ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
07/07/2025 11:49 AM
FEE: $60.00 14PGS

INSTRUMENT NUMBER
2025E0046840

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

DATE OF DOCUMENT: June 12, 2025

DOCUMENT TITLE: Vacation Ordinance 250448

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

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

LEGAL DESCRIPTION:
See Page(s) 1-3 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 1st day of July, 2025

Marilyn Sanders
City Clerk

By_____
Marilyn Sanders City Clerk

SEAL OF KANSAS CITY INCORPORATED 1850 MISSOURI

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

414 E. 12th Street
Kansas City, MO
64106

File #: 250448

ORDINANCE NO. 250448

Vacating approximately 0.14 acres of street right-of-way in Zoning District R-7.5 generally located on East 52nd Terrace approximately 1050 feet west of Dr. Martin Luther King Jr. Boulevard; and directing the City Clerk to record certain documents. (CD-ROW-2025-00005)

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 8th day of April, 2025, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation of a tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, 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, said Tract 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 East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri; Thence North 87° 32' 02" West, 20.00 feet, on the westerly prolongation of the North Right-of-Way line of 52nd Street (as platted), to the East line of the West half of said Northwest Quarter of the Northwest Quarter of said Section 36, said line also being the East line of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as

Instrument Number 2018E0025888; Thence North 02° 17' 29" East, 5.00 feet, on said East line of said parcel, to the Northeast corner of an existing Road Easement recorded as KURT KELLER'S INC. in Book B-5089, page 729; Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described; Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' ' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement; Thence North 87° 33' 11" West,105.35 feet, on said South line, to the Southwest corner of said Road Easement; Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement; Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres. Said petition gives 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 a tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, 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, said Tract 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 East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri; Thence North 87° 32' 02" West, 20.00 feet, on the westerly prolongation of the North Right-of-Way line of 52nd Street (as platted), to the East line of the West half of said Northwest Quarter of the Northwest Quarter of said Section 36, said line also being the East line of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888; Thence North 02° 17' 29" East, 5.00 feet, on said East line of said parcel, to the Northeast corner of an existing Road Easement recorded as KURT KELLER'S INC. in Book B-5089, page 729; Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described; Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' ' 38" West, and a chord distance of 77.46 feet, to a point on the South

line of said Road Easement; Thence North 87° 33' 11" West,105.35 feet, on said South line, to the Southwest corner of said Road Easement; Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement; Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres be and the same is hereby vacated, and subject to the following conditions:

1. 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

JUN 12 2025

Date Passed

Approved by the City Plan Commission:

Sara Copeland, FAICP
Secretary

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 1st day of July, 2025, 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 3 Jan 23, 2028.

MONICA SANDERS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Jan. 23, 2028
Commission # 20228246

Monica Sanders
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

KANSAS CITY
Planning & Dev

Plan Conditions

Report Date: May 01, 2025

Case Number: CD-ROW-2025-00005

Project: HALO Vacation- East 52nd Terrace

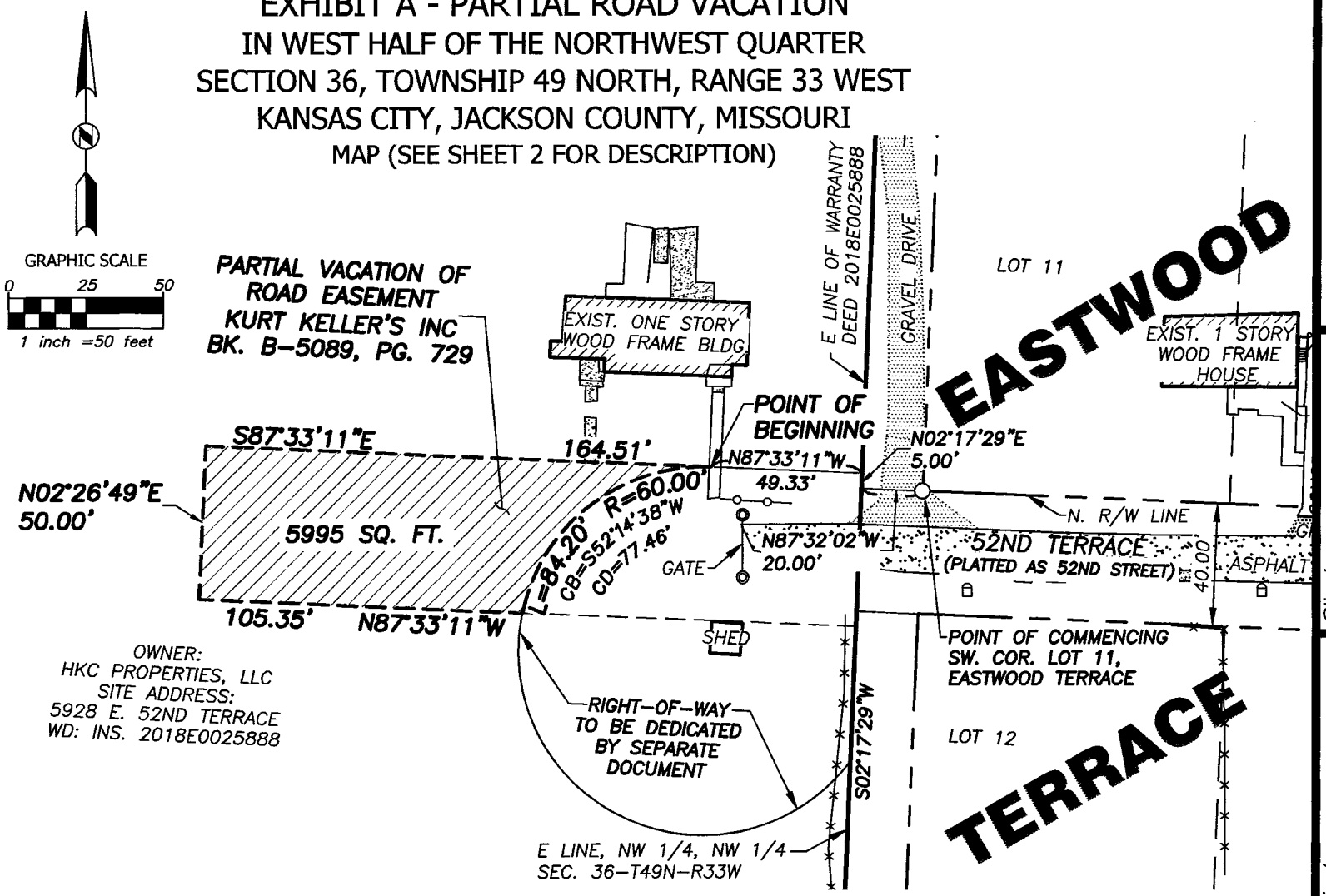
Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.

EXHIBIT A - PARTIAL ROAD VACATION

IN WEST HALF OF THE NORTHWEST QUARTER
SECTION 36, TOWNSHIP 49 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI

MAP (SEE SHEET 2 FOR DESCRIPTION)



LEGEND

○	Found Survey Monument	CB	Chord Bearing
-x-x-x-	Barbed Wire Fence	CD	Chord Distance
◎	Gate Post	BK.	Book
🔒	Mailbox	PG	Page
R=	Radius	WD	Warranty Deed
L=	Arc Length		

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

Client: HALO
1600 GENESSEE STREET
SUITE 200
KANSAS CITY, MO 64102

Project: PARTIAL STREET VACTION OF 52ND TERR. IN W 1/2 OF NW 1/4, SECTION 36, T49N, R33W KANSAS CITY, JA. CO., MO.

Drawn By:	RKS
Project No:	030040
Field Date:	
Issue Date:	01/20/2025
Sheet:	1 OF 2

EXHIBIT A - PARTIAL ROAD VACATION
IN WEST HALF OF THE NORTHWEST QUARTER
SECTION 36, TOWNSHIP 49 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI
DESCRIPTION (SEE SHEET 1 FOR MAP)

DESCRIPTION

A Tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, 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, said Tract 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 East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, (NAD 83.)

COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri;

Thence North 87° 32' 02" West, 20.00 feet, on the westerly prolongation of the North Right-of-Way line of 52nd Street (as platted), to the East line of the West half of said Northwest Quarter of the Northwest Quarter of said Section 36, said line also being the East line of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888;

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Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described;

Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' ' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement;

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Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres.

Jan 24, 2025 - 8:09am Plotted by: kent.shafer I:_Restored\030040 5928 E 52nd Ter KCMO Eng Des\DWG\Survey\030040-SRVY-VACA-KELLERS ESMT.dwg

Sheet: 2 OF 2	Drawn By: RKS Project No: 030040 Field Date: Issue Date: 01/20/2025	Project: STREET VACATION PART OF KELLER'S R/W W 1/2 OF THE NW 1/4 SECTION 36, T49N, R33W KANSAS CITY, JA. CO., MO.	Client: HALO 1600 GENESSEE STREET SUITE 200 KANSAS CITY, MO 64102

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

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-2025-0005**

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

Kurt Keller Inc (Part of the W ½ of NW ¼ of Section 36-T49N-R33W):

A Tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, 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, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

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Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described;

Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' ' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement;

Thence North 87° 33' 11" West,105.35 feet, on said South line, to the Southwest corner of said Road Easement;

Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement;

Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres.

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-2025-0005**

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
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 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';	5700 W 112TH ST STE 200 OVERLAND PARK, KS 66211

(Legal Description continued on next sheet)

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-2025-0005**

(Legal Description continued from last page)

Owner's name	Legal description of property	Residence of owner
	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.	

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

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

Case No. CASE #: CD-ROW-2025-0005

In the matter of the vacation of:

Kurt Keller Inc (Part of the W ½ of NW ¼ of Section 36-T49N-R33W):

A Tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, 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, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

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CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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Case No. CASE #: CD-ROW-2025-0005

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 OF LIMITED LIABILITY COMPANIES **Case No. CASE #: CD-ROW-2025-0005**

Owner's name	Legal description of property
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.

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

Name _____

Title Manager
HKC Properties, LLC

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 8 day of April, 2025 before me, a Notary Public in and for said state, personally appeared Martin Bicknell who being by me duly sworn did say that he/she is the managing member of HKC Properties, LLC a Kansas limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 8 day of April, 2025

Notary Public in and for Said County and State

_____
Notary Public

My Commission Expires: 12/4/2026

BETHANIE SCHMELIG NOTARY PUBLIC COMMISSION # 08305264 NOTARY SEAL STATE OF MISSOURI