



June 28, 2024

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

Langley Enterprises, LLC

00019

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

To the owner(s) of Langley Enterprises, LLC

You are the listed owner of two parcels of property adjoining Bellaire Avenue described as follows:

EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF:BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB

EAST CENTER; W 73' OF LOT 1, 2 AND 3 BLK 17

These two parcels of properties are adjacent to Bellaire Avenue 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 Western half (30 feet in width) and the Eastern half (30 feet in width) of the previous Bellaire Avenue Street right-of-way adjacent (for approximately 90 feet) 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 Bellaire Avenue (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](mailto: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,



913.371.5300



[ibhc.com](http://ibhc.com)



712 State Avenue  
Kansas City, KS 66101

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# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> 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-2024-00015

In the matter of the vacation of: **Bellaire Avenue (South of E. 32<sup>nd</sup> Street):**

A Tract of land being part of Bellaire Avenue, as established by the plat of EAST CENTER, a subdivision of land recorded April 29th, 1925, as document number 1925K0222681, in Book 22 at Page 58, in the West half of the Southwest Quarter of Section 13, 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 South Right-of-way line of 32nd Street, having a bearing of South 87° 53' 08" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

BEGINNING at the Northwest corner of Lot 1, Block 17, of said EAST CENTER subdivision;

Thence South 02° 12' 09" West, 90.09 feet, on the East Right-of-Way line of Bellaire Avenue as now established;

Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision, to the West Right-of-Way line of Bellaire Avenue;

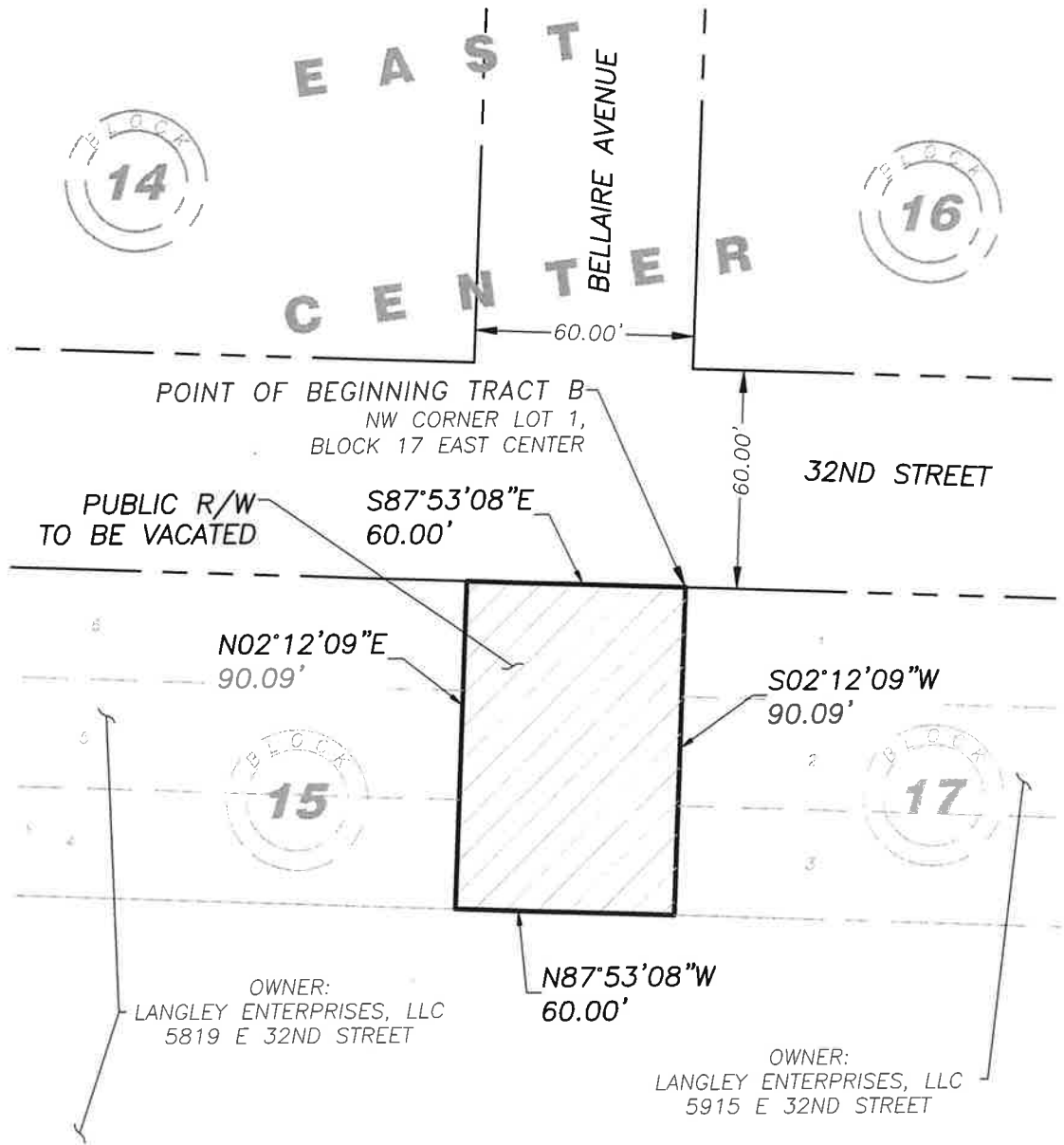
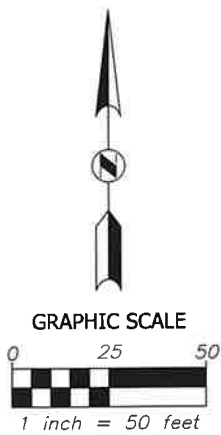
Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;

Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 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 petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy

**EXHIBIT B - PARTIAL ROAD VACATION  
 BELLAIRE AVENUE SOUTH OF 32ND STREET  
 IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI  
 MAP (SEE SHEET 2 FOR DESCRIPTION)**



Jun 25, 2024 - 1:23pm Plotted by: kent.shafer I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE--XHBTS.dwg

Sheet:	RKS	Project:
<b>1</b>	039980	<b>EXHIBIT B</b>
OF	NA	PARTIAL ROAD VACATION
2	5/28/2024	BELLAIRE AVENUE
Drawn By:		IN THE CITY OF KANSAS CITY,
Project No:		JACKSON COUNTY, MISSOURI
Field Date:		
Issue Date:		

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

**CIVIL ENGINEERING / SURVEYING / UTILITIES**  
 712 State Avenue, Kansas City, KS 66101  
 Phone: (913) 371-5300



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## CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2024-00015

Owner's name	Legal description of property
<p><i>Langley Enterprises LLC</i></p> <p><i>Michael Langley</i></p> <p><i>Michael Langley</i></p> <p><i>7-3-2024</i></p>	<p>2 separate tracts adjacent to Bellaire Avenue:</p> <p>EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF:BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB</p> <p>EAST CENTER; W 73' OF LOT 1, 2 AND 3 BLK 17</p>

(additional sheets attached as required)

STATE OF Missouri )  
COUNTY OF Clay ) ss.

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 Enterprises 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

Cheryl A. Johnson Notary Public

My Commission Expires

10-19-24

