

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

12/10/2024 9:47 AM

FEE: \$63.00 16 PGS

INSTRUMENT NUMBER

2024E0084076



Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



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

DATE OF DOCUMENT: November 7, 2024

DOCUMENT TITLE: Vacation Ordinance 240970

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

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

LEGAL DESCRIPTION:
See Page(s) 2-4, B 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 9th day of December, 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 #: 240970

ORDINANCE NO. 240970

Vacating an approximately 7,300-square foot street in District B3-2 generally located on Archibald Avenue between Roanoke Road and Madison Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00026)

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 4th day of September, 2024, a petition was filed with the City Clerk of Kansas City by Rachelle Biondo for the vacation of all that part of Archibald Avenue, lying within Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri, an lying between Roanoke Road and Southwest Trafficway as they both now exist, the area to be vacated being more particularly described as follows: Beginning at the Northeast corner of Lot 25, said Jones and Fishers Addition, thence South 59°25'33" West, along the Northwesterly line of said Lot 25, a distance of 145.76 feet to the Westernmost corner of said Lot 25; thence South 89°59'46" West, along the Westerly prolongation of the Southerly line of said Lot 25, a distance of 4.88 feet to the intersection of said Southerly line with the Southerly prolongation of the Westerly line Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along said Westerly line, a distance of 47.93 feet to the Southwesterly corner of Lot 23, said Jones and Fishers Addition; thence North 59°25'53" East, along the Southerly line of Lots 23 to 21, inclusive, of said Jones and Fisher's Addition, a distance of 149.90 feet to the Southeast corner of said Lot 21, said point being the Westerly line of Roanoke Road as now exists; thence South 23°28'15" East, along said Westerly line, a distance of 50.39 feet to the point of beginning and all that part Lot 21, Jones &

Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri which is described in Corporation Warranty Deed filed for record as Document K238468, in Book K544 at Page 487 as follows: Beginning at the Southeast Corner of said Lot 21; thence Northwesterly along the Easterly line of said lot, 5 feet; thence Southwesterly along a straight line to a point on the Southeasterly line of said Lot 21, 45 feet West of the Southeast corner thereof; thence Northeasterly along the Southerly line of said lot, 45 feet to the point of beginning and All that part Lot 23, Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri which is described in Corporation Warranty Deed filed for record as Document K883488, in Plat Book K37 at Page 89 as follows: Beginning at the Southwest corner of Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along the Westerly line of said Lot 23, a distance of 17.10' (measured, 17.11' platted) to a point on the southerly line of Crossroads at Westport; thence Southeasterly and Easterly along a curve to left along the Southerly line of said Crossroads at Westport, said curve having an Initial Tangent Bearing of S 23°01'37" East, Radius of 15.00 feet. Delta of 97°32'30" (measured 25.53' platted) to a point on the Southeast line of Lot 23, said Jones and Fishers Addition; thence South 59°25'53" West, a distance of 17.12 feet (measured, S 59°26'50" W, 14.11' platted) to the point of beginning; 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 Archibald Avenue, lying within Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri, an lying between Roanoke Road and Southwest Trafficway as they both now exist, the area to be vacated being more particularly described as follows: Beginning at the Northeast corner of Lot 25, said Jones and Fishers Addition, thence South 59°25'33" West, along the Northwesterly line of said Lot 25, a distance of 145.76 feet to the Westernmost corner of said Lot 25; thence South 89°59'46" West, along the Westerly prolongation of the Southerly line of said Lot 25, a distance of 4.88 feet to the intersection of said Southerly line with the Southerly prolongation of the Westerly line Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along said Westerly line, a distance of 47.93 feet to the Southwesterly corner of Lot 23, said Jones and Fishers Addition; thence North 59°25'53" East, along the Southerly line of Lots 23 to 21, inclusive, of said Jones and Fisher's Addition, a distance of 149.90 feet to the Southeast corner of said Lot 21, said point being the Westerly line of Roanoke Road as now exists; thence South 23°28'15" East, along said Westerly line, a distance of 50.39 feet to the point of beginning and all that part Lot 21, Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri which is described in Corporation Warranty Deed filed for record as Document K238468, in Book K544 at Page 487

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1. That the applicant shall retain all utility easements and protect facilities or relocate facilities as required by Spectrum Charter.
2. That the applicant remove all streetlight poles along Archibald Avenue between Roanoke Road and Madison Avenue and return the streetlights to Public Works at the applicant's cost.
3. That the applicant shall retain all utility easements and protect facilities required by Spire.
4. That the applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
5. That the applicant shall retain all utility easements and protect facilities required by Evergy

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.



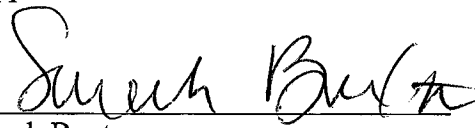
Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

NOV 07 2024

Approved as to form:


Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

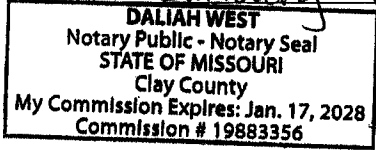
Sara Copeland

Sara Copeland, FAICP
Secretary, City Plan Commission

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 9th day of December, 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, 2028
 *Daliah West*
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 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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00026

In the matter of the vacation of: Archibald Avenue

(See attached legal descriptions)

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 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) 513-8801 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

CASE NO. CD-ROW-2024-00026

Table with 2 columns: Owner's name, Legal description of property. Row 1: Zwilllo Westport Crossing LLC, Church Jones Fishers Addition Lot 25. Includes signature and name of Joe Zwillinger.

(additional sheets attached as required)

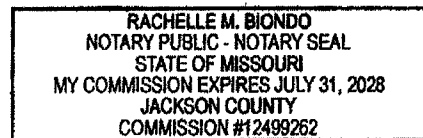
STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

On this 13 day of September, 2024, before me, a Notary Public in and for said state, personally appeared Joe Zwillinger, who being by me duly sworn did say that he/she is the managing member of Zwilllo Westport Crossing a mo limited liability company...

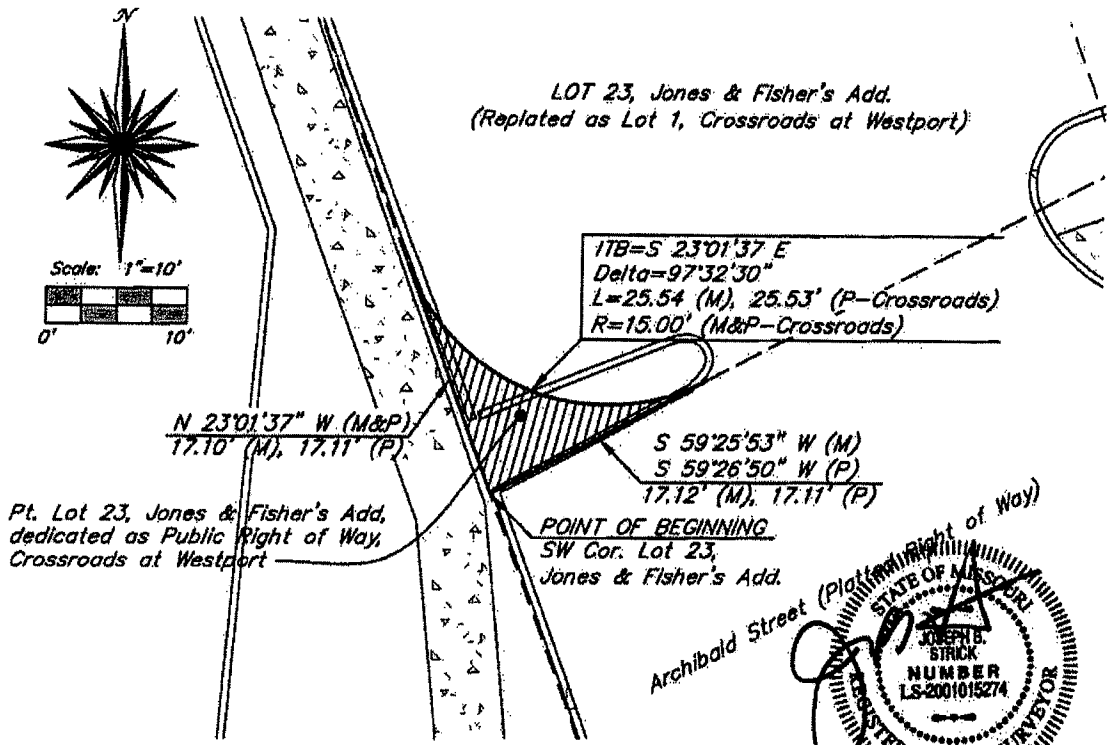
Subscribed and sworn to before me on this 13 day of September, 2024.

Notary Public in and for Said County and State
[Signature]
Notary Public

My Commission Expires: 7/31/28



Attachment A
Vacation Exhibit
Pt. LOT 23, JONES & FISHER'S ADDITION
& Pt. LOT 1, CROSSROADS AT WESTPORT
Kansas City, Jackson County, Missouri



Pt. Lot 23, Jones & Fisher's Add,
 dedicated as Public Right of Way,
 Crossroads at Westport

Archibald Street (Platform Right of Way)
 STATE OF MISSOURI
 JOSEPH B. STRICK
 NUMBER
 LS-2001015274
 REGISTERED LAND SURVEYOR

Vacation Description:

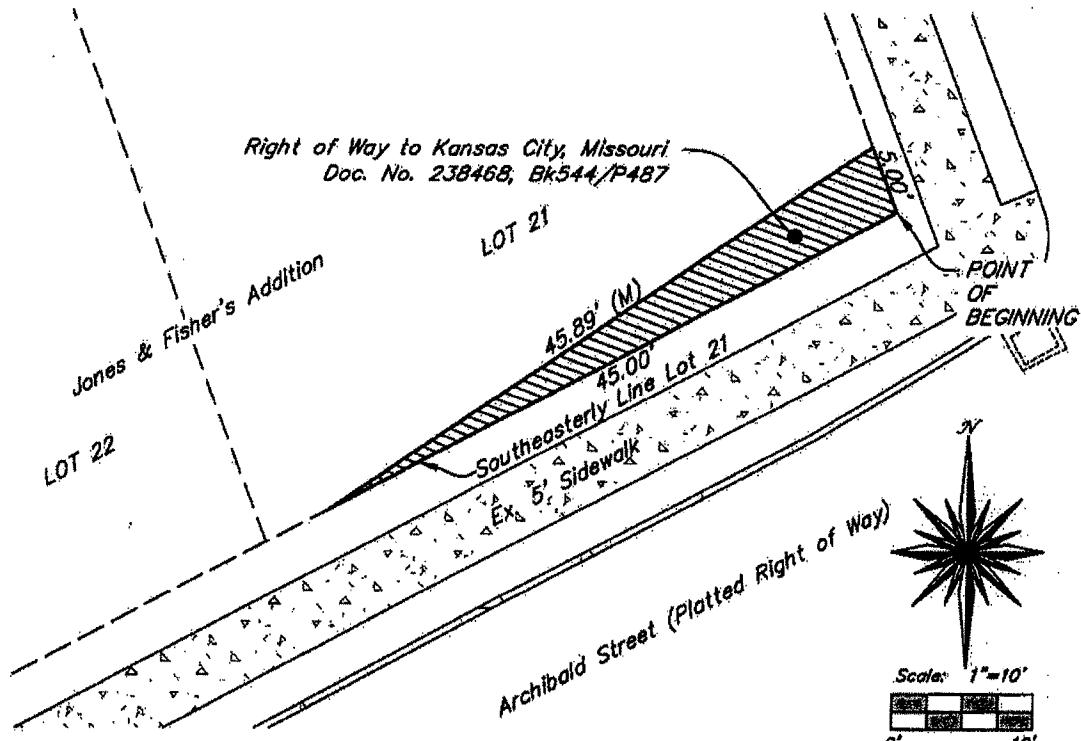
All that part of Lot 23, Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri, dedicated as public right of way by the plat of Crossroads at Westport, filed for record as Document K883488 in Plat Book K37 at Page 89 and more particularly described as follows:

BEGINNING at the Southwest corner of Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along the Westerly line of said Lot 23, a distance of 17.10' (measured, 17.11' platted) to a point on the southerly line of Crossroads at Westport; thence Southeasterly and Easterly along a curve to left along the Southerly line of said Crossroads at Westport, said curve having an Initial Tangent Bearing of S 23°01'37" East; Radius of 15.00 feet, Delta of 97°32'30" (measured), for an Arc Length of 25.54' (measured, 25.53' platted) to a point on the Southeast line of Lot 23, said Jones and Fisher's Addition; thence South 59°25'53" West, a distance of 17.12 feet (measured, S59°26'50" W, 17.11' platted) to the **POINT OF BEGINNING**.

STRICK
& COMPANY, INC.

PROFESSIONAL LAND SURVEYORS
 808 S. Creekside Drive, Gardner KS 66030 913.856.0164 (fax) 913.856.0165
 Proj. No: 23041_Vac Exhibit_Lot 23

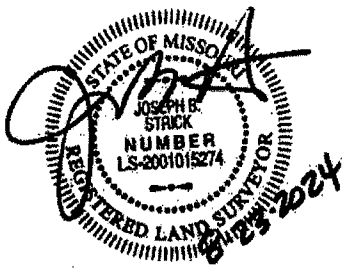
Attachment A
Vacation Exhibit
Pt. LOT 21, JONES & FISHER'S ADDITION
Kansas City, Jackson County, Missouri



Vacation Description:

All that part of Lot 21, Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri which is described in Corporation Warranty Deed filed for record as Document K238468, in Book K544 at Page 487 as follows:

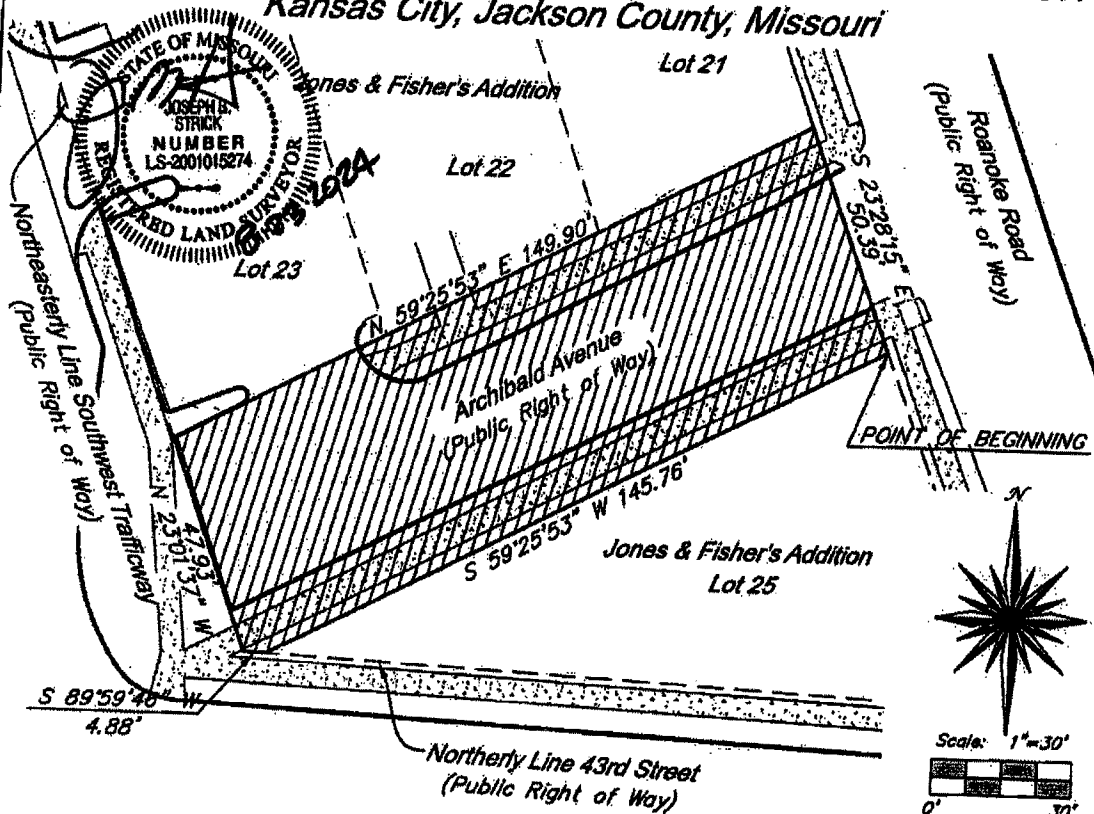
BEGINNING at the Southeast Corner of said Lot 21; thence Northwestery along the Easterly line of said lot, 5 feet; thence Southwestery along a straight line to a point on the Southeastery line of said Lot 21, 45 feet West of the Southeast corner thereof; thence Northeastery along the Southerly line of said lot, 45 feet to the **POINT OF BEGINNING**.



STRICK
 & COMPANY, INC.

PROFESSIONAL LAND SURVEYORS
 808 S. Creekside Drive, Gardner KS 65030 813.858.0164 (fax) 813.858.0165
 Proj. No: 23041_Vac Exhibit Lot 21

Attachment A
Vacation Exhibit
Pt. ARCHIBALD AVENUE within JONES & FISHER'S ADDITION
Kansas City, Jackson County, Missouri



Vacation Description:

All that part of Archibald Avenue, lying within Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri and lying between Roanoke Road and Southwest Trafficway as they both now exist, the area to be vacated being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 25, said Jones and Fisher's Addition, thence South 59°25'33" West, along the Northwestern line of said Lot 25, a distance of 145.76 feet to the Westernmost corner of said Lot 25; thence South 89°59'46" West, along the Westerly prolongation of the Southerly line of said Lot 25, a distance of 4.88 feet to the intersection of said Southerly line with the Southerly prolongation of the Westerly line Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along said Westerly line, a distance of 47.93 feet to the Southwesterly corner of Lot 23, said Jones and Fisher's Addition; thence North 59°25'53" East, along the Southerly line of Lots 23 to 21, inclusive, of said Jones and Fisher's Addition, a distance of 149.90 feet to the Southeast corner of said Lot 21, said point being on the Westerly line of Roanoke Road as now exists; thence South 23°28'15" East, along said Westerly line, a distance of 50.39 feet to the POINT OF BEGINNING.

STRICK
& COMPANY, INC.

PROFESSIONAL LAND SURVEYORS
 808 S. Creekside Drive, Gardner KS 66030 · 813.856.0164 (fax) 913.866.0166
 Proj. No: 23041_Vac Exhibit Lot 21



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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00026

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:

Archibald Avenue (see attached legal descriptions)

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



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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00026

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Table with 3 columns: Owner's name, Legal description of property, Residence of owner. Row 1: Zwillo Westport Crossing LLC, Church Jones Fishers Addition Lot 25, 817 Westport Road Kansas City, MO 64111. Row 2: Lots 4, 5, 21 and 23, and the Southerly 40 feet of Lot 6, and all of the vacated alley adjoining said lots, JONES & FISHER'S ADDITION. Aforesaid property included with the boundaries of the recorded plat of CROSSROAD AT WESTPORT.

(attach additional sheets if required)

ZWILLO WESTPORT CROSSING LLC

Handwritten signature of the petitioner over a horizontal line.

Petitioner

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

On this 13 day of September in the year 2024, before me, a Notary Public in and for said state, personally appeared [Signature], 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.

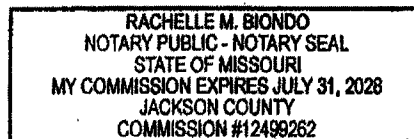
Subscribed and sworn to before me on this 13 day of September, 2024.

Notary Public in and for Said County and State

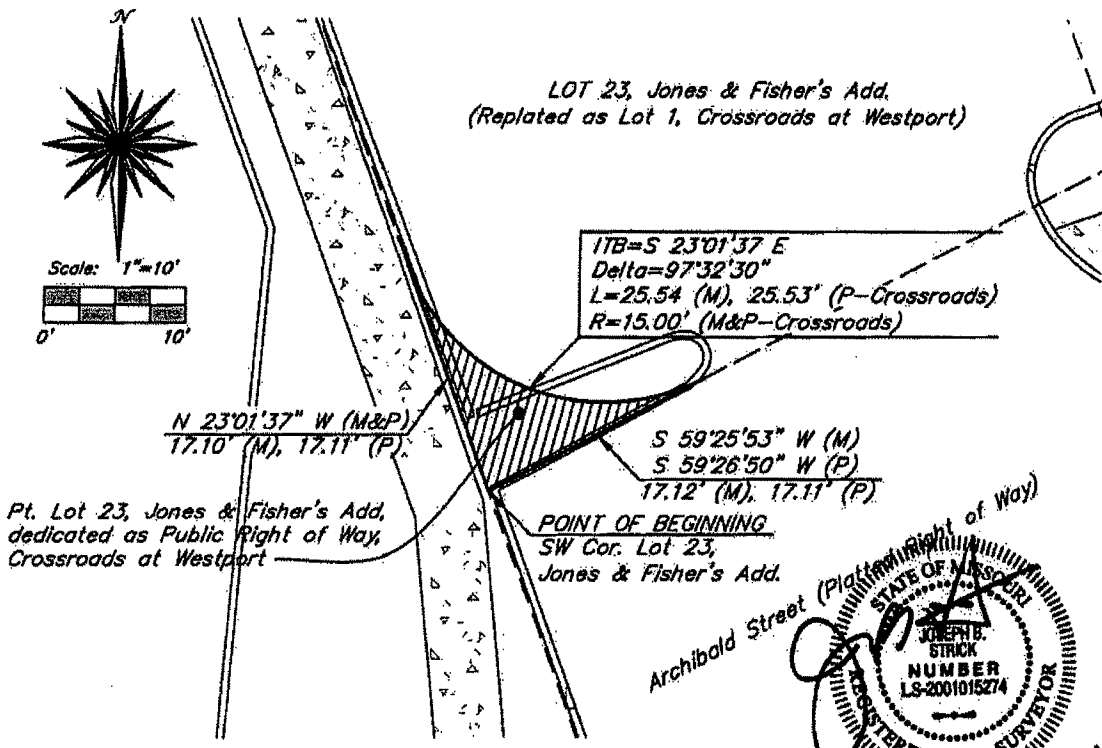
Handwritten signature of the notary public over a horizontal line.

Notary Public

My Commission Expires: 7/31/28



Attachment A
Vacation Exhibit
Pt. LOT 23, JONES & FISHER'S ADDITION
& Pt. LOT 1, CROSSROADS AT WESTPORT
Kansas City, Jackson County, Missouri

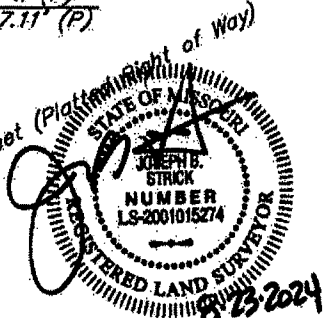


Vacation Description:
 All that part of Lot 23, Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri, dedicated as public right of way by the plat of Crossroads at Westport, filed for record as Document K883488 in Plat Book K37 at Page 89 and more particularly described as follows:

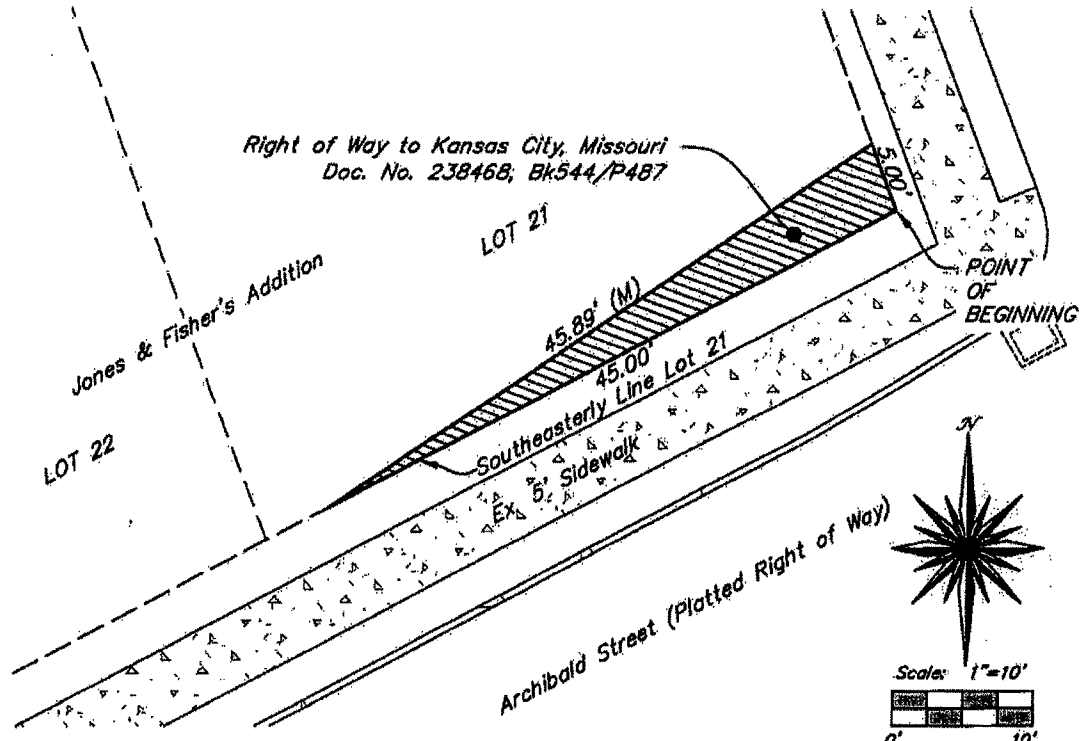
BEGINNING at the Southwest corner of Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along the Westerly line of said Lot 23, a distance of 17.10' (measured, 17.11' platted) to a point on the southerly line of Crossroads at Westport; thence Southeasterly and Easterly along a curve to left along the Southerly line of said Crossroads at Westport, said curve having an Initial Tangent Bearing of S 23°01'37" East; Radius of 15.00 feet, Delta of 97°32'30" (measured), for an Arc Length of 25.54' (measured, 25.53' platted) to a point on the Southeast line of Lot 23, said Jones and Fisher's Addition; thence South 59°25'53" West, a distance of 17.12 feet (measured, 559°26'50" W, 17.11' platted) to the POINT OF BEGINNING.

STRICK
 & COMPANY, INC.

PROFESSIONAL LAND SURVEYORS
 806 S. Creekside Drive, Gardner KS 66030 913.856.0164 (fax) 913.856.0165
 Proj. No: 23041_Vac Exhibit_Lot 23



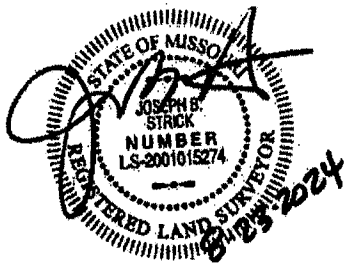
Attachment A
Vacation Exhibit
Pt. LOT 21, JONES & FISHER'S ADDITION
Kansas City, Jackson County, Missouri



Vacation Description:

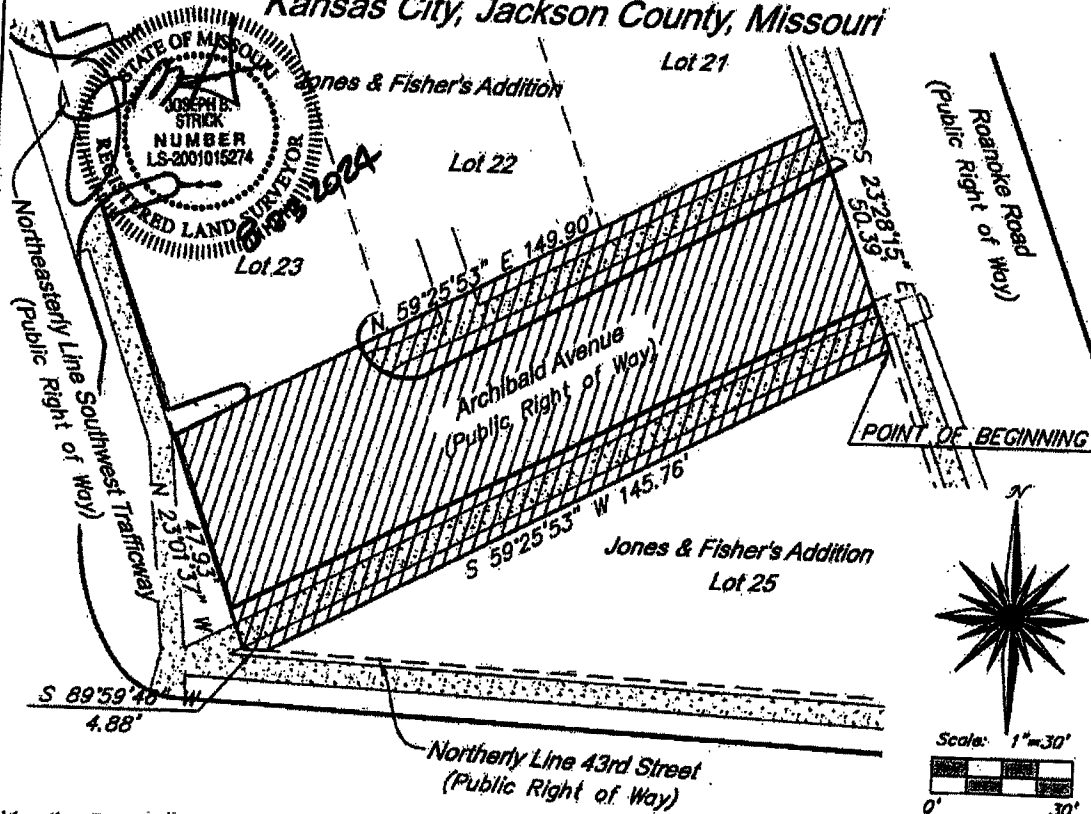
All that part of Lot 21, Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri which is described in Corporation Warranty Deed filed for record as Document K238468, in Book K544 at Page 487 as follows:

BEGINNING at the Southeast Corner of said Lot 21; thence Northwestery along the Easterly line of said lot, 5 feet; thence Southwesterly along a straight line to a point on the Southeasterly line of said Lot 21, 45 feet West of the Southeast corner thereof; thence Northeastery along the Southerly line of said lot, 45 feet to the **POINT OF BEGINNING**.



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& COMPANY, INC.
 PROFESSIONAL LAND SURVEYORS
 808 S. Creekside Drive, Gardner KS 66030 913.856.0164 (fax) 913.856.0165
 Proj. No: 23041_Vac Exhibit_Lot 21

Attachment A
Vacation Exhibit
Pt. ARCHIBALD AVENUE within JONES & FISHER'S ADDITION
Kansas City, Jackson County, Missouri



Vacation Description:

All that part of Archibald Avenue, lying within Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri an lying between Roanoke Road and Southwest Trafficway as they both now exist, the area to be vacated being more particularly described as follows:

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STRICK
& COMPANY, INC.

PROFESSIONAL LAND SURVEYORS
 806 S. Creekside Drive, Gardner KS 66030 913.656.0164 (fax) 913.656.0165
 Proj. No: 23041_Vac Exhibit_Lot 21