



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

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:

Topping Avenue (South of E. 32nd St. to Stadium Drive):

A Tract of land being part of Topping Avenue, as established by Ordinance number 23923, approved October 14th 1915 and 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, in 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 West line of said Southwest Quarter, having a bearing of North 02° 12' 09" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described;

Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established;

Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter;

Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established;

Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road);

Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 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
Karen Joseline Garcia Martinez	EAST CENTER LOTS 1-2 & 3 BLK 15 & ALSO IRREG TR 3' W S & ADJ	2321 S. Hall Road, Independence, MO 64052
John Fitzgerald Kennedy	PARISH WM SUB; PT OF LOT 1 BLK C DAF: BEG 410' N OF SE COR LOT 1 TH SWLY; 450.18' TO A PT ON ELY ROW LI OF RAYTOWN RD TH NWLY ALG SD; ELY ROW LI 395' TH NELY ALG CREEK BRANCK 200' MOL TH N 375'; MOL TO S LI US HWY 40 TH SELY 149' TH CONT SELY 52' TH SELY; 135' TH CONT SELY 79' TH SELY 132' TH E 122' TO A PT ON W; ROW LI OF TOPPING AVE TH S ALG SD W ROW LI 275' MOL TO POB	508 NW Brett Circle, Blue Springs, MO 64014
A Car City Transmission Service, Inc.	PARISH WILLIAM SUB; PT OF LOT 1 BLK C DAF: BEG 315' W OF SE COR SD LOT 1 SD PT; BEING INTERSECTION OF ELY ROW LI OF RAYTOWN RD AND S LI OF LOT; 1 TH NWLY ALG SD ELY ROW LI 250' TH NELY 450.18' TO A PT ON; W ROW LI OF TOPPING AVE TH S ADL SD W LI 272.08' TH SWLY; 342.81' TO POB	3231 Stadium Drive, Kansas City, MO 64128

(attach additional sheets if required)



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Owner's name	Legal description of property	Residence of owner
Langley Enterprises, LLC Michael Langley	3 separate tracts on West side of Topping Avenue: PARISH WM SUB; PT OF LOT 1 BLK C AND PT OF SE 1/4 OF SE 1/4 SEC 14-49-33 DAF;; BEG 140' N OF SE COR SD LOT 1 TH SWLY 342.81' TO A PT ON ELY; ROW LI RAYTOWN RD TH E 130' TH SWLY 150' TH W 160' TO ELY; ROW LI SD RD TH SELY ALG SD ROW LI 343' MOL TH E 125' TO W; ROW LI OF TOPPING AVE TH N ALG W ROW LI SD AVE TO POB	3557 Stadium Drive, Kansas City, MO 64129
Langley Enterprises, LLC Michael Langley	SEC-14 TWP-49 SEC-33---PT OF SE 1/4 DAF: BEG 750' MOL N AND 30' MOL W OF SE COR SE 1/4 TO TRU POB TH N 125' MOL TH W 125' MOL TO ELY ROW LI RAYTOWN RD TH SELY ALG SD ELY ROW LI 98' MOL TH NELY 5' MOL TH; SELY 40' MOL TH E 75' MOL TO TRU POB	3557 Stadium Drive, Kansas City, MO 64129
Langley Enterprises, LLC Michael Langley	SECTION 14 TWNSHP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT SOF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-	3557 Stadium Drive, Kansas City, MO 64129

(attach additional sheets if required)



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Owner's name	Legal description of property	Residence of owner
Langley Enterprises, LLC Michael Langley  8-16-2024	Tract on East side of Topping Avenue: 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	3557 Stadium Drive, Kansas City, MO 64129

Petitioner

STATE OF Missouri)
COUNTY OF Jackson) ss.

On this 16 day of August in the year 2024, before me, a Notary Public in and for said state, personally appeared Michael Langley, 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 16 day of August, 2024



My Commission Expires:

Notary Public in and for Said County and State


Notary Public