

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI




12/10/2024 9:49 AM

FEE: \$54.00 12 PGS

INSTRUMENT NUMBER

2024E0084081

	<p>CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED JACKSON COUNTY</p>
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DATE OF DOCUMENT: November 21 2024

DOCUMENT TITLE: Vacation Ordinance 240971

Grantor(s): City of Kansas City, MO
Name &
Address:


Grantee(s): City of Kansas City, MO
Name & 414 E 12th Street
Address: Kansas City, MO 64106

LEGAL DESCRIPTION:
See Page(s) 23, 7 of Exhibit _____ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th Floor, City Hall, and Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand affixed the seal of the City on the 9th day of December 2024

Marilyn Sanders
City Clerk

By 
Marilyn Sanders City Clerk

**Return all Recorded Originals To:
OFFICE OF THE CITY CLERK, 414 E. 12th Street, 25th Floor, Kansas City, Missouri 64106**



File #: 240971

ORDINANCE NO. 240971

Vacating an approximately 2,000-square-foot area of unimproved East 34th Street in District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00021)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 2nd day of July, 2024, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation of a tract of land being part of 34th Street, established by the plat of Couch's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri described as follows: Commencing at the Southeast corner of said Section 14, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14; Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the point of beginning of said Tract herein described; thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road); thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street; thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street; thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of

Topping Avenue; thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the point of beginning, said Tract containing 1,945 square feet or 0.0447 acres, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That of a tract of land being part of 34th Street, established by the plat of Couch's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri described as follows: Commencing at the Southeast corner of said Section 14, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14; Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the point of beginning of said Tract herein described; thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road); thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street; thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street; thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue; thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the point of beginning, said Tract containing 1,945 square feet or 0.0447 acres, be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements, protect facilities or relocate facilities at the applicant's expense as required by the Kansas City, Missouri Water Services Department, and no construction shall occur within the easement.
2. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by AT&T.
3. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by Evergy.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this

ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.



Authenticated as Passed

[Signature]
Quinton Lucas, Mayor
NOV 21 2024
[Signature]
Marilyn Sanders, City Clerk

Date Passed

Approved as to form:

[Signature]
Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

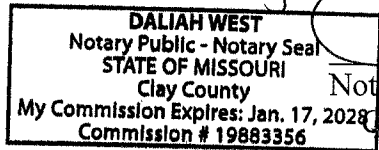
[Signature]
Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 9th day of December, 2024, before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires January 17, 2028.



[Signature]
Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of

_____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By _____
Deputy



June 28, 2024

Kent Shafer, BHC
712 State Avenue
Kansas City, Kansas 66101

Langley Enterprises, LLC

Subject: Consent Request for Street Vacation - Case No. CD-ROW-2024-⁰⁰⁰²¹~~00015~~

To the owner(s) of Langley Enterprises, LLC

You are the listed owner of a parcel of property adjoining 34th Street described as follows:

SECTION 14 TOWNSHIP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT SOF NLI OF 34TH ST PRO E; TH
SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-

This parcel of property is adjacent to 34th Street right-of-way. This portion of street right-of-way has been requested for vacation under Case No. **CD-ROW-2024-00015**. If this right-of-way vacation is approved, you may become the owner of the both the Northern half (25 feet in width) and the Southern half (25 feet in width) of the previous 34th Street right-of-way adjacent along your abutting property lines. There would be no cost to you for this process, but the title to the vacated street right-of-way may be added to your property descriptions, and the area would be included in your property tax valuation.

We are requesting your consent (or denial) for this vacation request made by BHC on behalf of our client, Langley Enterprises, LLC. Please review the attached consent form, make your decision, and have it notarized. Once completed, please return the form to me. It will then be submitted to the Kansas City, Missouri Planning and Development Department as part of the vacation application review process.

Also attached is a map indicating the portion of 34th Street (which was never developed) for which the vacation request has been made, along with the names of other adjacent property owners if any. If you have any questions or need further information, please feel free to contact me by email to Kent.Shafer@ibhc.com, by phone to 913.638.8670 or to the return address shown above.

Thank you for your attention to this matter.

Respectfully,



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

Case No. CD-ROW-2024-00015

In the matter of the vacation of: **34th Street (West of Topping Avenue):**

A Tract of land being part of 34th Street, as established by Ordinance number 24275, approved October 29th, 1915 and the plat of COUCH'S 1ST ADDITION, a subdivision of land recorded April 27th, 1916, as document number 1100837, in Book 18 at Page 89, in the East half of the Southeast Quarter of Section 14, and East half of the Northeast Quarter of Section 23, in Township 49 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the East line of said Southeast Quarter, having a bearing of North 02° 12' 09" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

COMMENCING at the Southeast corner of said Section 14, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14;

Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the POINT OF BEGINNING of said Tract herein described;

Thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road);

Thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street;

Thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street;

Thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue;

Thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,945 square feet or 0.0447 acres.

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



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

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

CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2024-00015

Owner's name	Legal description of property
<p>Langley Enterprises LLC  Michael Langley 7-3-2024</p>	<p>SECTION 14 TOWNSHIP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT S OF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-</p>

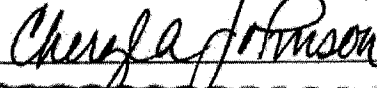
(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Clay)

On this 3 day of July, 2024, before me, a Notary Public in and for said state, personally appeared Michael Langley, general partner of Langley Recycling LLC a Limited Liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to me that he/she acknowledged said instrument to be the free act and deed of said partnership.

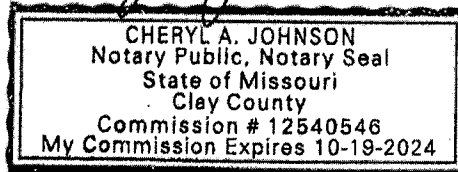
Subscribed and sworn to before me on this 3 day of July, 2024

Notary Public in and for Said County and State

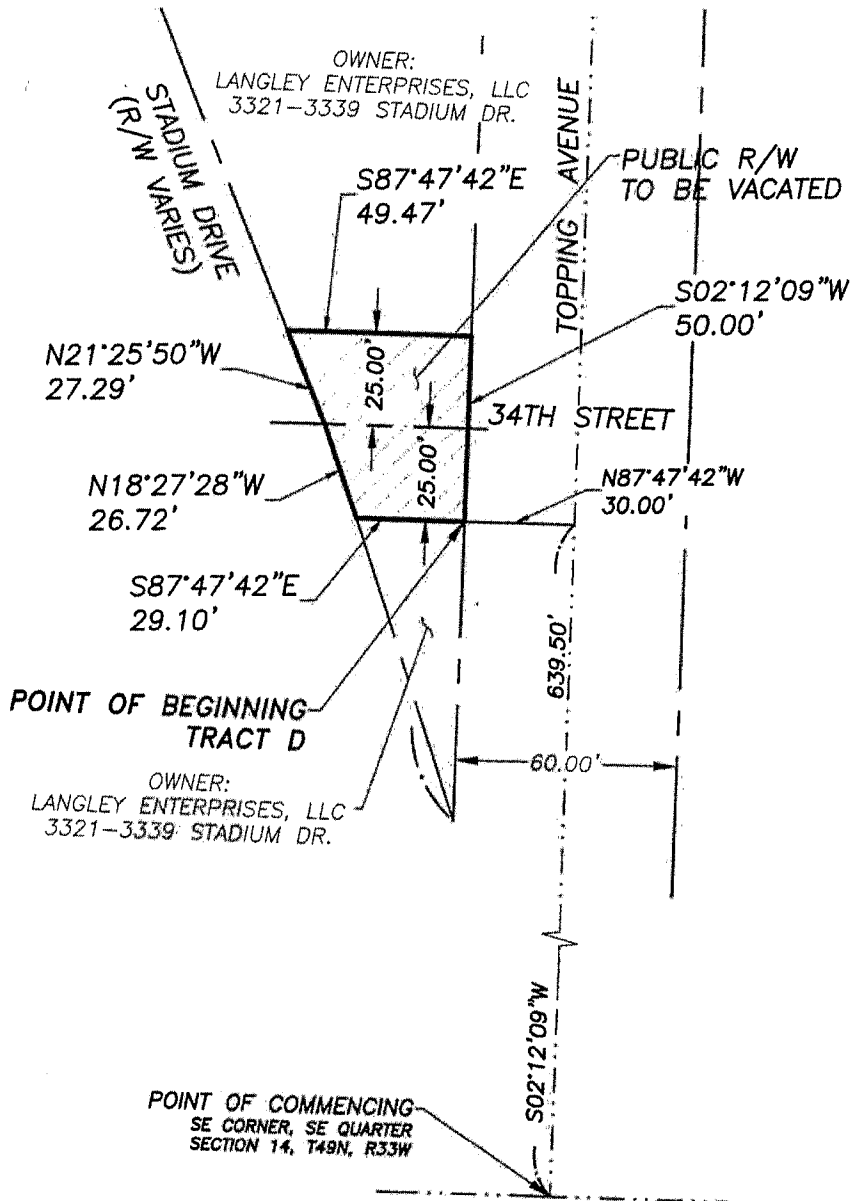
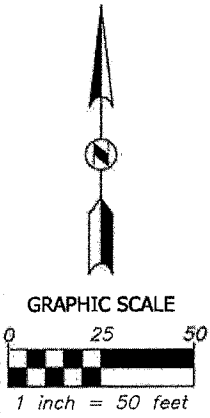
 Notary Public

My Commission Expires

10.19.24



**EXHIBIT D - PARTIAL ROAD VACATION
34TH STREET WEST OF TOPPING AVENUE
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
MAP (SEE SHEET 2 FOR DESCRIPTION)**



Jun 25, 2024 - 2:20pm Plotted by: kent.shaffer I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE-XHETS.dwg

Sheet:	RKS
1	Project No: 039980
OF	Field Date: NA
2	Issue Date: 5/28/2024

Project: **EXHIBIT D**
PARTIAL ROAD VACATION
34TH STREET
IN THE CITY OF KANSAS CITY,
JACKSON COUNTY, MISSOURI

Client:
LANGLEY RECYCLING, INC.
3557 STADIUM DRIVE
KANSAS CITY, MO. 64129



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

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:

34th Street (West of Topping Avenue)

COMMENCING at the Southeast corner of said Section 14, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14;

Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the POINT OF BEGINNING of said Tract herein described;

Thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road);

Thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street;

Thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street;

Thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue;

Thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,945 square feet or 0.0447 acres.

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____

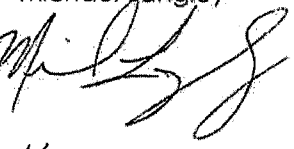
City Clerk by _____
Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

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
Langley Enterprises, LLC Michael Langley  8-16-2024	SECTION 14 TOWNSHIP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT SOF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-	3557 Stadium Drive, Kansas City, MO 64129

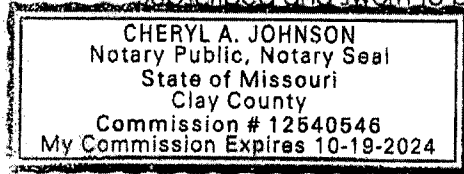
(attach additional sheets if required)

Petitioner

STATE OF Missouri)
COUNTY OF Clay) ss.

On this 16 day of August in the year 2024 before me, a Notary Public in and for said state, personally appeared Michael Langley, 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 16th day of August, 2024



My Commission Expires:

Notary Public in and for Said County and State


Notary Public