

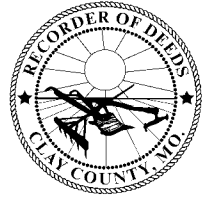
Recording Date/Time: 02/28/2024 at 03:06:39 PM

Book: 9697 Page: 54

Instr #: 2024003918

Pages: 10

Fee: \$51.00



Electronically Recorded
CITY OF KANSAS CITY, MO - CLERKS OFF...

Sandra Brock
Recorder of Deeds

| | |
|---|--|
|  <p>KANSAS CITY MISSOURI</p> | <p>CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED CLAY COUNTY</p> |
|---|--|

DATE OF DOCUMENT: February 8, 2024

DOCUMENT TITLE: Vacation Ordinance 240091.CS

Grantor(s):
Name &
Address:

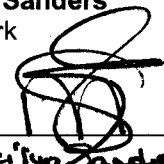
Grantee(s)
Name &
Address: City of Kansas City, MO
414 E. 12th Street
KCMO 64106

LEGAL DESCRIPTION:
See Page(s) 1, 2 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 21st day of February, 2024

Marilyn Sanders
City Clerk

By 
Marilyn Sanders City Clerk



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

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 240091

Vacating a portion of public right-of-way in District B3-2 (Business 3 (Dash 2)) generally located on the corner of Bellaire Road and Sni-A-Bar Road; and directing the City Clerk to record certain documents. (CD-ROW-2023-00043)

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 12th day of January, 2024, a petition was filed with the City Clerk of Kansas City by Midwest Fuels for the vacation of a portion of Bellaire Street right-of-way, being described as follows: All that part of Missouri State Highway No. 9 Right of Way as contained in Blocks 9, 10 and their adjoining street rights of way, Willson Ritchey Addition, a subdivision lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, in Kansas City, Clay County, described as follows: Commencing at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, thence North 88 degrees 59 minutes 27 seconds West along the North line of said Fractional Northwest Quarter of Section 10 a distance of 364.06 feet to a point; thence South 0 degrees 49 minutes 11 seconds West a distance of 1058.99 feet to a point lying on the South right of way line of Missouri State Highway No. 9 as established in Book 1029 at Page 509 and in Book 857 at Page 43, the point of beginning; thence in a Northeasterly direction along a curve to the right whose initial tangent bears North 76 degrees 05 minutes 36 seconds East, having a radius of 235.00 feet, through a central angle of 27 degrees 08 minutes 15 seconds, an arc distance of 111.30 feet to a point; thence South 69 degrees 10 minutes 06 seconds East a distance of 152.23 feet to a point; thence South 65 degrees 24 minutes 29 seconds East a distance of 119.79 feet to a point; thence South 24 degrees 25 minutes 57 seconds West a distance of 65.33 feet to a point; thence North 64 degrees 02 minutes 29 seconds West a distance of 371.97 feet to the point of beginning; containing 19,043 Square Feet or 0.4372 Acres, more or less, 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 right-of-way 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 the portion of right-of-way of St. Louis Avenue west of Santa Fe Street to the Union Pacific Railroad right-of-way, being described as follows: All that part of Missouri State Highway No. 9 Right of Way as contained in Blocks 9, 10 and their adjoining street rights of way, Willson Ritchey Addition, a subdivision lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, in Kansas City, Clay County, described as follows: Commencing at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, thence North 88 degrees 59 minutes 27 seconds West along the North line of said Fractional Northwest Quarter of Section 10 a distance of 364.06 feet to a point; thence South 0 degrees 49 minutes 11 seconds West a distance of 1058.99 feet to a point lying on the South right of way line of Missouri State Highway No. 9 as established in Book 1029 at Page 509 and in Book 857 at Page 43, the point of beginning; thence in a Northeasterly direction along a curve to the right whose initial tangent bears North 76 degrees 05 minutes 36 seconds East, having a radius of 235.00 feet, through a central angle of 27 degrees 08 minutes 15 seconds, an arc distance of 111.30 feet to a point; thence South 69 degrees 10 minutes 06 seconds East a distance of 152.23 feet to a point; thence South 65 degrees 24 minutes 29 seconds East a distance of 119.79 feet to a point; thence South 24 degrees 25 minutes 57 seconds West a distance of 65.33 feet to a point; thence North 64 degrees 02 minutes 29 seconds West a distance of 371.97 feet to the point of beginning; containing 19,043 Square Feet or 0.4372 Acres, more or less, to the point of beginning, be and the same is hereby vacated, subject to the following conditions:

1. That the applicant retains a utility easement and protect facilities for Spire utilities located in the right-of-way.
2. That the developer shall abandon in place a portion of the existing 8" VCP sanitary sewer line between manholes 5083-103 and 5083-102. A stub shall remain out of manhole 103 to the east and onto the private property where it is to be capped and location marker for future connection of the private service line to the public main via the stub.
3. That the applicant retains a utility easement and protect facilities for AT&T utilities located in the right-of-way.

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 Clay County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.



Authenticated as Passed

[Signature]
Quinton Lucas, Mayor

[Signature]
Marilyn Sanders, City Clerk

FEB 08 2024
Date Passed

Approved as to form:

[Signature]
Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

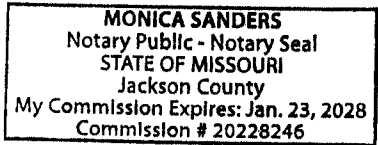
[Signature]
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 26th day of February, 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 Jan 23, 2028.



[Signature]
Notary Public within and for Jackson
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 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. CD-ROW-2023-00043

In the matter of the vacation of:

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 |
| _____ | Deputy |
| City Clerk | |

CONSENT OF CORPORATIONS

Case No. CD-ROW-2023-00043

| Owner's name | Legal description of property |
|--------------|-------------------------------|
| | |



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

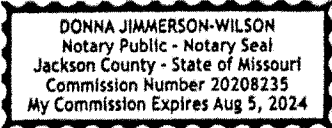
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Signature lines for:
Bloyce M Cleaver (print)
Bloyce M Cleaver (signature)
(Vice) President
Secretary (if no corporate seal)
Corporate seal above

5900 BLUE PKY / EASTWOOD PLAZA LOTS 10 TO 13 INCL
EASTWOOD PLAZA LOTS 3 THRU 8

(additional sheets attached as required)

STATE OF)
) ss.
COUNTY OF)

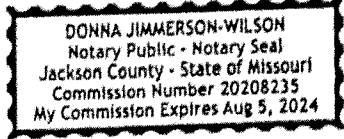


On this 24th day of October, 2023 before me, appeared Bloyce M Cleaver, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 24th day of October, 2023

Notary Public in and for Said County and State
Donna Jimmerson-Wilson
Notary Public

My Commission Expires:





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

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| | |
|---------------------|--------|
| Filed _____, 20____ | |
| _____ | by |
| City Clerk | Deputy |

CONSENT OF CORPORATIONS

Case No. CD-ROW-2023-00043

| Owner's name | Legal description of property |
|--------------|-------------------------------|
| | |



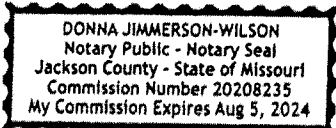
CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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

Form with signature lines for Bioyce M Cleaver (Vice) President and Secretary, and address: 5900 BLUE PKY / EASTWOOD PLAZA LOTS 10 TO 13 INCL EASTWOOD PLAZA LOTS 3 THRU 8

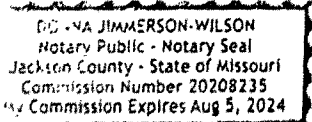
(additional sheets attached as required)

STATE OF)
COUNTY OF) ss.



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My Commission Expires:

Notary Public in and for Said County and State

Signature of Donna Jimmerson-Wilson, Notary Public

