENTER FOURTH PLAT**



LOT 1
**CONGRESS CORPORATE
 CENTER FIRST PLAT**

BK.20-PG.22



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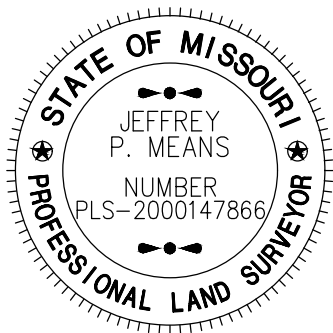
PROJECT NO: 017-0654	ROW VACATION	<p>1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsen.com</p>	EXHIBIT
DRAWN BY: RD	N. AIRWORLD DRIVE		1 of 2
DATE: 12.09.2019	CONGRESS CORPORATE CENTER FIRST PLAT KANSAS CITY, PLATTE COUNTY, MISSOURI SEC.24-T.52N-R.34W		

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592


RIGHT-OF-WAY VACATION
Olsson No. 017-0654
December 09, 2019

Right-of-way Vacation Description:

A portion of right-of-way for N. Airworld Drive as established by CONGRESS CORPORATE CENTER FIRST PLAT a subdivision of land in the Southwest Quarter of Section 24 Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded as Document Number 2004004804 in Book 20 at Page 22 in the Platte County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866 as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 00°49'54" East on the West line of said Southwest Quarter, 735.95 feet; thence leaving said West line, South 89°10'06" East, 443.81 feet to a point on the existing Westerly right-of-way line of said N. Airworld Drive, said point also being the Point of Beginning of the tract of land to be herein described: thence Northerly on said existing Westerly right-of-way line, along a curve to the left having an initial tangent bearing of North 12°47'04" East with a radius of 526.84 feet, a central angle of 11°57'13" and an arc distance of 109.92 feet to the Northwest corner of said existing N. Airworld Drive right-of-way line; thence South 89°10'08" East on the existing Northerly right-of-way line of said N. Airworld Drive, 60.00 feet to the Northeast corner of said existing N. Airworld Drive right-of-way line; thence Southerly on the existing Easterly right-of-way line of said N. Airworld Drive, along a curve to the right having an initial tangent bearing of South 00°49'52" West with a radius of 586.84 feet, a central angle of 11°57'13" and an arc distance of 122.43 feet; thence leaving said existing Easterly right-of-way line, North 77°12'56" West, 60.00 feet to the Point of Beginning. Containing 6,970 square feet or 0.16 acres, more or less.



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USER: rdelana

PROJECT NO: 017-0654	ROW VACATION	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	EXHIBIT
DRAWN BY: RD	N. AIRWORLD DRIVE CONGRESS CORPORATE CENTER FIRST PLAT KANSAS CITY, PLATTE COUNTY, MISSOURI		2 of 2
DATE: 12.09.2019	SEC.24-T.52N-R.34W		