

ORDINANCE NO. 051119

Approving the plat of Storage Mart at Bi-State Business Park #D0130, an addition in Kansas City, Jackson County, Missouri; accepting and releasing various easements; establishing grades on public ways; authorizing the Director of Public Works to accept a subordination of deed of trust; and authorizing the City Clerk to file this ordinance and attached agreement.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Storage Mart at Bi-State Business Park #D0130, a subdivision in Kansas City, Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted, are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That all right, title and interest in a drainage easement accepted by Kansas City, under Document K645431, Book 36, Page 17, be and the same is hereby

released to the respective owner, their successors or assigns, over that part of aforesaid easement described as follows:

Commencing at the Northwesterly corner of said Lot 2, BI-STATE BUSINESS PARK, being a point on the West line of the North one-half of Fractional Section 30, Township 47, Range 33, in said City, County and State also being a point on the Southeasterly right-of-way line of Wyandotte Street, as now established; thence North 48 degrees 02 minutes 45 seconds East (North 48 degrees 01 minutes 52 seconds East, Plat) along the Northwesterly line of said Lot 2 and said Lot 43, BI-STATE BUSINESS PARK, SECOND PLAT also being the Southeasterly right-of-way line of said Wyandotte Street, a distance of 1166.07 feet to a point 103.93 feet Southwesterly of the Northeasterly corner of said Lot 43, and the Point of Beginning of the tract of land to be described herein; thence South 41 degrees 57 minutes 15 seconds East (South 41 degrees 58 minutes 08 seconds East, Plat), no longer along the Southeasterly right-of-way line of said Wyandotte Street, a distance of 48.47 feet; thence South 07 degrees 33 minutes 01 seconds West (South 07 degrees 32 minutes 08 seconds West, Plat) a distance of 64.86 feet; thence South 18 degrees 11 minutes 29 seconds East, a distance of 115.12 feet; thence North 07 degrees 33 minutes 01 seconds East (North 07 degrees 32 minutes 08 seconds East, Plat), a distance of 191.61 feet; thence North 41 degrees 57 minutes 15 seconds West (North 41 degrees 58 minutes 08 seconds West, Plat) a distance of 71.53 feet to a point on the Southeasterly right-of-way line of said Wyandotte Street, also being a point 53.93 feet Southwesterly of the Northeasterly corner of said Lot 43; thence South 48 degrees 02 minutes 45 seconds West (South 48 degrees 01 minutes 52 seconds West, Plat) along the Northwesterly line of said Lot 43 and the Southeasterly right-of-way line of said Wyandotte Street, a distance of 50.00 feet to the Point of Beginning. Containing 9,412 square feet or 0.216 acres, more or less.

Also, beginning at the Southwesterly corner of said Lot 2, BI-STATE BUSINESS PARK, being a point on the South line of the North one-half of Fractional Section 30, Township 47, Range 33, in said City, County and State; thence North 86 degrees 34 minutes 17 seconds West (North 86 degrees 35 minutes 10 seconds West, Plat) along the South line of said Lot 2 being the South line of the North one-half of said Fractional Section 30, a distance of 28.46 feet; thence North 31 degrees 59 minutes 22 seconds East (North 31 degrees 58 minutes 29 seconds East, Plat), a distance of 286.91 feet; thence South 41 degrees 57 minutes 15 seconds East, a distance of 52.03 feet; thence South 31 degrees 59 minutes 22 seconds West (South 31 degrees 58 minutes 29 seconds West, Plat), a distance of 147.85 feet to a point on the Southeasterly line of said Lot 2, also being a point on the Northwesterly right-of-way line of Missouri Pacific Railroad Company; thence Southwesterly along a curve to the left, having an initial

tangent bearing of South 45 degrees 47 minutes 46 seconds West, a radius of 2914.83 feet, a central angle of 02 degrees 14 minutes 16 seconds and an arc length of 113.85 feet along the Southwesterly line of said Lot 2 and the Northwesterly right-of-way line of said Missouri Pacific Railroad Company to the Point of Beginning. Containing 12,045 square feet or 0.277 acres, more or less.

Section 5. That the Director of Public Works is hereby authorized to accept a Subordination of Deed of Trust, to be in a form substantially as that attached hereto as Exhibit "A" and incorporated herein by reference.

Section 6. That the City Clerk is hereby directed to file copies of this ordinance, together with the Subordination of Deed of Trust, in the Office of the Secretary of State of Missouri and in the Office of the Recorder of Deeds of Jackson County, Missouri together with all other relevant documents.

Section 7. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Approved as to form and legality:

Mark P. Jones
Assistant City Attorney