

ORDINANCE NO. 061058

Accepting a Corporation Warranty Deed, and various easements from Alphapointe Association for the Blind, conveying to the City of Kansas City, Missouri, certain property and easements in Jackson County, Missouri, all for public use and directing the City Clerk to file the same.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the deed conveying property to the City of Kansas City, Missouri, for public purpose for future Police Station and recorded as Instrument No. 2006E0043456 in the Office of Recorder of Deeds, Jackson County, Missouri, is hereby accepted. The property is legally described as follows:

A tract of land in the Northwest Quarter of Section 15, Township 48 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983).

Commencing at the Northwest corner of said Section 15; thence South $02^{\circ}15'50''$ West 1,284.46 feet along the West line of the Northwest Quarter of said Section 15; thence South $87^{\circ}44'10''$ East 40.00 feet to a point on the East right-of-way line of Prospect Avenue, as now established and the North right-of-way line of 77th Street, as now established; thence South $86^{\circ}30'57''$ East 608.43 feet, along said North right-of-way line, to the "true point of beginning" of the tract herein described; thence North $03^{\circ}29'03''$ East 385.49 feet; thence South $87^{\circ}00'00''$ East 73.08 feet to the beginning of a curve concave to the Northwest having a radius of 230.00

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feet; thence Northeasterly 295.48 feet, along said curve to the left, having a central angle of 73°36'29" and a chord bearing of North 56°11'46" East 275.58 feet; thence South 70°36'29" East 406.44 feet to a point on the Westerly right-of-way line of Missouri Highway 71, as now established; thence South 05°43'10" East 447.42 feet, along said Westerly right-of-way line, to a point on said North right-of-way line of 77th Street; thence North 86°30'57" West 54.76 feet along said North right-of-way line; thence North 03°29'03" East 55.00 feet along said North right-of-way line; thence North 86°30'57" West 110.00 feet along said North right-of-way line; thence South 03°29'03" West 55.00 feet along said North right-of-way line; thence North 86°30'57" West 590.00 feet, along said North right-of-way line, to the "true point of beginning" of the tract herein described, containing 326,699 square feet or 7.500 acres, more or less.

Section 2. That the following easements from Alphapointe Association for the Blind, recorded with the following instruments numbers are hereby accepted.

1. Egress Easement recorded as Instrument No. 2006E0043457 legally described as:

A 60 permanent ingress egress easement situated in the Northwest Quarter of Section 15, Township 48 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, said easement to be 30.00 feet on each side of the centerline being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983).

Commencing at the Northwest corner of said Section 15; thence South 02°15'50" West 810.71 feet along the West line of the Northwest Quarter of said Section 15; thence South 87°44'10" East 40.00 feet to a point on the East right-of-way line of Prospect Avenue, as now established, said point also being the "true point of beginning" of the center line herein described; thence South 87°44'10" East 100.00 feet to the beginning of a curve concave to the South having a radius of 500.00 feet; thence Easterly 165.34 feet, along said curve to the right having a central angle of 18°56'47" and a chord bearing of South 78°15'47" East 164.59 feet, to the beginning of a reverse curve concave to the North having a radius of 800.00 feet; thence Easterly 254.26 feet, along said curve to the left having a central angle of 18°12'37" and a chord bearing of South 77°53'42" East 253.19 feet; thence South 87°00'00" East 178.16 feet to the beginning of a curve concave to the Northwest having a radius of 200.00 feet; thence Northeasterly 354.46 feet, along said curve to the left having a central angle of 101°32'48" and a chord bearing of North 42°13'36" East 309.86 feet; thence North 08°32'48" West 28.64 feet to the

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beginning of a curve concave to the East having a radius of 500.00 feet; thence Northerly 149.60 feet, along said curve to the right having a central angle of 17°08'36" and a chord bearing of North 00°01'30" East 149.05 feet, to the beginning of a reverse curve concave to the Southwest having a radius of 250.00 feet; thence Northwesterly 393.40 feet, along said curve to the left having a central angle of 90°09'40" and a chord bearing of North 36°29'02" West 354.05 feet; thence North 81°33'52" West 294.05 feet to the beginning of a curve concave to the Northeast having a radius of 80.00 feet; thence Northwesterly 116.67 feet, along said curve to the right having a central angle of 83°33'28" and a chord bearing of North 39°47'08" West 106.60 feet, to a point on the South right-of-way line of 75th Street, as now established, and the point of terminus of said center line, containing 122,076 square feet or 2.8025 acres, more or less.

2. Temporary Easement recorded as Instrument No. 2006E0043458 and legally described as:

A 60 foot temporary construction easement situated in the Northwest Quarter of Section 15, Township 48 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, said easement to be 30.00 feet on each side of the centerline being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983).

Commencing at the Northwest corner of said Section 15; thence South 02°15'50" West 810.71 feet along the West line of the Northwest Quarter of said Section 15; thence South 87°44'10" East 40.00 feet to a point on the East right-of-way line of Prospect Avenue, as now established, said point also being the "true point of beginning" of the center line herein described; thence South 87°44'10" East 100.00 feet to the beginning of a curve concave to the South having a radius of 500.00 feet; thence Easterly 165.34 feet, along said curve to the right having a central angle of 18°56'47" and a chord bearing of South 78°15'47" East 164.59 feet, to the beginning of a reverse curve concave to the North having a radius of 800.00 feet; thence Easterly 254.26 feet, along said curve to the left having a central angle of 18°12'37" and a chord bearing of South 77°53'42" East 253.19 feet; thence South 87°00'00" East 178.16 feet to the beginning of a curve concave to the Northwest having a radius of 200.00 feet; thence Northeasterly 354.46 feet, along said curve to the left having a central angle of 101°32'48" and a chord bearing of North 42°13'36" East 309.86 feet; thence North 08°32'48" West 28.64 feet to the beginning of a curve concave to the East having a radius of 500.00 feet; thence Northerly 149.60 feet, along said curve to the right having a central angle of 17°08'36" and a chord bearing of North 00°01'30" East 149.05

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feet, to the beginning of a reverse curve concave to the Southwest having a radius of 250.00 feet; thence Northwesterly 393.40 feet, along said curve to the left having a central angle of 90°09'40" and a chord bearing of North 36°29'02" West 354.05 feet; thence North 81°33'52" West 294.05 feet to the beginning of a curve concave to the Northeast having a radius of 80.00 feet; thence Northwesterly 116.67 feet, along said curve to the right having a central angle of 83°33'28" and a chord bearing of North 39°47'08" West 106.60 feet, to a point on the South right-of-way line of 75th Street, as now established, and the point of terminus of said center line, containing 122,076 square feet or 2.8025 acres, more or less.

3. Temporary Easement recorded as Instrument No. 2006E0043459 and legally described as:

A tract of land in the Northwest Quarter of Section 15, Township 48 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983).

Commencing at the Northwest corner of said Section 15; thence South 02°15'50" West 1,284.46 feet along the West line of the Northwest Quarter of said Section 15; thence South 87°44'10" East 40.00 feet to a point on the East right-of-way line of Prospect Avenue, as now established, and the North right-of-way line of 77th Street, as now established, to the "true point of beginning" of the tract herein described; thence North 02°15'50" East 444.16 feet along said East right-of-way line of Prospect Avenue; thence South 87°44'10" East 100.00 feet to the beginning of a curve concave to the South having a radius of 470.00 feet; thence Easterly 155.42 feet, along said curve to the right having a central angle of 18°56'47" and a chord bearing of South 78°15'47" East 154.71 feet, to the beginning of a reverse curve concave to the North having a radius of 830.00 feet; thence Easterly 263.80 feet, along said curve to the left having a central angle of 18°12'37" and a chord bearing of South 77°53'42" East 262.69 feet; thence South 87°00'00" East 105.09 feet; thence South 03°29'03" West 385.49 feet, to a point on said North right-of-way line of 77th Street; thence North 86°30'57" West 608.43 feet, along said North right-of-way line, to the "true point of beginning" of the tract herein described containing 253,310 square feet or 5.8152 acres, more or less.

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4. Standard Utility Easement recorded as Instrument No. 2006E0043460 and legally described as:

A 60 foot utility easement situated in the Northwest Quarter of Section 15, Township 48 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, said easement to be 30.00 feet on each side of the centerline being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983).

Commencing at the Northwest corner of said Section 15; hence South $02^{\circ}15'50''$ West 810.71 feet along the West line of the Northwest Quarter of said Section 15; thence South $87^{\circ}44'10''$ East 40.00 feet to a point on the East right-of-way line of Prospect Avenue, as now established, said point also being the "true point of beginning" of the center line herein described; thence South $87^{\circ}44'10''$ East 100.00 feet to the beginning of a curve concave to the South having a radius of 500.00 feet; thence Easterly 165.34 feet, along said curve to the right having a central angle of $18^{\circ}56'47''$ and a chord bearing of South $78^{\circ}15'47''$ East 164.59 feet, to the beginning of a reverse curve concave to the North having a radius of 800.00 feet; thence Easterly 254.26 feet, along said curve to the left having a central angle of $18^{\circ}12'37''$ and a chord bearing of South $77^{\circ}53'42''$ East 253.19 feet; thence South $87^{\circ}00'00''$ East 178.16 feet to the beginning of a curve concave to the Northwest having a radius of 200.00 feet; thence Northeasterly 354.46 feet, along said curve to the left having a central angle of $101^{\circ}32'48''$ and a chord bearing of North $42^{\circ}13'36''$ East 309.86 feet; thence North $08^{\circ}32'48''$ West 28.64 feet to the beginning of a curve concave to the East having a radius of 500.00 feet; thence Northerly 149.60 feet, along said curve to the right having a central angle of $17^{\circ}08'36''$ and a chord bearing of North $00^{\circ}01'30''$ East 149.05 feet, to the beginning of a reverse curve concave to the Southwest having a radius of 250.00 feet; thence Northwesterly 393.40 feet, along said curve to the left having a central angle of $90^{\circ}09'40''$ and a chord bearing of North $36^{\circ}29'02''$ West 354.05 feet; thence North $81^{\circ}33'52''$ West 294.05 feet to the beginning of a curve concave to the Northeast having a radius of 80.00 feet; thence Northwesterly 116.67 feet, along said curve to the right having a central angle of $83^{\circ}33'28''$ and a chord bearing of North $39^{\circ}47'08''$ West 106.60 feet, to a point on the South right-of-way line of 75th Street, as now established, and the point of terminus of said center line, containing 122,076 square feet or 2.8025 acres, more or less.

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5. Blanket Utility Easement recorded as Instrument No. 2006E0043461 and legally described as:

A tract of land in the Northwest Quarter of Section 15, Township 48 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983).

Commencing at the Northwest corner of said Section 15; thence South 02°15'50" West 1,284.46 feet along the West line of the Northwest Quarter of said Section 15; thence South 87°44'10" East 40.00 feet to a point on the East right-of-way line of Prospect Avenue, as now established, and the North right-of-way line of 77th Street, as now established, to the "true point of beginning" of the tract herein described; thence North 02°15'50" East 444.16 feet along said East right-of-way line of Prospect Avenue; thence South 87°44'10" East 100.00 feet to the beginning of a curve concave to the South having a radius of 470.00 feet; thence Easterly 155.42 feet, along said curve to the right having a central angle of 18°56'47" and a chord bearing of South 78°15'47" East 154.71 feet, to the beginning of a reverse curve concave to the North having a radius of 830.00 feet; thence Easterly 263.80 feet, along said curve to the left having a central angle of 18°12'37" and a chord bearing of South 77°53'42" East 262.69 feet; thence South 87°00'00" East 105.09 feet; thence South 03°29'03" West 385.49 feet, to a point on said North right-of-way line of 77th Street; thence North 86°30'57" West 608.43 feet, along said North right-of-way line, to the "true point of beginning" of the tract herein described containing 253,310 square feet or 5.8152 acres, more or less.

Section 3. That upon the effective date of this ordinance the City Clerk is hereby directed to record a copy of this ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri, as evidence of the acceptance of the herein described property by the city for public use purposes.

Approved as to form and legality:

Nicole Rowlette
Assistant City Attorney