

DEVELOPMENT SERVICES

**Vacation of Utility Easement
Applicant's Letter**

Date: Thursday, February 05, 2026

To:

Engineer/Surveyor: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Review Contact: MATT SCHLICHT Email: MSCHLICHT@ES-KC.COM

From: Grant White, Project Manager

Re:

Application Number: PL2026001

Application Type: Vacation of Utility Easement

Application Name: Vacation of Easements - Oldham Village

Location:

Tentative Schedule

Submit revised plans by 4pm. on Monday, February 9, 2026 . Revised documents shall be uploaded to the application through the online portal.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Planning Commission and City Council Presentations

If a presentation is required before the Planning Commission and City Council, presentations shall be submitted (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will not be permitted. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Analysis of Vacation of Utility Easement:

Planning Review	Hector Soto Jr.	Senior Planner	Corrections
	(816) 969-1238	Hector.Soto@cityofls.net	

1. EXHIBIT 5. Clarify the location of the north line of Lot 1 of Leland's Commercial Park referenced in the legal description. There are two adjacent parallel lines of differing line weights that appear to represent the north line of Lot 1. 1.

It appears there may be a discrepancy between the drawing and the legal description as it relates to the centerline location for the 20' U/E to be vacated, which is based on the north line of Lot 1 of Leland's Commercial Park. The legal description states the centerline is located 18.40 [feet] south of the north line of Lot 1 of Leland's Commercial Park. When measured to the bolded line presumed to be the north line of Lot 1, the easement centerline scales approximately 16'-10" (or 16.8') versus 18.40'. The easement centerline scales closer to 18.4' when measured to the unlabeled parallel line with normal line weight. Review and revise the drawing and/or legal description as necessary. Also, label the adjacent linework to clearly identify what they represent.

2. EXHIBIT 6. There are a number of discrepancies between the legal description and the drawing bearing and/or dimension call-outs for the easement to be vacated.

1) On line 1 of the legal description, the number of seconds in the line segment bearing is listed as 21". This doesn't match the 44" seconds labeled on the drawing callout.

2) On line 3 of the legal description, the line segment distance is listed as 298.67 feet. This doesn't match the distance of 298.65 feet labeled on the drawing callout.

3) On line 6 of the legal description, the number of minutes and seconds in the first listed line segment bearing are listed as 30'18", with a distance of 223.44 feet. This doesn't match the 31' minutes and 50" seconds labeled on the drawing callout, nor the line distance of 222.43 feet on the drawing callout.

4) On lines 6 and 7 of the legal description, the number of minutes and seconds in the second listed line segment bearing are listed as 38'13", with a distance of 268.38 feet. This doesn't match the 10' minutes and 48" seconds labeled on the drawing callout, nor the line distance of 182.11 feet on the drawing callout.

5) On line 9 of the legal description, the number of seconds in the listed line segment bearing are listed as 22". This doesn't match the 24" seconds labeled on the drawing callout.

6) On line 12 of the legal description, the legal description lists a single line segment bearing of 53°26'55" and distance of 466.69 feet. This doesn't match the drawing that shows the line segment broken out into two separate callouts of 53°10'48" and 182.19' distance; and 53°31'50" and distance of 222.43.

3. EXHIBIT 7. The legal description provided is incomplete. No width is given for the line between the two identified points to represent the width of the easement to be vacated.

4. EXHIBIT 8. The legal description does not appear to match the boundaries graphically shown on the exhibit. The legal description lists a distance of 644.2 feet, but the hatched polygon seemingly depicting the boundaries of the easement to be vacated scales at approximately 660 feet. Review and revise as necessary.

5. EXHIBIT 12. The legal description does not appear to match the boundaries graphically shown on the exhibit. The legal description lists a distance of 110 feet, but the hatched polygon seemingly depicting the boundaries of the easement to be vacated scales at approximately 105 feet. Review and revise as necessary.

6. EXHIBIT 16. 1) The preamble to the metes and bounds description identifies the area to be vacated as a "Water line easement", but this exhibit is elsewhere labeled as a Jefferson Street Right of Way Vacation exhibit. Revise. 2) In line 5 of the legal description, the second listed line segment bearing is described as having 48" seconds. This doesn't match the callout on the drawing that shows a bearing with 46" seconds. 3) As this particular exhibit appears to vacate a portion of Jefferson Street right-of-way (as opposed to a utility easement), this specific item requires the submittal of a separate vacation of right-of-way application that undergoes the public hearing process before both the Planning Commission and City Council.

7. EXHIBIT 17. The legal description appears incomplete. Not enough information is provided/labeled to follow along with the drawing.

8. EXHIBIT 18. The legal description does not appear to match the boundaries graphically shown on the exhibit. The legal description lists a distance of 117 feet that doesn't seem to correspond to the drawing. The legal description also references a 10' water line easement lying parallel to the right-of-way, but the drawing shows a 7.5' water line easement lying perpendicular to the right-of-way. Review and revise as necessary.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Provide an overall view of the entire site with general location of each easement to be vacated, and location of relocated or new easements. This will provide an aid to Councilmembers.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Exhibit 6: there are too many errors between the legal and dwg. Please rewrite entirely. Call out POC in legal.

2. Exhibit 16: legal and dwg do not match 2nd to last call

3. Exhibit 17: There is no information in the legal that describes the drawing, only a POC, one bearing, and an incorrect distance. Should be rewritten in its entirety.

4. Exhibit 18: Cannot corroborate any of the legal from the documents referenced EXCEPT book 255 pg 676. Also it is describing a 10 ft easement while drawing a 7.5 easement. Should be rewritten in its entirety.

5. Exhibit 22: Cannot locate any of the documents referred to EXCEPT plat 9710069694. They are both mortgage docs. Strike them from being referenced. The easement itself is ok and a generic easement with no metes and bounds

6. Exhibit 23:2020E0068731 is a mortgage/deed please strike from being referenced

7. Exhibits to be accepted, but are generic vacations with no metes and bounds:
5, 7, 8, 10, 11, 12, 13,19, 20, 21 and also 22, but please follow correction for exhibit 22