ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
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INSTRUMENT NUMBER
2025E0040743

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

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

DATE OF DOCUMENT: May 22, 2025

DOCUMENT TITLE: Vacation Ordinance 241041

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

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

LEGAL DESCRIPTION:
See Page(s) 1, 2, 5 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 10th day of June, 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

File #: 241041

ORDINANCE NO. 241041

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

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 24th day of June, 2024, a petition was filed with the City Clerk of Kansas City by Matthew Kist for the vacation of right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36" East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of

N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, 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 right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36" East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, be and the same is hereby vacated and subject to the following conditions:

1. The applicant shall relocate facilities if deemed necessary by Spectrum at applicant's expense and dedicate a new easement as required by Spectrum.

2. The applicant shall relocate facilities if deemed necessary by Evergy at applicant's expense and dedicate a new easement as 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.

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

Lucas, Mayor

Marilyn Sanders, City Clerk

MAY 22 2025

Date Passed

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 9 day of June, 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 January 28, 20__.

DALIAH WEST
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Jan. 17, 2028
Commission # 19883356

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 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

In the matter of the vacation of:

SKYVIEW RIGHT-OF-WAY VACATION (OLD TIFFANY TO AMBASSADOR)

A tract in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647:

Commencing at the Southwest Corner of said Northwest Quarter, thence North 00° 19'05" East along the West line of said Northwest Quarter, 45.00 feet to the North Right-of-Way line of NW Old Tiffany Springs Road, as now established;
Thence North 89° 05'31" East along said North Right-of-Way line, 17.12 feet to the Point of Beginning;
Thence on a curve to the right, having an initial tangent bearing North 06° 15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet;
Thence South 66° 10'36" East, 25.00 feet;
Thence North 23° 49'24" East, 532.45 feet to the South Right-of-Way line of N Ambassador Drive, as now established;
Thence South 69° 49'45" East along said South Right-of-Way line, 70.00 feet;
Thence South 23° 49'24" West, 536.93 feet;
Thence South 66° 10'36" East, 25.00 feet;
Thence on a curve to the left, having an initial tangent bearing South 23° 48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said North Right-of-Way line of NW Old Tiffany Springs Road;
Thence North 89° 08'06" West along said North Right-of-Way line, 120.63 feet to the Point of Beginning.

Contains 79,785 square feet more or less.

CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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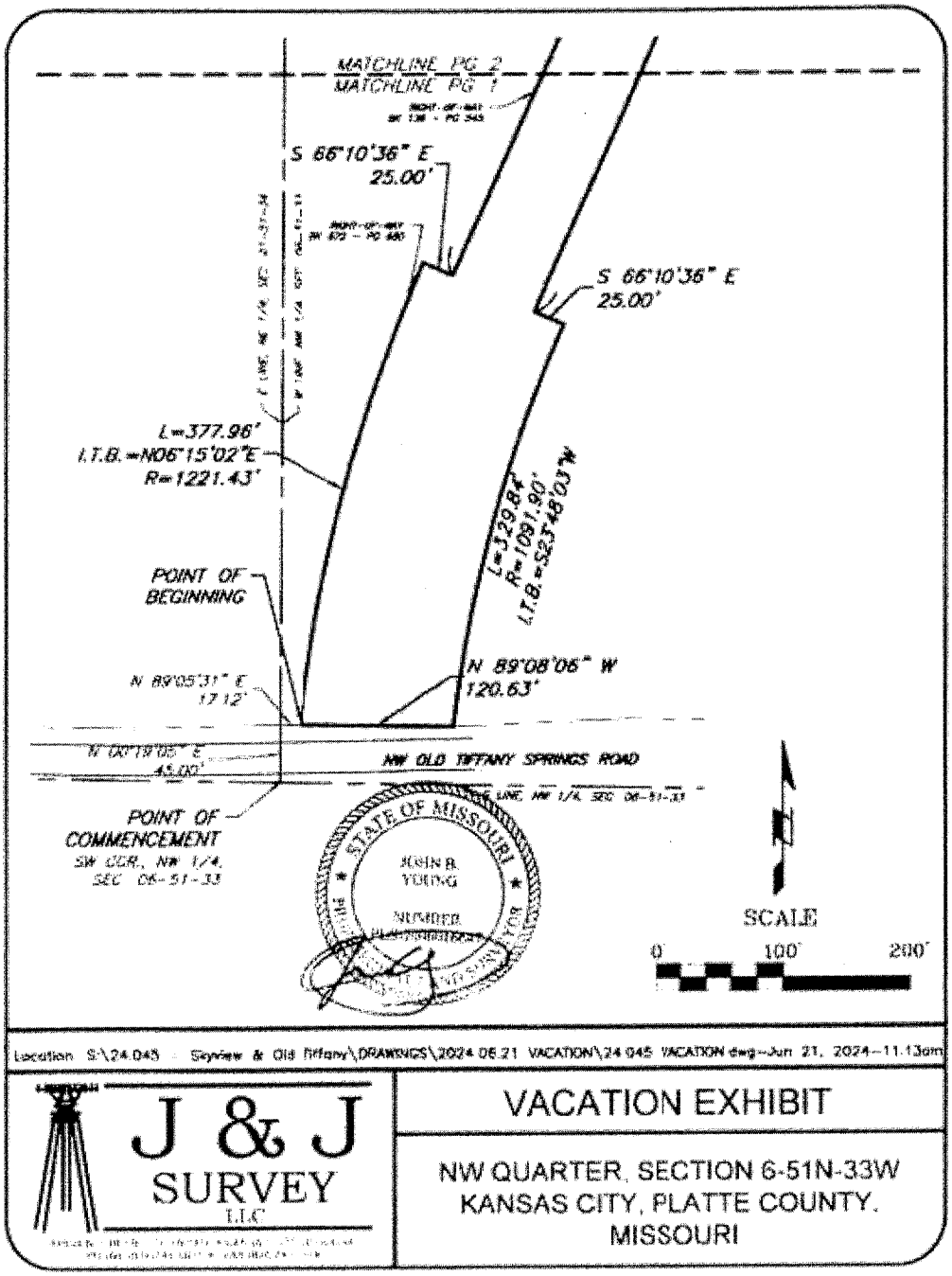

Location S:\24.045 - Skyview & Old Tiffany\DRAWINGS\2024.06.21 VACATION\24.045 VACATION.dwg--Jun 21, 2024--11:13am

J & J SURVEY LLC

VACATION EXHIBIT

NW QUARTER, SECTION 6-51N-33W
KANSAS CITY, PLATTE COUNTY,
MISSOURI

CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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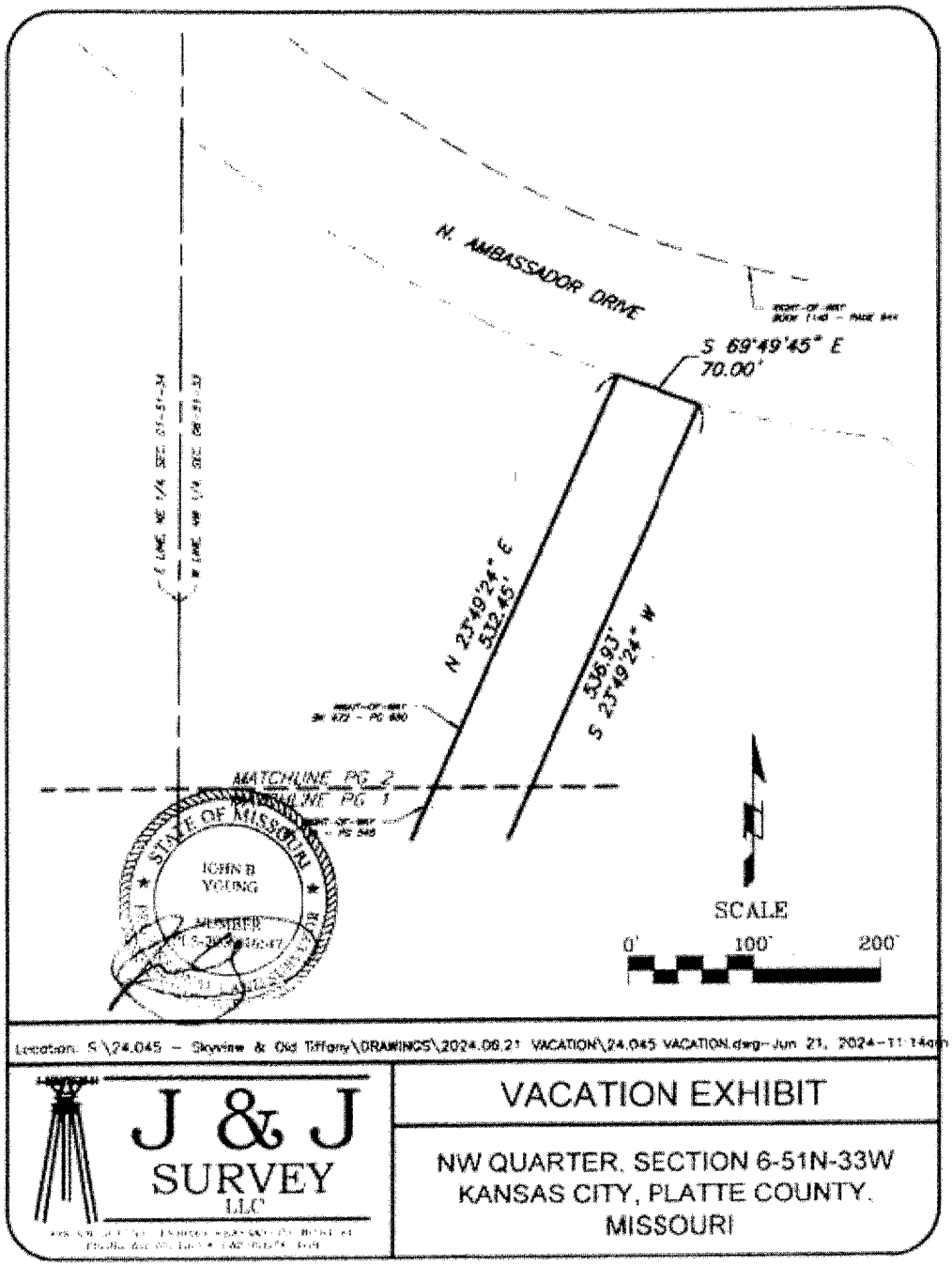

CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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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 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

CONSENT OF LIMITED LIABILITY COMPANIES

Owner's name	Legal description of property
Tiffany Land Reserve LLC by: Daniel G. O'Dell Daniel G. O'Dell	SEE ENCLOSED EHXIBIT

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Clay)

On this 5th day of July, 2024 before me, a Notary Public in and for said state, personally appeared Daniel G. O'Dell who being by me duly sworn did say that he/she is the managing member of Tiffany Land Reserve a Missouri 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 5th day of July, 2024

Notary Public in and for Said County and State

Christina L. Champ
Notary Public

My Commission Expires:

CHRISTINA L. CHAMP
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires 5/21/2028
Commission # 11418491

CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

Owner's name	Legal description of property
Tiffany Square Inc Jon P. Forgey Secretary Treasurer	SEE ENCLOSED EHXIBIT

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 8th day of July, 2024 before me, a Notary Public in and for said state, personally appeared Jon P. Forgey, who being by me duly sworn did say that he/she is the managing member of ~~Tiffany Square Inc~~, a Kansas ~~limited liability company~~ Corporation, 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 8th day of July, 2024

Notary Public in and for Said County and State

Christy L. Schreckler

Notary Public

My Commission Expires: 1-4-2025

CHRISTY L. SCHRECKLER
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 1/4/2025
COMMISSION # 13528878