



CITY OF KANSAS CITY, MISSOURI
CERTIFICATE OF THE CITY CLERK
DOCUMENT TO BE RECORDED
JACKSON COUNTY

DATE OF DOCUMENT: February 1, 2024

DOCUMENT TITLE: Vacation Ordinance 240080

Grantor(s): Latrop GPM LLP
Name &
Address:

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

LEGAL DESCRIPTION:
See Page(s) 1, 2 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 5th day of February, 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 #: 240080

ORDINANCE NO. 240080

Vacating an approximately 323-foot-long alley in DX-10 zoning between Wyoming Street and Liberty Street and 9th Street and St. Louis Avenue generally located to the south of 1525 W. 9th Street and to the east of 911 Wyoming Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00044).

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 13th day of October, 2023, a petition was filed with the City Clerk of Kansas City by Alex Reed for the vacation of all that part of the 16.00 foot alley lying between Block 32, West Kansas, a subdivision in Kansas City, Jackson County, Missouri and Lot 15, Block 8, Pacific Place, a subdivision in said city, county, and state and that part of the 20.00 foot alley lying between Lots 1 thru 5 and Lots 9 thru 15, said Block 8, Pacific Place, being more particularly described as follows: Beginning at the intersection of the east right of way line of Wyoming Street, as now established, with the north line of said 16.00 foot alley; thence east along said north line to the northerly prolongation of the west line of said Lots 1 thru 5; thence south along said west line and northerly prolongation thereof, to the southwest corner of said Lot 5, said point being on the northwest line of an existing 20.00 foot alley; thence southwest along said northwest line, to the east line of said Lots 9 thru 15; thence north along the east line of said Lots 9 thru 15, to the south line of said 16.00 foot alley; thence west along the south line of said 16.00 foot alley, to said east right of way line of Wyoming Street; thence north along said east right of way line of Wyoming Street, to the point of beginning, giving the distinct description of the alley 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 alley 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 there is a second alleyway to the south in the same block that is to be preserved and maintained for public use.

Section 5. That all that part of the 16.00 foot alley lying between Block 32, West Kansas, a subdivision in Kansas City, Jackson County, Missouri and Lot 15, Block 8, Pacific Place, a subdivision in said city, county, and state and that part of the 20.00 foot alley lying between Lots 1 thru 5 and Lots 9 thru 15, said Block 8, Pacific Place, being more particularly described as follows: Beginning at the intersection of the east right of way line of Wyoming Street, as now established, with the north line of said 16.00 foot alley; thence east along said north line to the northerly prolongation of the west line of said Lots 1 thru 5; thence south along said west line and northerly prolongation thereof, to the southwest corner of said Lot 5, said point being on the northwest line of an existing 20.00 foot alley; thence southwest along said northwest line, to the east line of said Lots 9 thru 15; thence north along the east line of said Lots 9 thru 15, to the south line of said 16.00 foot alley; thence west along the south line of said 16.00 foot alley, to said east right of way line of Wyoming Street; thence north along said east right of way line of Wyoming Street, to the point of beginning, be and the same is hereby vacated, subject to the following conditions:

- (a) The applicant shall retain all utility easements and protect facilities required by Evergy.
- (b) The applicant shall retain all utility easements and protect facilities required by ATT and that the existing ATT fiber shall not be damaged.
- (c) The applicant shall retain all utility easements and protect facilities required by Kansas City Missouri Water Services Department.

Section 6. 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.

Section 7. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.



Authenticated as Passed

[Signature]
Quinton Lucas, Mayor

Marilyn Sanders, City Clerk
FEB 01 2024

Date Passed

Approved as to form:

[Signature]
Sarah Baxter
Senior Associate City Attorney

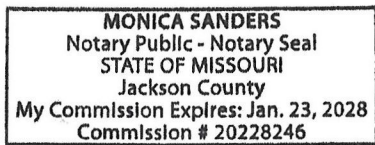
Approved by the City Plan Commission

[Signature]
Secretary

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

On the 5th day of February, 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 Jan 23, 2028.



[Signature]
Notary Public within and for Jackson County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

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 _____, 2023, 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



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.

In the matter of the vacation of:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

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 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

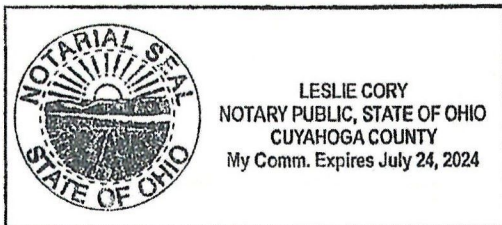
Case No.


Owner's name	Legal description of property
<p>West Bottom Flats II LLC</p> <p>By: WBF II Manager LLC, its managing member</p> <p>By:  Name: Melissa Ferchill Swingos Title: Manager</p>	<p>See attached Exhibit A.</p>

STATE OF OHIO)
COUNTY OF CUYAHOGA) ss.

On this 9TH day of OCTOBER, 2023 before me, a Notary Public in and for said state, personally appeared MELISSA FERCHILL SWINGOS being by me duly sworn did say that he/she is the managing member of WBF II MANAGER, a MISSOURI limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 9TH day of OCTOBER, 2023



Notary Public in and for Said County and State

Notary Public




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.

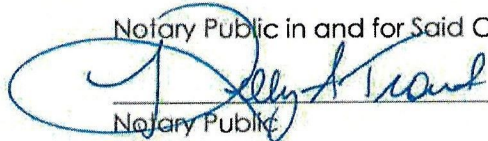
Owner's name	Legal description of property
<p>Twain GL XXI, LLC</p> <p>By: </p> <p>Name: Jela Dilber Title: Authorized Person</p>	<p>See attached Exhibit A.</p>

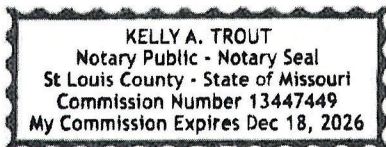
STATE OF Missouri)
COUNTY OF St Louis) ss.

On this 9th day of October, 2020, before me, a Notary Public in and for said state, personally appeared Jela Dilber who being by me duly sworn did say that she is an Authorized Person of Twain GL XXI, LLC a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 9th day of October, 2020.

Notary Public in and for Said County and State


Notary Public






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

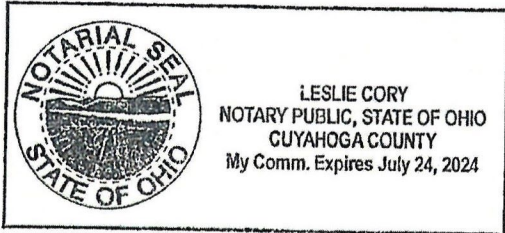
Case No.

Owner's name	Legal description of property
<p>West Bottoms Midwest LLC</p> <p>By: </p> <p>Name: Melissa Ferchill Swingos Title: Member</p>	<p>See attached Exhibit A.</p>

STATE OF OHIO)
)
COUNTY OF CUYAHOGA) ss.
)

On this 9TH day of OCTOBER, 2023 before me, a Notary Public in and for said state, personally appeared Melissa Ferchill Swingos, who being by me duly sworn did say that she is the managing member of West Bottoms Midwest LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 9TH day of OCTOBER, 2023



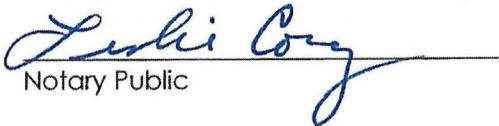
Notary Public in and for Said County and State

Notary Public

EXHIBIT A

Legal Description of Property Owned by West Bottoms Flats II, LLC:

1525 W 9th St:

WEST KANSAS ADD #1 W 70.80' OF E 261.71' OF BLK 32

1527 W 9th St:

WEST KANSAS ADDITION #1 E 74.29' OF W 122.29' OF BLK 32

Legal Description of Property Owned by Twain GL XXI, LLC:

1515 W 9TH ST:

WEST KANSAS ADD # 1 BEG 72.85' W OF SW COR OF INTERSEC 9TH ST LIBERTY ST TH CONT W 118.06' TH S 132' TO C/L VAC ALLEY TH E ALG C/L 8.91' TH S 150.45' ALG W LI LOTS 1-5 PACIFIC PL TH NE ALG SELY LOT 597.27' TH NWLY 17.45' TH N 91.5' TH E 37.15' TH N 31.52' TH E 18.78' TH N 108.41' TO POB BEING PT OF BLK 32 WEST KANSAS ADD # 1 & PT OF LOTS 1 THRU 5 BLK 8 PACIFIC PLACE

1529 W 9TH ST:

WEST KANSAS ADD #1 W 48' OF BLK 32 & N 1/2 VAC ALLEY S & ADJ

Legal Description of Property Owned by West Bottoms Midwest LLC:

911 Wyoming St:

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street at the intersection of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County Missouri; thence East along the South line of said subdivision 182 feet, more or less, to the intersection of the produced West line of an alley; thence South along said produced West line and along the West line of said alley 54.24 feet; thence in a Westerly direction on a straight line to a point in the East line of Wyoming Street 56.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street to the Point of Beginning (except the part thereof condemned for public alley, 16 feet wide, by Ordinance of Kansas City, Missouri, No.17950, approved July 26, 1879); said premises being further described as all of Lots 14 and 15, except

the part thereof in alley, in Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County Missouri.

and

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street which is 56.48 feet South of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County, Missouri; thence Easterly in a straight line 182 feet, more or less, to a point on the West line of an alley, which point is 54.24 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence South along the West line of said alley, 75 feet; thence West in a straight line to a point on the East line of Wyoming Street which is 131.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street 75 feet to the Point of Beginning, said premises being further described as all of Lots 11, 12 and 13, Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County, Missouri.