

# REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 19808

Sponsor(s): Tony Miller

Date: April 2, 2018

<p><b>SUBJECT</b></p>	<p>Action Requested  <input checked="" type="checkbox"/> Resolution  <input type="checkbox"/> Ordinance</p> <p>A Resolution requested by the Jackson County Sports Complex Authority to vacate an existing street and subdivision plat.</p> <p>Project/Title: _____</p>										
<p><b>BUDGET INFORMATION</b>  <i>To be completed By Requesting Department and Finance</i></p>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT  TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p><b>OTHER FINANCIAL INFORMATION:</b></p> <p><input type="checkbox"/> No budget impact (no fiscal note required)  <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract:  Department: _____ Estimated Use: \$ _____</p> <p>Prior Year Budget (if applicable): _____  Prior Year Actual Amount Spent (if applicable): _____</p>	Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT  TO ACCT
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Amount budgeted for this item * (including transfers):	\$										
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT  TO ACCT										
<p><b>PRIOR LEGISLATION</b></p>	<p>Prior ordinances and (date): _____</p> <p>Prior resolutions and (date): _____</p>										
<p><b>CONTACT INFORMATION</b></p>	<p>RLA drafted by (name, title, &amp; phone): Brandon Keller, Tax Incentive Specialist, 816-881-6486</p>										
<p><b>REQUEST SUMMARY</b></p>	<p>The Jackson County Sports Complex Authority. The 500+ acres comprising the sports complex is owned by Jackson County and leased to the Sports Complex Authority. Portions of the complex have been sublet to the Kansas City Royals and the Kansas City Chiefs. A recent survey disclosed that a portion of Leeds Road, a City Street in Kansas City, Missouri was platted but never built. The location of the road and the old subdivision plat renders them obsolete. The existence of this paper street may cause problems in the event the Authority wishes to build anything over the road or in its right of way, which would require obtaining an easement from the City. The Authority wishes to vacate the street and the subdivision plat. The City's ordinances require that the owner of the property, the County, be the applicant for these actions.</p>										

CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
ATTACHMENTS		
REVIEW	Department Director: <i>Bruce Kellen</i>	Date: 3/23/18
	Finance (Budget Approval): <i>If applicable</i>	Date:
	Division Manager: <i>[Signature]</i>	Date: 3/23/18
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the \_\_\_\_\_ Fund in \_\_\_\_\_.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # \_\_\_\_\_
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

March 19, 2018

Jay D. Haden, Esq.  
Chief Deputy County Counselor  
Jackson County Counselor's Office  
415 E. 12th Street, Second Floor  
Kansas City, MO 64106

**Re: Vacation of Plats / Right-of-Way**

Dear Mr. Haden:

In connection with our request to vacate certain plats and right-of-way located north and south of Stadium Drive, enclosed for your review please find the Petition for Vacation and Consent to Vacation, including the supporting survey, drawings, legal descriptions and deed. You will note that we will be required to obtain MoDOT's consent, as they also own a portion of the property (see Deed to MoDOT). We will coordinate with MoDOT to obtain this consent.

In addition, as part of the vacation process, we are also required to obtain consents from each of the utility companies or City utility departments. We will send the appropriate consent forms to these parties and coordinate accordingly.

If these appear satisfactory, please have the Petition and Consent executed (and notarized) on behalf of Jackson County and return the originals to me.

If you have any questions regarding this matter, please do not hesitate to contact Aaron March or me.

Very truly yours,

  
Rachelle M. Biondo  
Paralegal

RMB:jjw

Enclosures

cc: Aaron G. March, Esq.



# PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

1763-V

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. 1763-V – A request to vacate a portion of land next north and south of Stadium Drive, all generally located south of Interstate 70, all in Kansas City, Jackson County, Missouri, Section 19, Township 49, Range 32 West.

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____	
_____	by _____
City Clerk	Deputy



### PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
 City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795  
 Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

1763-V

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
Jackson County, Missouri	See Attached Survey	415 E. 12th Street Kansas City, MO

(attach additional sheets if required)

Jackson County, Missouri

\_\_\_\_\_  
 Petitioner

STATE OF

COUNTY OF

)  
 ) ss.  
 )

On this \_\_\_ day of \_\_\_\_\_ in the year 20<sup>18</sup> before me, a Notary Public in and for said state, personally appeared \_\_\_\_\_, 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 \_\_\_ day of \_\_\_\_\_, 20<sup>18</sup>

Notary Public in and for Said County and State

\_\_\_\_\_  
 Notary Public

My Commission Expires:



## PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

1763-V

Owner's name	Legal description of property	Residence of owner
State of Missouri, acting by and through the Missouri Highways and Transportation Commission	See Attached Deed	600 NE Coburn Road Lee's Summit, MO 64086

(attach additional sheets if required)



## CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

1763-V

In the matter of the vacation of:

Case No. 1763-V – A request to vacate a portion of land next north and south of Stadium Drive, all generally located south of Interstate 70, all in Kansas City, Jackson County, Missouri, Section 19, Township 49, Range 32 West.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

## CONSENT OF CORPORATIONS

1763-V

Owner's name	Legal description of property
<p>Jackson County, Missouri _____ (print)</p> <p>By: _____ Name: _____ Title: _____</p> <p>_____ (print)</p> <p>_____ (sign) Secretary (if no corporate seal) (also to be notarized)</p> <p>Corporate seal above</p>	<p>See Attached Survey</p>

(additional sheets attached as required)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, appeared \_\_\_\_\_, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of \_\_\_\_\_, 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 \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for Said County and State

\_\_\_\_\_  
Notary Public

My Commission Expires:





ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

01/20/2010 01:03:32 PM

WD FEE: \$ 39.00 7 Pages

INSTRUMENT NUMBER:  
**2010E0005789**

CCO FORM: RW03  
Approved: 12/92 (TLP)  
Revised: 08/07 (AR)  
Modified:

**Res. #17124**

COUNTY: Jackson  
ROUTE: 70/435/40  
PROJECT: J411597 RA  
PARCEL: 1

**GENERAL WARRANTY DEED**

*KANSAS Secured Title JOC 0000935*

10 (1) **PARTIES:** THIS AGREEMENT, made this 7 day of January, 2009, by and between **Jackson County, Missouri**, Grantor, of the County of Jackson, and State of Missouri, and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, Grantee.

GRANTEE'S ADDRESS: 600 NE Colbern Road, Lee's Summit, MO 64086.

(2) **CONSIDERATION:** Grantor, in consideration of the sum of Four Hundred Fifty Five Thousand AND NO/100 DOLLARS (\$455,000.00), to be paid by the Missouri Highways and Transportation Commission, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell, convey and confirm fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION:** Grantor conveys to the Missouri Highways and Transportation Commission the following described real estate and interests in real estate in the County of Jackson, State of Missouri:

A strip of land over a part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 19; thence South 01°56'08" West, along the East line of the Northeast Quarter of said

Section 4-7.1a

**ORIGINAL**

Section 19, a distance of 2055.66 feet, to a point on the centerline of U.S. Interstate Highway 70, said point being at centerline station 353+06.90, as now established, said point also hereinafter to be referred to as POINT "A"; thence North 59°19'44" West, along said centerline, a distance of 1122.90 feet, to centerline station 341+84.00, of said Interstate 70; thence South 30°40'16" West, a distance of 204.38 feet, to a point on the South right of way line of said Interstate 70, said point also being the POINT OF BEGINNING; thence South 69°26'23" West, a distance of 206.01 feet, to a point 365.00 feet right of centerline station 340+55.00, of said Interstate 70; thence North 70°31'47" West, a distance of 514.81 feet, to a point 465.00 feet right of centerline station 335+50.00, of said Interstate 70; thence North 50°21'53" West, a distance of 449.25 feet, to a point 395.00 feet right of centerline station 331+06.24, of said Interstate 70; thence North 87°04'11" West, a distance of 133.27 feet, to a point on the South right of way line of said Interstate 70, as now established, said point being 457.03 feet right of centerline station 329+88.28, of said Interstate 70; thence the following courses along the South right of way line of said Interstate 70: North 02°39'21" East, a distance of 30.21 feet; thence North 83°13'54" East, a distance of 54.81 feet; thence South 84°42'42" East, a distance of 249.32 feet; thence South 70°55'58" East, a distance of 546.50 feet; thence South 59°37'45" East, a distance of 321.72 feet; thence South 42°15'25" East, a distance of 87.96 feet, to the POINT OF BEGINNING, containing 198,537 square feet, more or less.

Also, a strip of land over a part of the Northwest Quarter of the Southwest Quarter of Section 20, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

COMMENCING at aforesaid "POINT A"; thence South 59°19'44" East, along the centerline of said U.S. Interstate Highway 70, as now established, a distance of 1085.69 feet, to centerline station 363+88.34; thence South 30°40'16" West, a distance of 220.34 feet, to a point on the South right of way line of said U.S. Interstate Highway 70, as now established, said point also being the POINT OF BEGINNING; thence South 59°20'18" East, along said South right of way line, a distance of 112.11 feet; thence South 32°30'56" East, continuing along said South right of way line, a distance of 204.60 feet, to a point 312.62 feet right of centerline station 366+83.05, of said Interstate 70, as now established; thence North 59°19'44" West, departing said South right of way line, a distance of 40.05 feet, to a point 312.62 feet right of centerline station 366+43.00, of said Interstate 70; thence North 39°24'42" West, a distance of 270.87 feet, to the POINT OF BEGINNING, containing 7,023 square feet, more or less.

**Section 4-7.1a**

Also, all abutter's rights of direct access between the highway now known as U.S. Interstate Highway 70, and grantor's land in the Southwest Quarter of the Northeast Quarter of Section 19, Township 49 North, Range 32 West, and also the Northwest Quarter of the Southwest Quarter of Section 20, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri.

#### **PERMANENT DRAINAGE EASEMENT**

A strip of land over a part of the Northwest Quarter of the Southwest Quarter of Section 20, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 20; thence South 01°56'08" West, along the West line of the Northwest Quarter of said Section 20, a distance of 2055.66 feet, to a point on the centerline of U.S. Interstate Highway 70, said point being at centerline station 353+06.90, as now established; thence South 59°19'44" East, along said centerline, a distance of 1207.23 feet, to centerline station 365+09.88, of said Interstate 70; thence South 30°40'16" West, a distance of 264.38 feet, to the POINT OF BEGINNING; thence South 39°24'42" East, a distance of 141.59 feet, to a point 312.62 feet right of centerline station 366+43.00, of said Interstate 70; thence South 59°19'44" East, a distance of 40.05 feet, to a point on the South right of way line of said Interstate 70, said point being 312.62 feet right of centerline station 366+83.05; thence South 59°15'17" East, along said South right of way line, a distance of 22.63 feet, to a point 312.65 feet right of centerline station 367+05.68, of said Interstate 70; Thence South 30°40'15" West, a distance of 10.77 feet, to a point 323.42 feet right of centerline station 367+05.68, of said Interstate 70; thence North 59°19'44" West, a distance of 62.23 feet, to a point 323.42 feet right of centerline station 366+43.45, of said Interstate 70; thence North 39°24'42" West, a distance of 145.70 feet, to a point 273.78 feet right of centerline station 365+06.47, of said Interstate 70; thence North 50°35'18" East, a distance of 10.00 feet, to the POINT OF BEGINNING, containing 2,111 square feet, more or less.

The permanent drainage easement will be constructed on only part of said land, the extra land being included for workers and machinery to be utilized. After completion of construction and acceptance of the project, the owners of said land may fence, and shall have the free and uninterrupted possession and use of said tract; subject only to the Missouri Highways and Transportation Commission's right, if it should so

elect, to enter thereon from time to time for the purpose of maintaining said drainage controls.

#### **TEMPORARY GRADING EASEMENT**

A strip of land over a part of the Southwest Quarter of the Northwest Quarter and also part of the Northwest Quarter of the Southwest Quarter of Section 20, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 20; thence South 01°56'08" West, along the West line of the Northwest Quarter of said Section 20, a distance of 2055.66 feet, to a point on the centerline of U.S. Interstate Highway 70, said point being at centerline station 353+06.90, as now established; thence South 59°19'44" East, along said centerline, a distance of 422.35 feet, to centerline station 357+25.00, of said Interstate 70; thence South 30°40'16" West, a distance of 220.45 feet, to a point on the South right of way line of said Interstate 70, said point also being the POINT OF BEGINNING; thence South 59°20'18" East, along said South right of way line, a distance of 515.00 feet, to a point 220.37 feet right of centerline station 362+40.00, of said Interstate 70; thence South 30°40'16" West, departing said South right of way line, a distance of 9.63 feet, to a point 230.00 feet right of centerline station 362+40.00, of said Interstate 70; thence North 59°19'44" West, a distance of 515.00 feet, to a point 230.00 feet right of centerline station 357+25.00, of said Interstate 70; thence North 30°40'16" East, a distance of 9.55 feet, to the POINT OF BEGINNING, containing 4,939 square feet, more or less.

#### **TEMPORARY GRADING EASEMENT**

A strip of land over a part of the Northwest Quarter of the Southwest Quarter of Section 20, Township 49 North, Range 32 West, in the City of Kansas City, Jackson County, Missouri, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 20; thence South 01°56'08" West, along the West line of the Northwest Quarter of said Section 20, a distance of 2055.66 feet, to a point on the centerline of U.S. Interstate Highway 70, said point being at centerline station 353+06.90, as now established; thence South 59°19'44" East, along said centerline, a distance of 1733.36 feet, to centerline station 370+36.00, of said Interstate 70; thence South 30°40'16" West, a distance of 412.71 feet, to a point on the Southerly right of way line of said Interstate 70, said point also being the POINT OF BEGINNING; thence South 00°34'06" West, along said

Southerly right of way line, a distance of 79.96 feet, to a point 481.88 feet right of centerline station 370+76.11, of said Interstate 70; thence Southerly along a curve to the left having a radius of 1011.93 feet, a central angle of 13°07'12" and an initial tangent bearing of South 25°21'38" West, an arc distance of 231.72 feet, to a point 708.15 feet right of centerline station 371+23.67, of said Interstate 70; thence North 78°14'19" West, a distance of 72.26 feet, to a point 731.57 feet right of centerline station 370+55.31, of said Interstate 70; thence North 03°02'32" East, a distance of 98.54 feet, to a point 644.26 feet right of centerline station 370+09.61, of said Interstate 70; thence North 72°25'07" East, a distance of 63.85 feet, to a point 596.62 feet right of centerline station 370+52.13, of said Interstate 70; thence North 25°39'40" East, a distance of 184.62 feet, to the POINT OF BEGINNING, containing 15,144 square feet, more or less.

Upon completion and acceptance of this project, the easement rights of said temporary easements, shall cease and be no longer in effect.

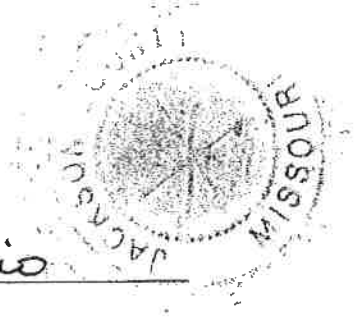
(4) **RIGHTS OF GRANTEE:** Grantee shall obtain all rights, privileges, appurtenances and immunities belonging to Grantor, its successors and assigns forever.

(5) **WARRANTY:** Grantor hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantor covenants that it has good right to convey the property. Grantor covenants that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that it will warrant and defend the title to said premises unto the Missouri Highways and Transportation Commission and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

(6) DATE: IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

BY: Mike Sanders

Mike Sanders  
County Executive  
Jackson County, Missouri



ATTEST: Mary Jo Spino

Mary Jo Spino  
Clerk of the County Legislature  
Jackson County, Missouri

APPROVED AS TO FORM

BY: [Signature]

County Counselor  
Jackson County, Missouri

ACKNOWLEDGMENT BY COUNTY

STATE OF MISSOURI)  
                                ) ss  
COUNTY OF JACKSON)

On this 7 day of January, 2009, before me appeared **Mike Sanders**, personally known to me, who being by me duly sworn, did say that he is the **County Executive** of **Jackson County, Missouri** with authority to bind said County and that the foregoing instrument was signed and sealed on behalf of said County and that he acknowledged said instrument to be the free act and deed of said County and that it was executed for the consideration stated therein and no other.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

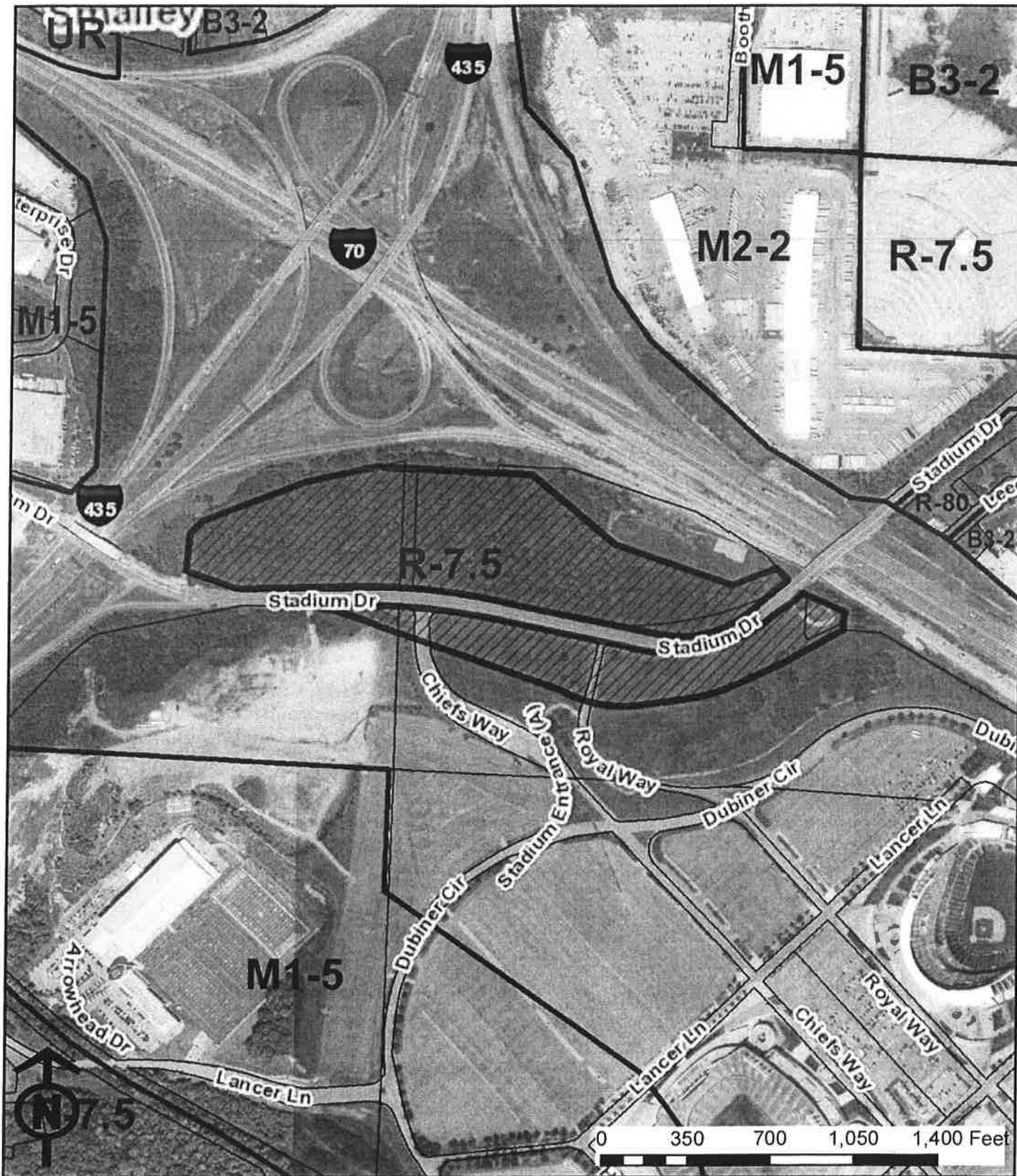
Patricia Marie Murillo  
Notary Public



PATRICIA MARIE MURILLO  
My Commission Expires  
September 16, 2012  
Clay County  
Commission #00463601

My Commission Expires:

# 1763-V





February 6, 2018

LEGAL DESCRIPTION  
KANSAS CITY SPORTS COMPLEX  
SOUTH OF STADIUM DRIVE &  
NORTH OF THE SOUTH LINE OF LEEDS ROAD  
N ½ SEC. 19-49N-32W

A tract of land situate in the Northwest Quarter of Section 19, Township 49 North, Range 32 West, being all that part of Lots 1-8, LEEDSMOORE GARDENS; and all that part of Lots 22-25, CUNNINGHAM RIDGE, all subdivisions according to the recorded plats thereof, including that part of Leeds Road, Donnelly Avenue and Booth Avenue, together with all of that part in Section 19, Township 49, Range 32 in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest corner of aforesaid Section 19, thence S86°40'33"E, along the South line the Northwest Quarter of said Section 19, a distance of 840.10 feet to a point on the Southeasterly right-of-way of US Interstate 435, as now established; thence the following courses and distances along the Southeasterly right-of-way of said US Interstate 435; thence N44°26'02"E, 529.93 feet; thence N53°20'16"E, 127.52 feet; thence N84°24'13"E, 612.35 feet; thence N00°30'01"W, 49.00 feet; thence departing from the Southeasterly right-of-way of said US Interstate 435; thence N89°29'59"E, 281.41 feet to the Point of Beginning of the Tract of land to be herein described; thence continuing N89°29'59"E, 208.63 feet; thence along a curve to the right, tangent to the last described course, having a radius of 2,838.79 feet, a central angle of 13°22'36" and an arc length of 662.76 feet; thence S77°07'25"E, 502.46 feet; thence along a curve to the left, tangent to the last described course, having a radius of 629.11 feet, a central angle of 52°42'08" and an arc distance of 578.68 feet; thence N50°10'27"E, 86.79 feet; thence S39°47'29"E, 219.39 feet; thence S62°44'18"W, 182.38 feet; thence along a curve to the right, tangent to the last described course, having a radius of 2,322.00 feet, a central angle of 04°47'00" and an arc distance of 193.85 feet; thence S67°31'18"W, 51.91 feet; thence along a curve to the right, tangent to the last described course, having a radius of 746.80 feet, a central angle of 15°02'00" and an arc distance of 195.95 feet; thence S82°33'18"W, 200.27 feet; thence along a curve to the right, tangent to the last described course, having a radius of 508.34 feet, a central angle of 36°46'00" and an arc distance of 326.20 feet; thence N60°40'42"W, 662.00 feet; thence along a curve to the left, tangent to the last described course, having a radius of 289.60 feet, a central angle of 28°40'00" and an arc distance of 144.89 feet; thence N89°20'42"W, 302.29 feet to the Point of Beginning.

Containing 328,184 square feet or 7.534, acres more or less.

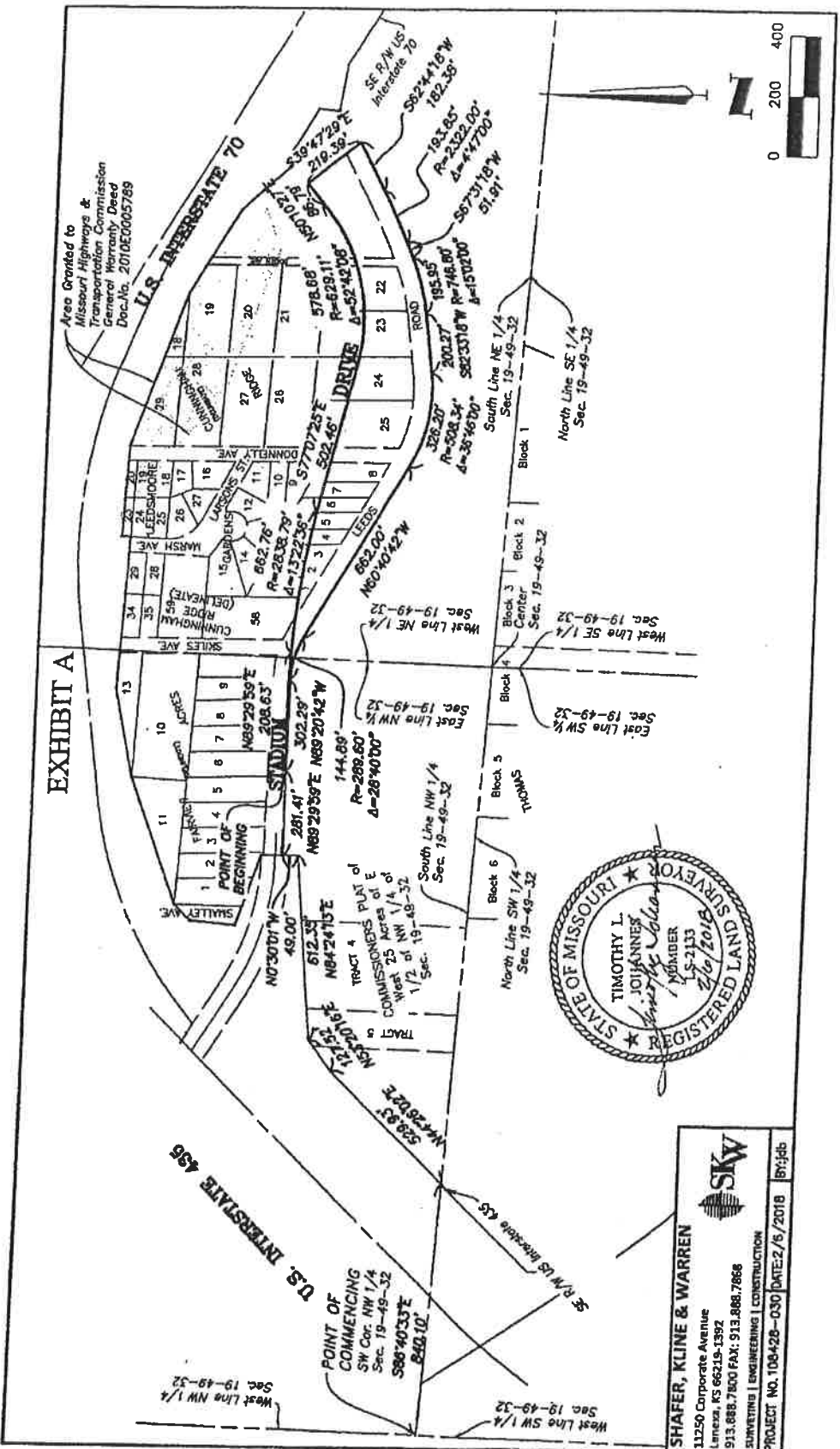


SHAPEK, KLINE & WARREN, INC.  
11250 Corporate Avenue  
Lenexa, Kansas 66219  
Phone: (913) 888-7800  
Fax: (913) 888-7868



EXHIBIT A

Area Granted to Missouri Highways & Transportation Commission General Warren Dead End Doc.No. 201DE0005789



**SKW**

**SHAHER, KLINE & WARREN**  
 11250 Corporate Avenue  
 Lenexa, KS 66215-1392  
 913.888.7800 FAX: 913.888.7866  
 SURVEYING | ENGINEERING | CONSTRUCTION

PROJECT NO. 1084-2B-030 DATE: 2/6/2018



February 6, 2018

LEGAL DESCRIPTION  
KANSAS CITY SPORTS COMPLEX  
NORTH OF STADIUM DRIVE  
N ½ SEC. 19-49N-32W

A tract of land situate in the Northwest Quarter of Section 19, Township 49 North, Range 32 West, being all that part of Lots 1-19, 24-29 and 34-35 LEEDSMOORE GARDENS; and all that part of Lots 20-28 and 58-59, CUNNINGHAM RIDGE; and all that part of Lots 1-11 and 13, FAIRVIEW ACRES, all subdivisions according to the recorded plats thereof, including that part of Leeds Road, Donnelly Avenue, Booth Avenue, Marsh Avenue, Larson Street, Smalley Avenue and Skiles Avenue, together with all of that part in Section 19, Township 49, Range 32 in Kansas City, Jackson County, Missouri, being more particularly described as follows:

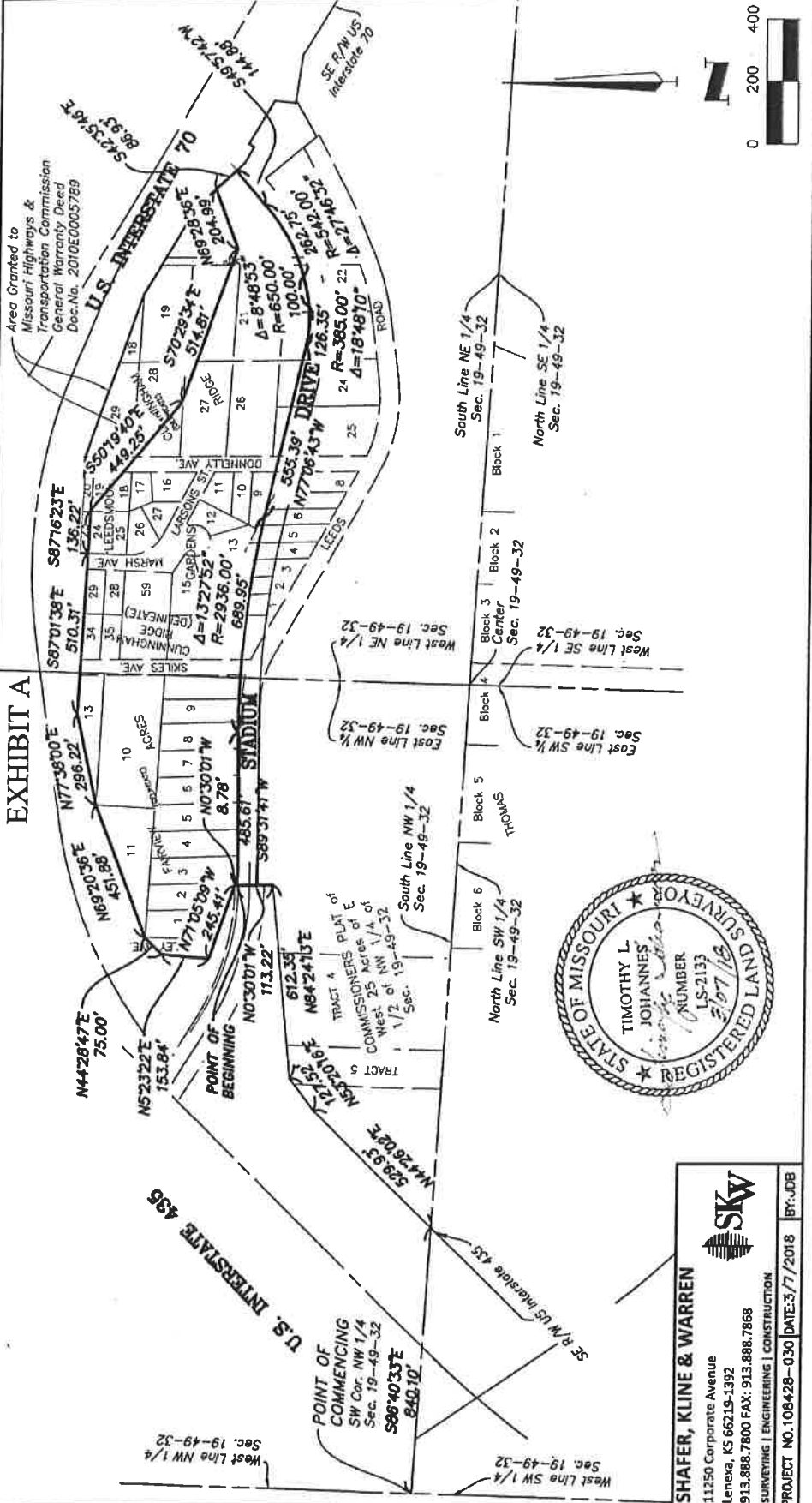
Commencing at the Southwest corner of the Northwest corner of aforesaid Section 19, thence S86°40'33"E, along the South line the Northwest Quarter of said Section 19, a distance of 840.10 feet to a point on the Southeasterly right-of-way of US Interstate 435, as now established; thence the following courses and distances along the Southeasterly right-of-way of said US Interstate 435; thence N44°26'02"E, 529.93 feet; thence N53°20'16"E, 127.52 feet; thence N84°24'13"E, 612.35 feet; thence N00°30'01"W, 113.22 feet to the Point of Beginning of the Tract of land to be herein described; thence continuing along the Southeasterly right-of-way of said US Interstate 435, N00°30'01"W, 8.78 feet; thence N71°05'09"W, 245.41 feet; thence N05°23'22"E, 153.84 feet; thence N44°28'47"E, 75.00 feet; thence N69°20'36"E, 451.88 feet; thence N77°38'00"E, 296.22 feet to a point on the Southeasterly right-of-way of US Interstate 70, as now established; thence departing from the Southeasterly right-of-way of said US Interstate 435, the following courses and distances along the Southeasterly right-of-way of said US Interstate 70; thence S87°01'38"E, 510.31 feet; thence S87°16'23"E, 136.22 feet; thence S50°19'40"E, 449.25 feet; thence S70°29'34"E, 514.81 feet; thence N69°28'36"E, 204.99 feet; thence S42°35'46"E, 86.93 feet; thence departing from the Southeasterly right-of-way of said US Interstate 70, S49° 57' 42"W, 144.88 feet; thence along a curve to the right, tangent to the last described course, having a radius of 542.00 feet, a central angle of 27° 46' 32" and an arc distance of 262.75 feet to a point of compound curvature; thence along a curve to the right, having a radius of 650.00 feet, a central angle of 8° 48' 53" and an arc distance of 100.00 feet to a point of compound curvature; thence along a curve to the right, having a radius of 385.00 feet, a central angle of 18° 48' 10" and an arc distance of 126.35 feet; thence N77° 06' 43"W, tangent to the last described course, 555.39 feet to a point of curvature; thence along a curve to the left, having a radius of 2936.00 feet, a central angle of 13° 27' 52" and an arc distance of 689.95 feet; thence S89° 31' 41"W, tangent to the last described course, 485.61 feet to the Point of Beginning.

Containing 976,287 square feet or 22.412 acres more or less.



SHAFFER, KLINE & WARREN, INC.  
11250 Corporate Avenue  
Lenexa, Kansas 66219  
Phone: (913) 888-7800  
Fax: (913) 888-7868

**EXHIBIT A**



Area Granted to  
Missouri Highways &  
Transportation Commission  
General Warranty Deed  
Doc.No. 2010E0005789



**SHAFER, KLINE & WARREN**  
11250 Corporate Avenue  
Lenexa, KS 66219-1392  
913.888.7800 FAX: 913.888.7868  
SURVEYING | ENGINEERING | CONSTRUCTION



PROJECT NO. 108428-030 | DATE: 3/7/2018 | BY: JDB

