

(Published 6-28-12)

**ORDINANCE NO. 0-37-12**

**AN ORDINANCE** condemning land for the construction, maintenance, operation, reconstruction, and improvements of the **Tauromee 80<sup>th</sup> – 78<sup>th</sup> Project – CMIP 1217**, all in Wyandotte County, Kansas; and directing the Chief Counsel to institute proceedings as provided by law to acquire said land in this ordinance described by condemnation proceedings.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE COUNTY/KANSAS CITY KANSAS**

Section 1. The following described land is hereby condemned and appropriated to the Unified Government of Wyandotte County/Kansas City Kansas for the construction, maintenance, operation, reconstruction and improvements of the **Tauromee 80<sup>th</sup> – 78<sup>th</sup> Project – CMIP 1217**, all in Wyandotte County, Kansas to-wit:

**Tract No. 2 – Parcel No. 008712**

**Fee Owner: Bishop Family Trust  
7950 Tauromee Ave  
Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lot 5, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Commencing at the Southwest corner of said Lot 5, said point being on the North right-of-way line Tauromee Avenue as established by the recorded plat of McCORD ADDITION;

Thence North 02° 04' 52" West 9.75 feet on the West line of said Lot 5 to a point being the southeast corner of Lot 11 as established by the recorded plat of Stony Point Heights a subdivision of land in Kansas City, Wyandotte County, Kansas and the Point of Beginning of said tract of land;

Thence continuing North 02° 04' 52" West 10.25 feet on the West line of said Lot 5;

Thence North 87° 36' 59" East 114.13 feet on a line 20.00 feet North of and parallel with the said North right-of-way line to the beginning of a non-tangent curve concave to the southeast and having a radius of 50.00 feet;;

Thence Southwesterly an arc length of 26.94 feet on said curve and continuing on said north right-of-way line of Tauromee Avenue said curve having a chord bearing of South 38° 53' 30" West and a chord distance of 26.61 feet;

Thence North 86° 37' 09" West 97.12 feet to the Point of Beginning, said tract containing 1,604.43 square feet or 0.0368 acres.

Subject to survey and all easements and restrictions of record.

AND

**Permanent Right of Way Easement**

A Tract of land being a part of Lot 5, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Southwest corner of said Lot 5, said point being on the North right-of-way line of Tauromee Avenue as established by the recorded plat of McCORD ADDITION;

Thence North 02° 04' 52" West 9.75 feet on the West line of said Lot 5 to a point being the southeast corner of Lot 11 as established by the recorded plat of Stony Point Heights a subdivision of land in Kansas City, Wyandotte County, Kansas;

Thence South 86° 37' 09" East 97.12 feet to a point on the said North right-of-way line of Tauromee Avenue;

Thence South 87° 36' 59" West 96.68 feet on the North right-of-way line of said Tauromee Avenue to the Point of Beginning, said tract containing 471.52 square feet or 0.0108 acres.

Subject to survey and all easements and restrictions of record.

**Tract No. 3 – Parcel ID No. 008711**

**Fee Owner: Scott H. Smith**  
**7942 Tauromee Ave.**  
**Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lot 5, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Southeast corner of said Lot 5, said point being on the North right-of-way line of Tauromee Avenue as established by the recorded plat of McCORD ADDITION;

Thence South 87° 36' 59" West 63.33 feet on said North right-of-way line of Tauromee Avenue to the beginning of a non-tangent curve having a radius of 50.00 feet;

Thence Northwesterly an arc length of 18.80 feet on said curve and continuing on said north right-of-way line, said curve having a chord bearing of North 38° 59' 45" West and a chord distance of 18.69 feet;

Thence North 87° 36' 59" East 74.55 feet on a line 15.00 feet North of and parallel to the said North right-of-way line of Tauromee Avenue to a point on the East line of said Lot 5;

Thence South 02° 04' 52" East 15.00 feet on the said East line of said Lot 5 to the Point of Beginning, said tract containing 1023.12 square feet or 0.0235 acres.

Subject to survey and all easements and restrictions of record.

**Tract No. 5 – Parcel 008714**

**Fee Owner: R & C Taylor Enterprises  
7922 Tauromee Ave.  
Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lot 4, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Southeast corner of said Lot 4, said point being on the North right-of-way line Tauromee Avenue;

Thence South 87° 36' 59" West 125.01 feet on the South line of said Lot 4 to the west line of the east half of said Lot 4, as described in the statutory warranty deed as recorded in Book 5733 at pages 633 through 634;

Thence North 02° 04' 52" West 10.00 feet on the West line of said deed;

Thence North 87° 36' 59" East 96.24 feet on a line 10.00 feet North of and parallel to the said North right-of-way line of Tauromee Avenue;

Thence North 02° 23' 01" West 15.00 feet;

Thence North 87° 36' 59" East 28.85 feet on a line 25.00 North of and parallel to said North right-of-way line of said Tauromee Avenue;

Thence South 02° 04' 52" East 25.00 feet on said East line to the Point of Beginning, said tract containing 1,682.14 square feet or 0.0386 acres.

Subject to survey and all easements and restrictions of record.

**Tract No. 13 – Parcel 008724**

**Fee Owner: Janice E. McCord  
7839 Tauromee Ave.  
Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lots 9 and 10, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Commencing at the Northwest corner of said Lot 10, said point being on the south right-of-way line Tauromee Avenue;

Thence North 87° 36' 59" East 13.68 feet on said South right-of-way line to the Point of Beginning of said tract;

Thence North 87° 36' 59" East 55.81 feet on said South right-of-way line to the Northeast corner of a tract of land described in Quit Claim Deed in Book 4906 at Pages 801 through 802 recorded in the Office of Register of Deeds in said city, county and state;

Thence South 02° 04' 52" East 204.30 feet on the East line of said deed to the Southeast corner of said deed;

Thence South 87° 36' 59" West 7.38 feet on the South line of said deed;

Thence North 02° 23' 09" West 12.58 feet;

Thence North 16° 16' 51" West 197.19 feet to the Point of Beginning.

Also:

Beginning at the Northwest corner of said Lot 10, said point being on the south right-of-way line Tauromee Avenue;

Thence South 02° 04' 52" East 7.03 feet on the common line between said Lots 9 and 10;

Thence South 16° 16' 51" East 191.84 feet;

Thence South 02° 23' 09" East 10.75 feet to a point on the South line of said deed;

Thence South 87° 36' 59" West 47.12 feet on the South line of said deed to the Southeast corner of said Lot 10 and the Southwest corner of said Lot 9;

Thence North 02° 04' 52" West 166.00 feet on said common line between Lots 9 and 10;

Thence South 87° 36' 59" West 107.55 feet on a line 38.00 feet south of and parallel to the South right-of-way line of Tauromee Avenue to a point on the West line of said deed;

Thence North 02° 23' 01" West 38.00 feet on said West line of said deed to a point on the south right-of-way line of said Tauromee Avenue;

Thence North 87° 36' 59" East 107.75 feet on said South right-of-way line of Tauromee Avenue to the Point of Beginning, said tract containing 15,125.93 square feet or 0.3472 acres.

The outer boundaries of said strip of land to be extended or shortened to intersect said tract lines.

Subject to survey and all easements and restrictions of record.

**Tract No. 14 – Parcel 008705**

**Fee Owner: Donald D. Estes**  
**7845 Tauromee Ave.**  
**Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lot 9, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Northwest corner of said Lot 9, said point being on the South right-of-way line of Tauromee Avenue as established by the recorded plat of McCORD ADDITION;

Thence North  $87^{\circ} 36' 59''$  East 106.67 feet on the North line of said Lot 9 and said South right-of-way line, to the northeast corner of the west half of said Lot 9 as described in Warranty Deed as recorded in Book 3601 at Page 371;

Thence South  $02^{\circ} 23' 01''$  East 25.00 feet on the East line of said deed:

Thence South  $87^{\circ} 36' 59''$  West 69.04 feet on a line 25.00 feet south of and parallel to said South right-of-way of Tauromee Avenue;

Thence South  $02^{\circ} 23' 01''$  East 13.00 feet;

Thence South  $87^{\circ} 36' 59''$  West 37.63 feet on a line 38.00 feet south of and parallel to said South right-of-way line and North line of said Lot 10;

Thence North  $02^{\circ} 23' 01''$  West 38.00 feet on the west line of said Lot 10 to the Point of Beginning  
said tracts containing 3155.93 square feet or 0.0771 acres.

Subject to survey and all easements and restrictions of record.

**Tract No. 15 – Parcel 008725**

**Fee Owner: Edward Robert Friedlander**  
**7909 Tauromee Ave.**  
**Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lot 8, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Northeast corner of said Lot 8, said point being on the South right-of-way line Tauromee Avenue as established by the recorded plat of McCORD ADDITION;

Thence South  $02^{\circ} 23' 01''$  East 15.00 feet on the East line of said Lot 8;

Thence South  $87^{\circ} 36' 59''$  West 106.66 feet on a line 15.00 feet south of and parallel to said South right-of-way line, to the West line of the East half of Lot 8 as described in Warranty Deed recorded in Book 3314 at Page 629;

Thence North  $02^{\circ} 23' 01''$  West 15.00 feet on the west line of the east half of said deed to said South right-of-way line Tauromee Avenue;

Thence North 87° 36' 59" East 106.66 feet on said South right-of-way line the Point of Beginning said tract containing 1599.93 square feet or 0.0367 acres.

Subject to survey and all easements and restrictions of record.

**Tract No. 16 – Parcel 008706**

**Fee Owner: Theresa M. Woodson**  
**7917 Tauromee Ave.**  
**Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lot 8, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Northwest corner of said Lot 8, said point also being a point on the South right-of-way line of Tauromee Avenue as established by the recorded plat of McCORD ADDITION;

Thence North 87° 36' 59" East 106.67 feet on the North line of said Lot 8 and the said South right-of-way line, to the East line of the West half of said Lot 8, as described in the Warranty Deed recorded in Book 3690 at Page 199;

Thence South 02° 23' 01" East 20.00 feet on the East line of said deed;

Thence South 87° 36' 59" West 106.67 feet on a line 20.00 feet South of and parallel to the said South right-of-way line;

Thence North 02° 23' 01" West 20.00 feet on the West line of said Lot 8 to the Northwest corner thereof and the Point of Beginning of said tract containing 2,133.400 square feet or 0.0490 acres.

Subject to survey and all easements and restrictions of record.

**Tract No. 19 – Parcel 008709**

**Fee Owner: Christopher Wampler**  
**7945 Tauromee Ave.**  
**Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lot 6, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Northeast corner of said Lot 6, said point also being a point on the South right-of-way line of Tauromee Avenue as established by the recorded plat of McCORD ADDITION;

Thence South 02° 23' 01" East 25.00 feet on the East line of said Lot 6;

Thence South 87° 36' 59" West 52.71 feet, on a line 25.00 feet South of and parallel to the said South right-of-way line, to a point on the South right-of-way line of said Tauromee Avenue and the beginning of a non-tangent curve concave to the Northwest and having a radius of 50.00 feet;

Thence northeasterly an arc length of 37.99 feet on said curve and continuing on said South right-of-way line, said curve having a chord bearing of North 45 ° 13' 25" East and a chord distance of 37.08 feet;

Thence North 87° 36' 59" East 25.33 feet on said North line to the Northeast corner thereof, also being the South right-of-way line of said Tauromee Avenue and the Point of Beginning of said tract containing 886.70 square feet or 0.0203 acres.

Subject to survey and all easements and restrictions of record.

**Tract No. 20 – Parcel 008710**

**Fee Owner: Mai Yia Vang & Vichai Yang  
7951 Tauromee Ave.  
Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lot 6, McCORD ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Northwest corner of said Lot 6, said point also being a point on the South right-of-way line of Tauromee Avenue as established by the recorded plat of McCORD ADDITION;

Thence North 87° 36' 59" East 96.94 feet on the North line of said Lot 6 and the said South right-of-way line to the beginning of a non-tangent curve concave to the Northeast and having a radius of 50.00 feet;

Thence Southeasterly an arc length of 16.73 feet on said curve and continuing on said South right-of-way line, said curve having a chord bearing of South 37 ° 48' 45" East and a chord distance of 16.65 feet to a point on the East line of the West half of said Lot 6, as described in the Kansas Warranty Deed recoded in Book 5659 at Pages 841 through 842.

Thence South 02° 04' 52" East 1.43 feet on the East line of said deed;

Thence South 87° 36' 59" West 106.67 feet on a line 15.00 feet South of and parallel to said South right-of-way line, to a point on the West line of said Lot 6;

Thence North 02° 04' 52" West 15.00 feet on the West line of said Lot 6 to the Northwest corner thereof and the Point of Beginning of said tract containing 1,526.26 square feet or 0.0350 acres.

Subject to survey and all easements and restrictions of record.

**Tract No. 22 – Parcel 008511**

**Fee Owner: Ronald & Theresa Piersee**  
**7834 Sandusky Ave.**  
**Kansas City, Kansas 66112**

**Proposed Drainage Easement:**

A Tract of land being a part of Lot 13, IDYLLRIDGE, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Southeast corner of said Lot 13, said point also being a point on the North right-of-way line of Sandusky Avenue as established by the recorded plat of IDYLLRIDGE;

Thence South  $87^{\circ} 36' 48''$  West 10.00 feet on the South line of said Lot 13, also being the North right-of-way line of said Sandusky Avenue;

Thence North  $02^{\circ} 23' 09''$  West 131.00 feet to a point on a common line being the North line of said Lot 13 and the South line of Lot 10, McCord Addition, a subdivision of land in Kansas City, Wyandotte County, Kansas;

Thence North  $87^{\circ} 36' 48''$  East 10.00 feet on said common line to the Northeast corner of said Lot 13;

Thence South  $02^{\circ} 23' 09''$  East 131.00 feet on the East line of said Lot 13 to the Southeast corner thereof, said point also being a point on the North right-of-way line of said Sandusky Avenue and the Point of Beginning, said tract containing 1,310.00 square feet or 0.0301 acres.

Subject to survey and all easements and restrictions of record.

AND

**Temporary Construction Easement:**

A Tract of land being a part of Lot 13, IDYLLRIDGE, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Southwest corner of said Lot 13, said point also being on the North right-of-way line of Sandusky Avenue as established by the recorded plat of IDYLLRIDGE;

Thence North  $02^{\circ} 23' 09''$  West 10.00 feet on the West line of said Lot 13;

Thence North  $87^{\circ} 36' 48''$  East 105.00 feet on a line 10.00 feet North of and parallel to the said North right-of-way line;

Thence South  $02^{\circ} 23' 09''$  East 10.00 feet to the South line of said Lot 13, also being a point on the North right-of-way line of said Sandusky Avenue;

Thence South 87° 36' 48" West 105.00 feet on the South line of said Lot 13, also being the North right-of-way line of said Sandusky Avenue to the Point of Beginning, said tract containing 1,050.00 square feet or 0.0241 acres.

Subject to survey and all easements and restrictions of record.

**Tract No. 23 – Parcel 008512**

**Fee Owner: William & Cartelia Locke, Jr.  
7824 Sandusky Ave.  
Kansas City, Kansas 66112**

**Temporary Construction Easement:**

A Tract of land being a part of Lot 14, IDYLLRIDGE, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Note: The basis of the bearings in this description is Grid North, Kansas State Plane North Zone as determined by Global Positioning System observations.

Beginning at the Southwest corner of said Lot 14, said point also being a point on the North right-of-way line of Sandusky Avenue as established by the recorded plat of IDYLLRIDGE;

Thence North 02° 23' 09" West 131.00 feet on the West line of said Lot 14, to the Northwest corner of said Lot 14;

Thence North 87° 36' 48" East 10.00 feet on the North line of said Lot 14 also being the common line with the South line of Lot 10, McCord Addition, a subdivision in Kansas City, Wyandotte County, Kansas;

Thence South 02° 23' 09" East 126.00 feet on a line 10.00 feet East of and parallel to the West line of said Lot 14;

Thence North 87° 36' 48" East 105.00 feet on a line 5.00 North of and parallel to the said North right-of-way line, to the East line of said Lot 14;

Thence South 02° 23' 09" East 5.00 feet on the East line of said Lot 14 to the Southeast corner of said Lot 14, said point also being a point on the North right-of-way line of said Sandusky Avenue;

Thence South 87° 36' 48" West 115.00 feet on the South line of said Lot 14, also being the North right-of-way line of said Sandusky Avenue to the Point of Beginning, said tract containing 1,835.00 square feet or 0.0421 acres.

Subject to survey and all easements and restrictions of record.

Section 2. It is hereby found that the costs of this project will be paid from CMIP 1217.

Section 3. The Chief Counsel of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby ordered and directed forthwith to commence proceedings for the acquisition of the above described property and to do and perform all things which might be necessary and required by law to acquire the aforementioned rights in and to said property.

Section 4. This ordinance shall take effect and be in force after its passage, approval and publication in the official County, newspaper, The Wyandotte Echo.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS  
THIS 21 DAY OF June, 2012.

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Mayor/CEO Joe Reardon

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Unified Government Clerk

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Approved as to form:  
Kenneth J. Moore  
Deputy Chief Counsel