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

CASE #: **CD-ROW-2025-0004**

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:

White Avenue (Across the W ½ of NW ¼ of Section 36-T49N-R33W):

A Tract of land being part of White Avenue, established by road record, recorded April 4th, 1898, in Book 5 at Page 589, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in 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 coarse orientation the bearings in this description are based on the West line of said Northwest Quarter, having a bearing of South 02° 17' 04" West as reference to the Missouri State Plane Coordinate System, West Zone, (NAD 83.)

COMMENCING at the Northwest corner of said Northwest Quarter, monumented by a 0.5 foot by 0.3 foot stone, per Certified Land Corner, Document 600-59385 found from ties referenced by Susan Magierowski LS 2213;

Thence South 02° 17' 04" West, 1722.38 feet, on the West line of said Northwest Quarter, to the Southwest corner of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888;

Thence South 87° 31' 49" East, 639.70 feet, on the South line of said parcel, to the West Right-of-Way line of White Avenue as now established and the POINT OF BEGINNING of said Tract herein described;

Thence North 02° 17' 04" East, 917.38 feet, on said West Right-of-Way line, to the North Right-of-Way line of White Avenue;

Thence South 87° 31' 49" East, 489.00 feet, on said North Right-of-Way line;

Thence South 02° 17' 04" West, 40.00 feet, to the South Right-of-Way line of said White Avenue;

Thence North 87° 31' 49" West, 449.00 feet, on said South Right-of-Way line;

Thence South 02° 17' 04" West, 877.38 feet, to the South line of said parcel;

Thence North 87° 31' 49" West, 40.00 feet, on said South line to the POINT OF BEGINNING, said Tract containing 54,655 square feet or 1.2547 acres.

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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____

_____ by _____

City Clerk Deputy

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
Adjacent owners:		
HALO Foundation	SEC-36 TWP-49 RNG-33; PT OF W 21 AC OF N 25 AC OF NW 1/4 NW 1/4 DAF: BEG AT PT; 825' S OF N LI AND 1108.80' E OF W LI SD SEC 36 TH N 292' TH; W 571.71' TH S 292' TH E 571.71' TO POB (EX PT IN RR; ROW) SEC-36 TWP-49 RNG-33; PT OF NW 1/4 OF NW 1/4 DAF: BEG 1108.80' E AND 59.01' S OF; NW COR OF SD 1/4 1/4 TH CONT S 765.99' TH E 213.84'; TH N 610' MOL TH NWLY 270.29' TO POB	1600 Gennessee St. Suite 200 Kc MO 64102

(see additional sheet)

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Continued

Owner's name	Legal description of property	Residence of owner
Applicant: HKC Properties, LLC	BEG at the SE corner of the NW 1/4 of NW 1/4, Section 36 T49N-R33E, Thence S. 406.56', along the E. line of the NW 1/4 of NW 1/4; Thence N87°31'49"W, 1153.5', to the E. ROW line of KC Southern Railway Company, as established by Warranty Deed, recorded in Book 3651, Page 459; Thence Northeasterly, on a non-tangent curve, concave to the SE, having a radius of 2452.92', an arc length of 1144.11', on said E. ROW line, said curve, to the right, having a chord bearing N20°02'20" E, a chord distance of 1133.77'; Thence N33°24'04"E, 53.06', on said East ROW line; Thence S02°17'29" W, 229.03'; Thence S87°31'49"E, 780.20', to the E line of NW 1/4 of NW 1/4 Thence S02°17'29"E, 490.82', on said E line, to the POB, said Tract containing 967,557 square feet or 22.2121 acres.	5700 W 112TH ST STE 200 OVERLAND PARK, KS 66211

(no additional sheets required)

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Petitioner

STATE OF)
) ss.
COUNTY OF)

On this 8 day of April in the year 2025 before me, a Notary Public in and for said state, personally appeared Martin Bicknell, 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 8 day of April, 2025

Notary Public in and for Said County and State

Bethanie Schmelig
Notary Public

My Commission Expires: 12/4/2026

BETHANIE SCHMELIG NOTARY PUBLIC COMMISSION # 08305254 NOTARY SEAL STATE OF MISSOURI