



Department of Public Works
Right of Way Services

18th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

(816) 513-2888
homer.janssens@kcmo.org

Acceptance Letter Communication No. TMP-_____

To: Brian Platt, City Manager
Date: February 10th, 2022
Department: City Manager's Office
Subject: Acceptance of deeds granted to the City of Kansas City, Missouri
Requested by: Homer Janssens – Public Works, Right of Way Reviewer

February 2025 - Accepting various deeds and easements in Jackson County, Missouri; requesting the City Manager approve the acceptance; and upon the effective date of this Communication, the City Clerk is hereby directed to record this Letter of Communication in the Office of the Recorder of Deeds for Jackson County, Missouri.

That one (1) deed and one (1) easement in Kansas City, Jackson County, Missouri, executed by the following persons, and which appear of record as the instrument numbers and respective books and pages as follows be accepted by the City of Kansas City, Missouri.

Instrument Number	Book & Page	Name of Grantors	Easement Type	Tract No.
1999K0071321	N/A	Janssen Place Lot Owners Association of Kansas City, Missouri	Conveyance of Easements for Right of Way	N/A
2024E0086692	N/A	Southpoint Church of Christ, Inc.	General Warranty Deed	N/A

Upon the effective date of this Communication, the City Clerk is hereby directed to record this Letter of Communication in the Office of the Recorder of Deeds for Jackson County, Missouri.



Homer Janssens
Right of Way Services
Department of Public Works

Accepted as written:



Brian Platt
City Manager

COV

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
12/18/2024 1:55 PM

FEE: \$30.00 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2024E0086692

Book: Page:
Diana Smith, Recorder of Deeds

GENERAL WARRANTY DEED

THIS INDENTURE, made this 11/22, A.D., 20 24, by and between Southpoint Church of Christ, Inc. of the County of Jackson, and State of Missouri, party of the first part (Grantors), and the CITY OF KANSAS CITY, a Municipal Corporation of the State of Missouri, party of the second part (Grantees), (414 East 12th Street, Kansas City, Missouri, 64106).

WITNESSETH, that the said Grantor(s), in consideration of One, DOLLARS to it in hand paid by the said Grantee(s), the receipt of which is hereby acknowledged, do by these presents grant, bargain and sell, convey and confirm unto said party of the second part, its successors and assigns, the following described real estate and interests in real estate in the County of Jackson, State of Missouri, to-wit:

NEW RIGHT OF WAY for the street now known as 'Red Bridge Road' over the following described land.

AS SHOWN IN ATTACHED EXHIBIT A

For street purposes as part of Red Bridge Road together with easements in remaining lands on the abutting property along and adjacent to said street, where required for the location, construction, and maintenance of an embankment or for sloping the sides of cuts back to construct and maintain said street at the established grade; also, said party of the first part is hereby waiving damages, if any, by reason of grading of said street.

Subject to easements, reservations, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said Grantee(s), its successors and assigns forever; the said Grantor(s) hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that Southpoint Church of Christ, Inc will warrant and defend the title to said premises unto said Grantee(s), and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

**Exhibit A – Page 1 of 2
Permanent Road Right-of-Way**

Description:

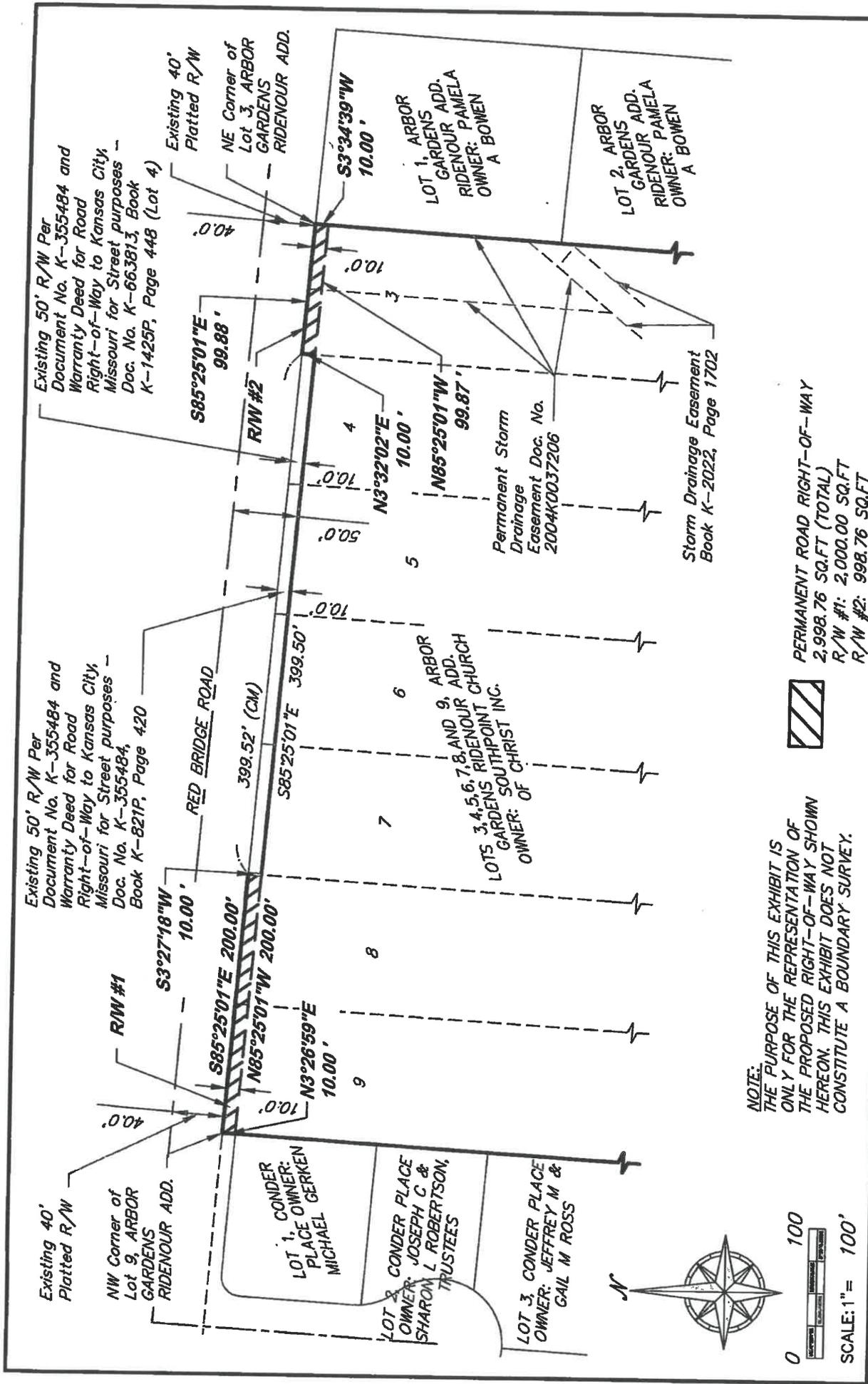
A strip of land being part of Lots 3, 8, and 9, Arbor Gardens Ridenour Addition, a subdivision plat recorded May 12, 1938 as Document No. A-613694 in Plat Book B-24, Page 79 at the Recorder of Deeds office of Jackson County, said plat located in part of the Southwest Quarter of Section 5, Township 47, Range 33 in Jackson County, Missouri, and being more particularly described as follows:

All of the North 10 feet of Lots 8 and 9, said ARBOR GARDENS RIDENOUR ADDITION, contiguous to the existing 40' R/W as shown per said plat, containing 2,000.00 square feet.

AND

All of the North 10 feet of Lot 3, said ARBOR GARDENS RIDENOUR ADDITION, contiguous to the existing 40' R/W as shown per said plat, containing 998.76 square feet.





NOTE:
 THE PURPOSE OF THIS EXHIBIT IS
 ONLY FOR THE REPRESENTATION OF
 THE PROPOSED RIGHT-OF-WAY SHOWN
 HEREON. THIS EXHIBIT DOES NOT
 CONSTITUTE A BOUNDARY SURVEY.



PERMANENT ROAD RIGHT-OF-WAY
 2,998.76 SQ.FT (TOTAL)
 R/W #1: 2,000.00 SQ.FT
 R/W #2: 998.76 SQ.FT

Exhibit A - Page 2 of 2

Southpoint Church of Christ Inc.

Permanent Road Right-of-Way

Jackson County, MO

mms IS NOW >> **benesch**

Alfred Benesch & Company, Inc.
 15700 College Blvd, Suite 202, Lenexa, KS 66215 (913) 898-4847 www.benesch.com



1999K 0071321

JACKSON COUNTY DEPARTMENT OF RECORDS
415 EAST 12TH STREET
KANSAS CITY, MO 64106

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

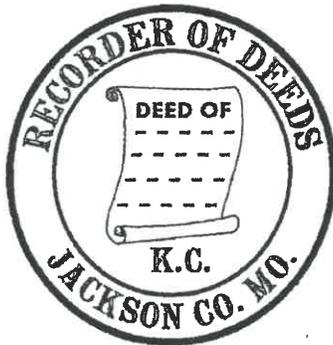
TYPE OF INSTRUMENT: PARTIAL PRINCIPALS IDENTIFIED FROM DOCUMENT FOR DOCUMENT TRACKING PURPOSES
EASE: JANSSEN PLACE LOT OWNERS ASSOCIATION OF KANSAS CIT CITY OF KANSAS CITY
BRIEF PROPERTY DESCRIPTION: JANSSEN PLACE KENWOOD BLK 5

NOTE: Document information on this certification sheet is furnished as a convenience only, and in the case of any discrepancy between same and the attached instrument, the attached instrument governs. The Recorder's official Grantor/Grantee indices are created from the information contained in the actual instrument attached hereto.

STATE OF MISSOURI)
SS.
COUNTY OF JACKSON)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 10 pages (this page inclusive), was filed for record in my office on the 14 day of December, 1999, at 09:01:38 and is truly recorded as the document number shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.



Fees:
MO HOUSING TRUST FUND 001-2473 \$3.00
HOMELESS 043-250-2195 \$3.00
RECORDING FEE \$32.00
USER FEE \$4.00

Mary N. Murphy

Director of Records
Jackson County, MO

P. Hayes
Recording Deputy

Recording Fee: \$42.00
(Paid at time of Recording)

Return to:

LATHROP & GAGE
STE 2800 ATTN; STEPHEN G MITCHELL
2345 GRAND BLVD
K C, MO 64108

Document Number / Book & Page:
1999K 0071321 (1 - 10)

PLEASE DO NOT REMOVE THIS PAGE FROM THE DOCUMENT

JCR0-12/14/1999 0069

K71321

**CONVEYANCE OF EASEMENTS
FOR
ROAD/STREET, SIDEWALK, STREET LIGHT SYSTEM,
ELECTRICAL LINE, NATURAL GAS LINE, SEWER LINE,
WATER LINE AND GATEWAY AREA RIGHT-OF-WAY**

THIS INDENTURE, made this 10th day of December A.D., 1999, by and between **JANSSEN PLACE LOT OWNERS ASSOCIATION OF KANSAS CITY, MISSOURI**, operating through its three Trustees as described below, (sometimes referred to herein as "Janssen Place") of the County of Jackson, and State of Missouri, party of the first part, and the **CITY OF KANSAS CITY**, a Municipal Corporation of the State of Missouri, party of the second part.

WITNESSETH, Janssen Place is an unincorporated Missouri not-for-profit homes association in good standing that is properly formed pursuant to that certain Deed (the "1912 Trust Deed") from Janssen Place Land Company to three trustees (the "Trustees") containing a declaration of trust dated October 1, 1912, and filed for record on October 19, 1912, as Document No. 893 818 in the real estate records of Jackson County, Missouri, at Kansas City, in Book B-1452 at page 285; and

WITNESSETH, the undersigned, **Richard L. Hetzel, Joseph F. Kostelac and Stephen G. Mitchell**, are the presently duly elected and qualified successor Trustees to the Trustees originally named for Janssen Place in the 1912 Trust Deed; and

WITNESSETH, the Trustees hold title to the "Driveways" (or streets), "Sidewalks" and privately owned median and other areas within a 100 foot strip of land constituting the common grounds of the Janssen Place Subdivision in trust for the benefit of the holders and owners of the Janssen Place Lots, numbered from 1 through 32, as described on that certain "Plat of Janssen Place" dated July 14, 1897, and filed July 23, 1897, by the Janssen Place Land Company with the City of Westport, Jackson County, Missouri, and now found in the real estate records of Jackson County, Missouri, at Kansas City, at Book B-10, pages 41-42, a true and correct copy of which Plat, to which certain area location information has been added for purposes of this Indenture, is attached hereto and made a part hereof as Exhibit A.

WITNESSETH, that Janssen Place acting through its Trustees as the said party of the first part, in consideration of the sum of TEN DOLLARS and other good and valuable considerations to it paid by the City of Kansas City as the said party of the second part, the receipt of which is hereby acknowledged by Janssen Place, does by these presents remise, release and forever quitclaim unto the City of Kansas City as the said

JCHO-12/14/1999 0071

party of the second part, its successors and assigns, a perpetual easement and right-of-way for the following respective described purposes over, under, along and across the following described real estate in the Kansas City, County of Jackson, State of Missouri, to-wit:

(I) A road or street easement and right-of-way for all areas marked or indicated on Exhibit A as a "Driveway";

(ii) A sidewalk easement and right-of-way for all areas marked or indicated on Exhibit A as a "Sidewalk";

(iii) An easement and right-of-way for all areas marked or indicated on Exhibit A as the "Gateway Area" for location of an existing 1897 limestone gateway structure marking the entrance from 36th Street into the Janssen Place Subdivision; and

(iv) Street light system, electrical line, natural gas line, sewer line and water line easements and right-of-ways for all necessary parts of the center median and circular "island" areas marked or indicated on Exhibit A by the letters "A", "B", "C", "D" and "E" and of the adjacent Driveway, Sidewalk and Gateway Areas, for location and operation of a public street light system, electrical line, natural gas line, sewer line and water line.

For street, sidewalk, street light system, electrical line, natural gas line, sewer line, water line and gateway location purposes as a part of the Janssen Place Street together with easements in remaining lands owned, leased or licensed by Janssen Place on the abutting property along and adjacent to said street, sidewalk, street light system and gateway areas, where required for the location, construction, and maintenance of an embankment or for sloping the sides of cut backs or other improvements or apparatus to construct and/or maintain said street, sidewalk, street light system, electrical line, natural gas line, sewer line, water line and gateway at the established grades or locations thereof; also, Janssen Place as said party of the first part is hereby waiving damages, if any, by reason of the grading or other alteration of said areas. Provided, however, that acceptance of the conveyances under this Indenture by the City shall not be construed to impose any maintenance or repair obligations on the City with respect to the areas conveyed unless and until the City has otherwise agreed by another action to assume any such obligations. The easement and right-of-way conveyances by Janssen Place as party of the first part also shall include the right of the City of Kansas City as the party of the second part to use, as needed, any part of said street, sidewalk, street light system, sewer line, water line or gateway areas for another permitted easement and right-of-way use for Janssen Place hereunder; for example, the extension of streets or sidewalks as necessary into other areas owned, leased or licensed by Janssen Place.

JCR0-12/14/1999 0072

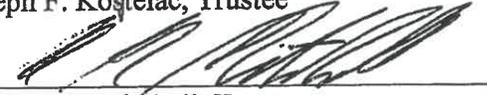
TO HAVE AND TO HOLD THE SAME, with all rights, immunities privileges and appurtenances thereto belonging, unto the City of Kansas City as the said party of the second part and unto its successors and assigns forever; so that neither Janssen Place as the said party of the first part nor its successors or assigns nor any other person or persons, for it or in its name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN TESTIMONY WHEREOF, Janssen Place as the said party of the first part has hereunto set its hand this 10th day of December, 1999.

JANSSEN PLACE LOT OWNERS
ASSOCIATION

By: 
Richard L. Hetzel, Trustee

By: 
Joseph F. Kostelac, Trustee

By: 
Stephen G. Mitchell, Trustee

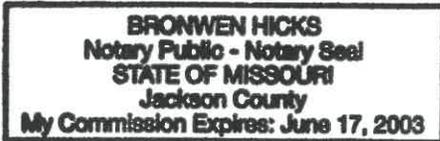
Attach: Exhibit A - Plat of Janssen Place Subdivision Showing Public Easement and Right-of-Way Areas Conveyed

JCHO-12/14/1999 0073

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 10th day of December, 1999, before me appeared **Richard L. Hetzel**, one of the three present duly elected and serving Trustees of the **JANSSEN PLACE LOT OWNERS ASSOCIATION OF KANSAS CITY, MISSOURI** to me known to be the person described in and who executed the foregoing instrument as such Trustee on behalf of said Association, and acknowledged that the instrument was signed at the direction of and on behalf of said Association by authority duly conferred upon him by the Association's Lot Owner Members and that he executed the same as his free act and deed and the free act and deed of said Association.

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 last above written.



Bronwen Hicks
Notary Public in and for said County and State

My term expires:

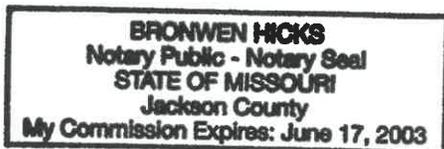
June 17, 2003

JCR0-12/14/1999 0074

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 10th day of December, 1999, before me appeared **Joseph F. Kostelec**, one of the three present duly elected and serving Trustees of the **JANSSEN PLACE LOT OWNERS ASSOCIATION OF KANSAS CITY, MISSOURI** to me known to be the person described in and who executed the foregoing instrument as such Trustee on behalf of said Association, and acknowledged that the instrument was signed at the direction of and on behalf of said Association by authority duly conferred upon him by the Association's Lot Owner Members and that he executed the same as his free act and deed and the free act and deed of said Association.

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 last above written.



Bronwen Hicks
Notary Public in and for said County and State

My term expires:

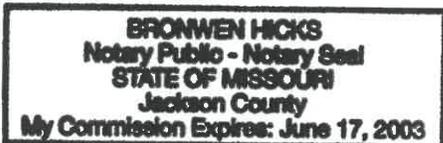
June 17, 2003

JCR0-12/14/1999 0075

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 10th day of December, 1999, before me appeared **Stephen G. Mitchell**, one of the three present duly elected and serving Trustees of the **JANSSEN PLACE LOT OWNERS ASSOCIATION OF KANSAS CITY, MISSOURI** to me known to be the person described in and who executed the foregoing instrument as such Trustee on behalf of said Association, and acknowledged that the instrument was signed at the direction of and on behalf of said Association by authority duly conferred upon him by the Association's Lot Owner Members and that he executed the same as his free act and deed and the free act and deed of said Association.

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 last above written.



Bronwen Hicks

Notary Public in and for said County and State

My term expires:

June 17, 2003

41
Exhibit A (Legal)

p 2 of 2

PLAT

JANSSEN

KANSAS

GEO MATH

KNOW ALL MEN BY THESE PRESENTS, THAT THE JANSSEN PLACE LAND COMPANY, a corporation organized under the laws of the State of Missouri, being the owner of the following described land, situate in Jackson County, Missouri, to-wit:

Beginning at a point on the south line of Thirty Sixth Street, formerly Humboldt Avenue, where the same intersects the north and south center line of Block 5 Kenwood, a subdivision of the N.W. 1/4 of the N.E. 1/4 of Section 20, Township 49, Range 33, in Jackson County, Missouri; thence west along the south line of said Thirty Sixth Street, six hundred and sixty-one and sixteen hundredths (661.16) feet to the west line of the east half of Block No 7 in said Kenwood; thence south along said west line of the east half of Block No 7, six hundred and eighteen and sixty nine hundredths (618.69) feet to a point on the south line of said Kenwood; thence east along the south line of said Kenwood seventy-four and forty-four hundredths (74.44) feet to a point five hundred and seventy and nine tenths (570.9) feet east of the west line of the northeast quarter of said section twenty (20); thence east along the south line of said Kenwood, five hundred and eighty-seven and fifty-one hundredths (587.51) feet to the point of intersection with the prolongation south of the north and south center line of Block No. 5 in said Kenwood; thence north along said center line of Block No. 5, six hundred and eighteen and three hundredths (618.03) feet to the point of beginning.

Also a tract of land described as follows: Beginning at a point on the north line of the southwest quarter (1/4) of the northeast quarter (1/4) of Section Twenty (20) Township forty-nine (49) Range thirty-three (33) in Jackson County, Missouri, eight hundred and seventy-six and forty-eight hundredths (876.48) feet east of the northwest corner of said quarter quarter section; thence south and parallel with the west line of said quarter quarter section six hundred and twenty-five (625) feet to a point; thence east and parallel with the north line of said quarter quarter section, two hundred and eighty-two and sixteen hundredths (282.16) feet to a point one hundred and sixty-five and forty-nine hundredths (165.49) feet west of the east line of the southwest quarter (1/4) of the northeast quarter (1/4) of said section twenty (20); thence north and parallel with the east line of said quarter quarter section, six hundred and twenty-five (625) feet to a point on the north line of said quarter quarter section; thence west along said north line, two hundred and eighty-one and ninety-three hundredths (281.93) feet to the point of beginning.

Also a tract of land described as follows: Beginning at a point on the north line of the southwest quarter (1/4) of the northeast quarter (1/4) of Section twenty (20) Township forty-nine

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OF PLACE TY, MO ARCH'T.

(49), range thirty-three (33) in Jackson County, Missouri, five hundred and seventy and nine tenths (570.9) feet east of the northwest corner of said quarter quarter section; thence south and parallel with the west line of said quarter quarter section six hundred and twenty-five (625) feet to a point; thence east and parallel with the north line of said quarter quarter section, three hundred and five and fifty eight hundredths (305.58) feet to a point; thence north and parallel with the west line of said quarter quarter section six hundred and twenty-five (625) feet to a point in the north line of said quarter quarter section; thence west along said north line three hundred and five and fifty-eight hundredths (305.58) feet to the point of beginning has caused said land to be subdivided in the manner shown by this plat, which said subdivision shall be known as "**JANSSEN PLACE**".

The strip of land 100 feet wide extending through said "**JANSSEN PLACE**" and designated by the words "**DRIVE WAY**," "**SIDEWALK**," and by the letters "**A**," "**B**," "**C**," "**D**," and "**E**," is reserved for the owners and the present and future occupants and proprietors of the lots in said "**JANSSEN PLACE**," upon conditions contained in a certain deed of even date herewith, reference to which is hereby made, given by the Janssen Place Land Company to A. E. Stilwell, Jacques T. Nothelius and E. S. Mosher, as Trustees, but not for more public use, and said strip of land is not dedicated to public use.

IN TESTIMONY WHEREOF, the said JANSSEN PLACE Land Company has caused these presents to be signed by its duly authorized Officers and its corporate seal to be hereunto affixed this 14th day of July, 1897

Attest E. S. MOSHER
Secretary

By  A. E. STILWELL
President.

State of Missouri }
County of Jackson } S.S. On this 14th day of July 1897 before me appeared A. E. Stilwell, to me personally known, who being by me duly sworn did say, that he is the President of the Janssen Place Land Company, a corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation, by authority of its board of Directors. And the said A. E. Stilwell acknowledged said instrument to be the free act and deed of said Corporation.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal at my office in Kansas City Mo. this day and year first above written.

My term expires September 6, 1897.
Richard H. Stewart



Notary Public within and for Jackson County, Missouri.

5/21/80 97M
Plat Book B-10
K.C.