



File #: 250617

ORDINANCE NO. 250617

Vacating an approximately 2,000 square-foot alley in Zoning Districts R-1.5/B3-2/B4-5 (residential/commercial) generally located 100 feet south of the intersection of East 31st Street and Grand Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00014)

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 25th day of April, 2025, a petition was filed with the City Clerk of Kansas City by Mike Sulzman for the vacation of a tract of land in the southwest quarter of Section 17, Township 49 North, Range 33 West, of the 6th PM., in the City of Kansas City, Jackson County, Missouri, prepared by Andrea Weishaubt PLS 2025003640 dated April 22, 2025; Being more particularly described as follows: Commencing at the northwest corner of Lot 1, KCPT Final Plat, in Kansas City, Jackson County, Missouri, all lying in the Southwest quarter of Section 17, Township 49 North, Range 33 West; thence South 02°20'16" West, along the West right of way line of Grand Avenue, as now established, a distance of 122.98 feet to the point of beginning; thence continuing along said right of way, South 02°20'16" West, a distance of 14.00 feet; thence North 87°15'12" West, a distance of 142.45 feet; thence North 02°10'42" East, a distance of 14.00 feet; thence South 87°15'12" East, a distance of 142.45 feet to the point of beginning, containing 1994.41 Square feet or 0.0458 acres more or less, giving the distinct description of the alley 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 alley 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 in the southwest quarter of Section 17, Township 49 North, Range 33 West, of the 6th PM., in the City of Kansas City, Jackson County, Missouri, prepared by Andrea Weishaubt PLS 2025003640 dated April 22, 2025; Being more particularly described as follows: Commencing at the northwest corner of Lot 1, KCPT Final Plat, in Kansas City, Jackson County, Missouri, all lying in the Southwest quarter of Section 17, Township 49 North, Range 33 West; thence South 02°20'16" West, along the West right of way line of Grand Avenue, as now established, a distance of 122.98 feet to the point of beginning; thence continuing along said right of way, South 02°20'16" West, a distance of 14.00 feet; thence North 87°15'12" West, a distance of 142.45 feet; thence North 02°10'42" East, a distance of 14.00 feet; thence South 87°15'12" East, a distance of 142.45 feet to the point of beginning, containing 1994.41 Square feet or 0.0458 acres more or less 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.
2. That the applicant shall retain all utility easements and protect facilities required by Spectrum Charter.
3. That the applicant shall retain all utility easements and protect facilities required by Segra – UPN.
4. That the applicant shall retain all utility easements and protect facilities required by the Water Services Department of Kansas City, Missouri.
5. That the applicant shall retain all utility easements and protect facilities required by Google Fiber.

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

[Signature]
Quinton, Mayor

[Signature]
Marilyn Sanders, City Clerk

JUL 31 2025

Date Passed

Approved as to form:

[Signature]
Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On the _____ day of _____, 20____, before me, a Notary Public in and for said County, personally appeared _____ 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 _____, 20____.

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