

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI



10/08/2024 11:43 AM

FEE: \$45.00 9 PGS

INSTRUMENT NUMBER

2024E0068505

	<p><b>CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED JACKSON COUNTY</b></p>
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DATE OF DOCUMENT: October 3, 2024

DOCUMENT TITLE: Vacation Ordinance 240848

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

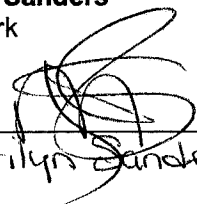
Grantee(s): City of Kansas City, MO  
Name & 414 E. 12th Street  
Address: Kansas City, MO 64106

LEGAL DESCRIPTION:  
See Page(s) 1, 2 of Exhibit \_\_\_\_\_ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25<sup>th</sup> 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 3<sup>th</sup> day of October, 2024

**Marilyn Sanders**  
City Clerk

By  \_\_\_\_\_  
Marilyn Sanders City Clerk



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

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 240848

Vacating an approximately 68,000-square-foot area of an improved street in Zoning District MPD generally located on Berkley Plaza between East Riverfront Road and Berkley Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2022-00041)

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 5th day of August, a petition was filed with the City Clerk of Kansas City by Krishan Purvis for the vacation of all that part of the right-of-way of Berkley Plaza established by the Plat of Berkley Riverfront Park, a subdivision in Kansas City, Jackson County, Missouri, described as follows: Beginning at the northerly corner of Lot 1 in said subdivision; thence North 61°00'01" East, along the northwesterly right of way line of said Berkley Plaza, 150.00 feet to the northerly corner thereof; thence South 28°48'06" East, along the northeasterly right of way line of said road, 432.53 feet to a point of curvature; thence in a southeasterly direction, continuing along said right of way line, along a curve to the left, having a radius of 25.00 feet through a central angle of 085°59'59", an arc distance of 37.52 feet to the northwesterly right of way line of Berkley Parkway; thence South 65°11'55" West, parallel with the centerline of said road, 50 feet from the centerline thereof, 200.49 feet to a point on the southwesterly right of way line of said Berkley Plaza; thence northeasterly, along said southwesterly right of way line, along a curve to the left with an initial tangent bearing North 65°11'55" East, having a radius of 25.000 feet through a central angle of 094°00'01", and arc distance of 41.02 feet to a point of tangency; thence North 28°48'06" West, continuing along said southwesterly right of way line, 418.03 feet to the point of beginning, containing 67,822 square feet, more or less; 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 all that part of the right-of-way of Berkley Plaza established by the Plat of Berkley Riverfront Park, a subdivision in Kansas City, Jackson County, Missouri, described as follows: Beginning at the northerly corner of Lot 1 in said subdivision; thence North  $61^{\circ}00'01''$  East, along the northwesterly right of way line of said Berkley Plaza, 150.00 feet to the northerly corner thereof; thence South  $28^{\circ}48'06''$  East, along the northeasterly right of way line of said road, 432.53 feet to a point of curvature; thence in a southeasterly direction, continuing along said right of way line, along a curve to the left, having a radius of 25.00 feet through a central angle of  $085^{\circ}59'59''$ , an arc distance of 37.52 feet to the northwesterly right of way line of Berkley Parkway; thence South  $65^{\circ}11'55''$  West, parallel with the centerline of said road, 50 feet from the centerline thereof, 200.49 feet to a point on the southwesterly right of way line of said Berkley Plaza; thence northeasterly, along said southwesterly right of way line, along a curve to the left with an initial tangent bearing North  $65^{\circ}11'55''$  East, having a radius of 25.000 feet through a central angle of  $094^{\circ}00'01''$ , and arc distance of 41.02 feet to a point of tangency; thence North  $28^{\circ}48'06''$  West, continuing along said southwesterly right of way line, 418.03 feet to the point of beginning, containing 67,822 square feet, more or less be and the same is hereby vacated and subject to the following conditions:

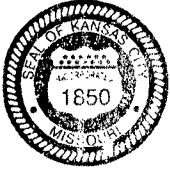
1. The applicant shall relocate facilities if found to be in conflict of any development at applicants' expense as required by AT&T.
2. The applicant shall retain all utility easements and protect facilities required by Evergy.
3. The applicant shall retain all utility easements and protect facilities required by Spire.
4. The applicant shall retain all utility easements and protect facilities required by Kansas City Water Services.

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.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

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240848



Authenticated as Passed

[Signature]  
Quinton Lucas, Mayor

[Signature]  
Marilyn Sanders, City Clerk  
OCT 03 2024

Date Passed

Approved as to form:

[Signature]  
Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

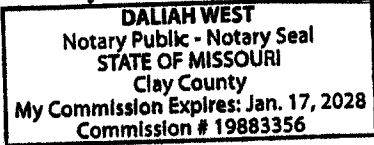
[Signature]  
Secretary

STATE OF MISSOURI )  
) ss.  
COUNTY OF Jackson )

On the 8 day of October, 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<sup>th</sup>, 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



# 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](http://www.kcmo.gov/planning)

**Case No. CD-ROW-2022-00041**

In the matter of the vacation of:  
ALL OF THE RIGHT-OF-WAY OF BERKLEY PLAZA, SOUTH OF EAST RIVERFRONT DRIVE AND NORTH OF BERKLEY PARKWAY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE RIGHT-OF-WAY OF BERKELY PLAZA ESTABLISHED BY THE PLAT OF BERKLEY RIVERFRONT PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE N61°00'01"E, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BERKLEY PLAZA, 150.00 FEET TO THE NORTHERLY CORNER THEREOF; THENCE S28°48'06"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ROAD, 432.53 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 085°59'59", AN ARC DISTANCE OF 37.52 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BERKLEY PARKWAY; THENCE S65°11'55"W, PARALLEL WITH THE CENTERLINE OF SAID ROAD, 50 FEET FROM THE CENTERLINE THEREOF, 200.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BERKLEY PLAZA; THENCE NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N65°11'55"E, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 094°00'01", AND ARC DISTANCE OF 41.02 FEET TO A POINT OF TANGENCY; THENCE N28°48'06"W, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 418.03 FEET TO THE POINT OF BEGINNING, CONTAINING 67,822 SQUARE FEET, MORE OR LESS.

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\_\_\_\_  
\_\_\_\_\_  
City Clerk by \_\_\_\_\_ Deputy

/

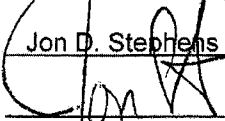
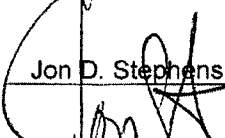



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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## CONSENT OF CORPORATIONS

Case No. CD-ROW-2022-00041

Owner's name	Legal description of property
Jon D. Stephens (print)  (sign) President	Berkley Riverfront Park, Lot 1
Jon D. Stephens (print)  (sign) Secretary (if no corporate seal) (Notarized)	
 Corporate seal above	

(additional sheets attached as required)

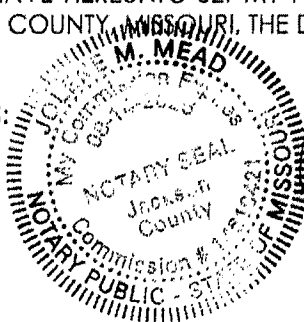
STATE OF MISSOURI )  
 ) ss.  
COUNTY OF JACKSON )

BE IT REMEMBERED THAT ON THIS 9th DAY OF July, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JON D STEPHENS, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT & CEO OF THE PORT AUTHORITY OF KANSAS CITY, MISSOURI, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID POLITICAL SUBDIVISION BY AUTHORITY OF ITS BOARD OF COMMISSIONERS, AND SAID JON D STEPHENS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID POLITICAL SUBDIVISION, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

August 14, 2026





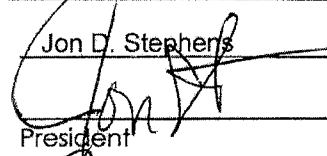
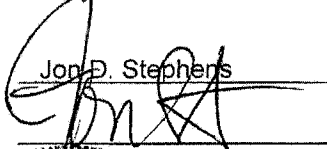


# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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## CONSENT OF CORPORATIONS

Case No. CD-ROW-2022-00041

Owner's name	Legal description of property
Jon D. Stephens (print)  (sign) President	See attached Exhibit C
Jon D. Stephens (print)  (sign)	



Corporate seal above

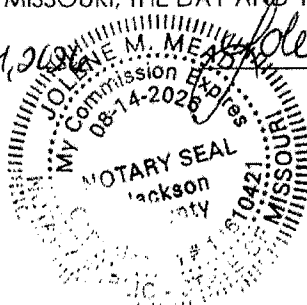
(additional sheets attached as required)

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF JACKSON )

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IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: August 14, 2026



Jolene M. Meade



# EXHIBIT C

## PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF TRACT E, BERKLEY RIVERFRONT PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE N61°00'01"E, 243.01 FEET; THENCE N58°32'38"E, 86.18 FEET; THENCE S33°01'55"E, 80.03 FEET; THENCE S28°48'06", 460.98 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 085°59'59", AN ARC DISTANCE OF 37.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BERKLEY PARKWAY (50.00 FEET FROM THE CENTERLINE THEREOF); THENCE S65°11'55"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 335.82 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 085°59'59", AN ARC DISTANCE OF 37.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BERKELY PLAZA (75.00 FEET FROM THE CENTERLINE THEREOF); THENCE N28°48'06"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 512.53 FEET TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES, MORE OR LESS.

PART OF THE NORTHEAST QUARTER OF  
FRACTIONAL SEC.32-TWP.50-RNG.33  
KANSAS CITY, JACKSON COUNTY, MO.



**TALIAFERRO & BROWNE, INC.**  
**CONSULTING ENGINEERS-SURVEYORS**  
1020 EAST 6TH ST., KANSAS CITY, MO, 64106  
PH: (816) 863-3456 FAX: (816) 863-0941

DRAWN: XXX  
CHECKED: XXX

DATE: 06/21/2024

S:\NETJOB\90-3194-026\DWG (WORKING)\01 - EASEMENTS  
90-3194V-EA26.DWG, Berkley 3rd Plat Desc, EXHIBIT A